

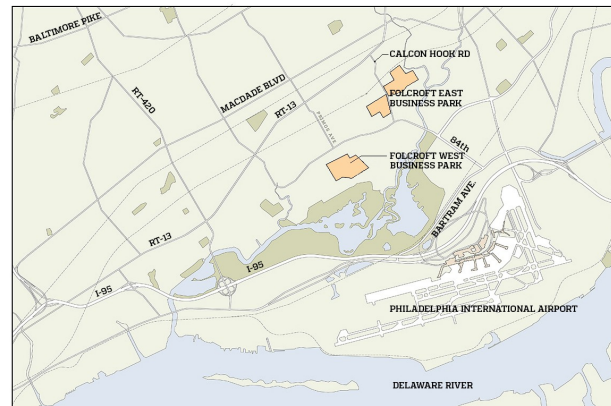
**FOLCROFT EAST BUSINESS PARK**

**BUILDING LEGEND**

- |                        |                           |
|------------------------|---------------------------|
| 1. ELMWOOD COURT 1     | 8. SHARON HILL COURT 2    |
| 2. ELMWOOD COURT 2     | 9. SHARON HILL COURT 3    |
| 3. ELMWOOD COURT 3     | 10. ALEXANDER COURT 1     |
| 4. ELMWOOD COURT 4     | 11. ALEXANDER COURT 2     |
| 5. ELMWOOD COURT 5     | 12. ALEXANDER COURT 3     |
| 6. THE CURTIS BUILDING | 13. TOWNSHIP SQUARE NORTH |
| 7. SHARON HILL COURT 1 | 14. TOWNSHIP SQUARE SOUTH |



THE HENDERSON GROUP  
112 CHESLEY DRIVE | SUITE 200  
MEDIA, PA 19063  
610.566.2600



LOCATION MAP

**16,000 Sq. Ft. for Lease**

Elmwood Court 1  
Bays 412-415  
400 Elmwood Avenue, Sharon Hill, PA 19079



*OPENING DOORS... to modern, collaborative workspaces & convenient office space*

**Property Highlights**

- 3,990 sq. ft. office
- 4 dock height and 1 drive-in overhead doors
- 20-foot clear ceiling height
- 120/208V 3 Phase 200 Amp
- T8 florescent warehouse lighting
- 88 unreserved parking spaces
- Limited to Industrial Use Only (LI)
- SEPTA Route 115 (Delaware County Community College to Philadelphia International Airport)
- SEPTA Wilmington/Newark Line (to/from Center City Philadelphia)
- Just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 ("Blue Route")
- Less than 30 minutes to Center City Philadelphia, Delaware and New Jersey







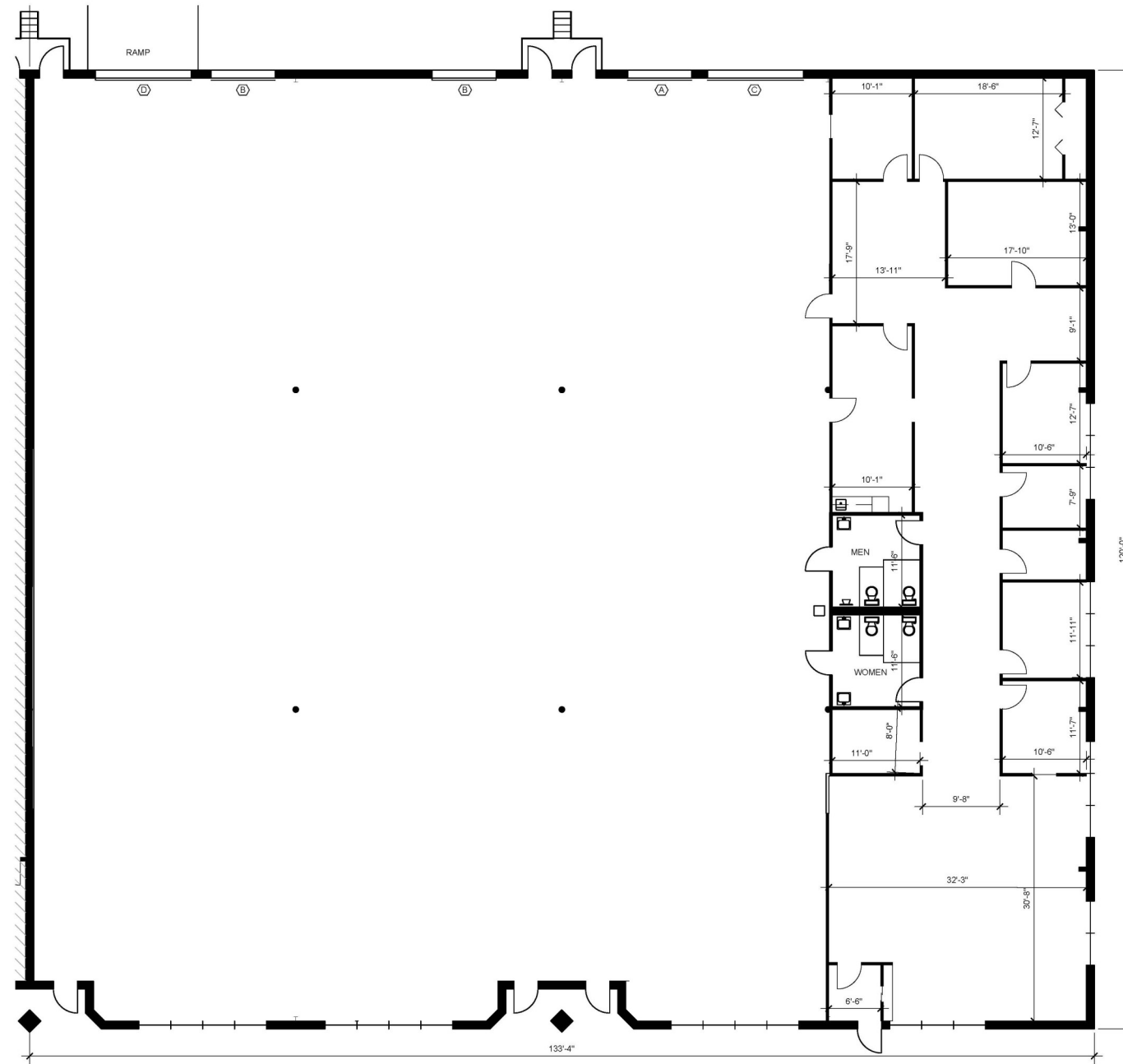
Bays 412-415

Elmwood Court One  
412-415 Elmwood Avenue,  
Sharon Hill, PA 19079

**SPACE INFORMATION**

SPACE AVAILABLE: 16,000 SF  
OFFICE: 3,990 SF  
WAREHOUSE: 12,010 SF  
OVERALL UNIT DIMENSIONS:  
133'-4" X 120'-0"  
CEILING HEIGHT: 20'-0"  
HEAT (GAS) WAREHOUSE / OFFICE  
A/C OFFICE AREA ONLY

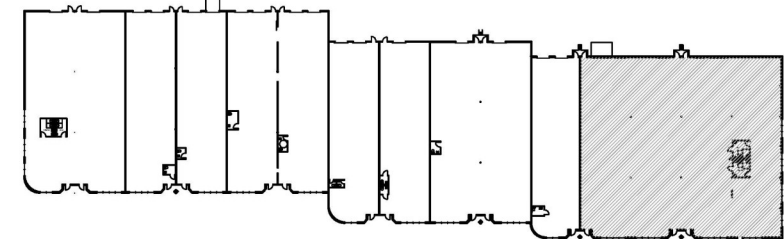
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**Marketing Plan**  
Scale: 1/8" = 1'-0"



401 402 403 404 405 406 407 408 409 410 411 412 413 414 415



**Key Plan**  
Scale: Not to Scale

**KEYNOTES**

SYMBOL	DESCRIPTION
(A)	INDICATES 8' X 8' OVERHEAD DOOR WITH TAILGATE.
(B)	INDICATES 8' X 10' OVERHEAD DOOR WITH TAILGATE.
(C)	INDICATES 12' X 14' OVERHEAD DOOR WITH TAILGATE.
(D)	INDICATES 12' X 14' OVERHEAD DOOR WITH PRECAST CONCRETE RAMP



**PRELIMINARY - NOT FOR CONSTRUCTION**  
Photos are representative of proposed construction.