

# INNOVATION DRIVE PLYMOUTH MEETING, PA

RENOVATIONS COMPLETE

8,000 to 46,000 SF  
FLEX/INDUSTRIAL SPACE AVAILABLE



NEWMARK



# VALUE PROPOSITION



# PROPERTY HIGHLIGHTS

<b>BUILDING SF</b>	143,000	<b>DOCKS</b>	Five (5) 9'x10' 48" dock high loading doors Four (4) 9'x10' 30" dock high loading doors
<b>CLEAR HEIGHT</b>	16'4" (18' to deck)	<b>DRIVE-INS</b>	Four (4) 10'x12' drive-in loading doors
<b>COLUMN SPACING</b>	40' x 40' typical	<b>ZONING</b>	Limited Industrial (Plymouth Township)
<b>POWER</b>	2,400 amps, 277/480, 3 phase	<b>WATER</b>	3" domestic water supply (Aqua)
<b>PARKING</b>	3.85 spaces per 1,000 SF	<b>PLUMBING</b>	6" sanitary sewer (Plymouth Township)
<b>HVAC</b>	Five (5) new RTUs totaling 444 tons	<b>SLAB</b>	4" concrete slab over 4" stone base
<b>FIRE PROTECTION</b>	Wet System	<b>ESG</b>	LEED Certified Building
<b>ROOF</b>	45 mil reinforced white TPO		

# OWNERSHIP DETAILS



**ALLIANCE HP**

**ALLIANCE HP** is a real estate investment and development company based in Bryn Mawr, Pennsylvania. Since inception in 2010, Alliance has acquired over 60 properties at a total capitalization of more than \$2B in the Eastern and Central United States. Each of Alliance's partners – Clay Hamlin and Richard Previdi – has over 30 years of real estate investment experience, including founding four publicly traded REITs and a billion-dollar private real estate operating company.

Since inception, Alliance HP has owned, redeveloped and/or leased 30+ properties totaling over 6M square feet of office/flex/warehouse properties in the Philadelphia region alone (notable examples include Delco Logistics Center, Commodore Logistics Center, ArborCrest, ArborRidge, Station Park, and SoNo).

Alliance's **current** Philadelphia portfolio totals 3M SF, including 1.1M SF of flex, warehouse, and office space in six Montgomery County properties.

For more information on Alliance HP, please visit:

[www.AllianceHP.com](http://www.AllianceHP.com)

8,000 TO 46,000± SF  
FLEX/INDUSTRIAL SPACE AVAILABLE



100% CLIMATE CONTROLLED UNITS



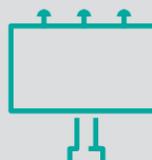
NEW, LOCAL, WELL CAPITALIZED OWNERSHIP



NEW TAILGATE & DRIVE-IN LOADING DOCKS



ONE MILE FROM I-476  
TWO MILES FROM I-276

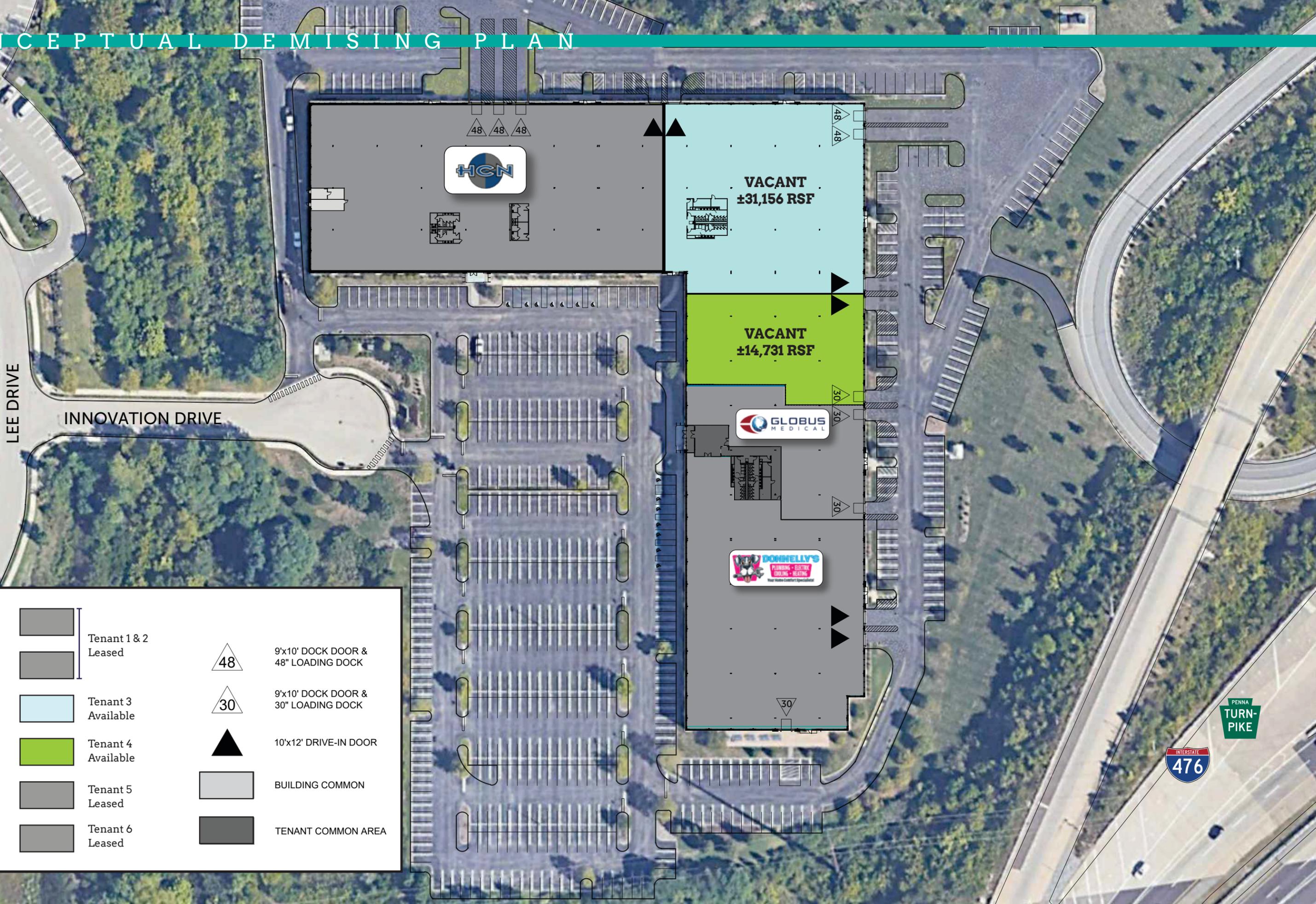


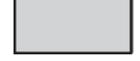
TURNPIKE INTERCHANGE SIGNAGE OPPORTUNITY



LIMITED INDUSTRIAL ZONING ALLOWS INDUSTRIAL, FLEX, LIFE SCIENCE AND OFFICE

# CONCEPTUAL DEMISING PLAN

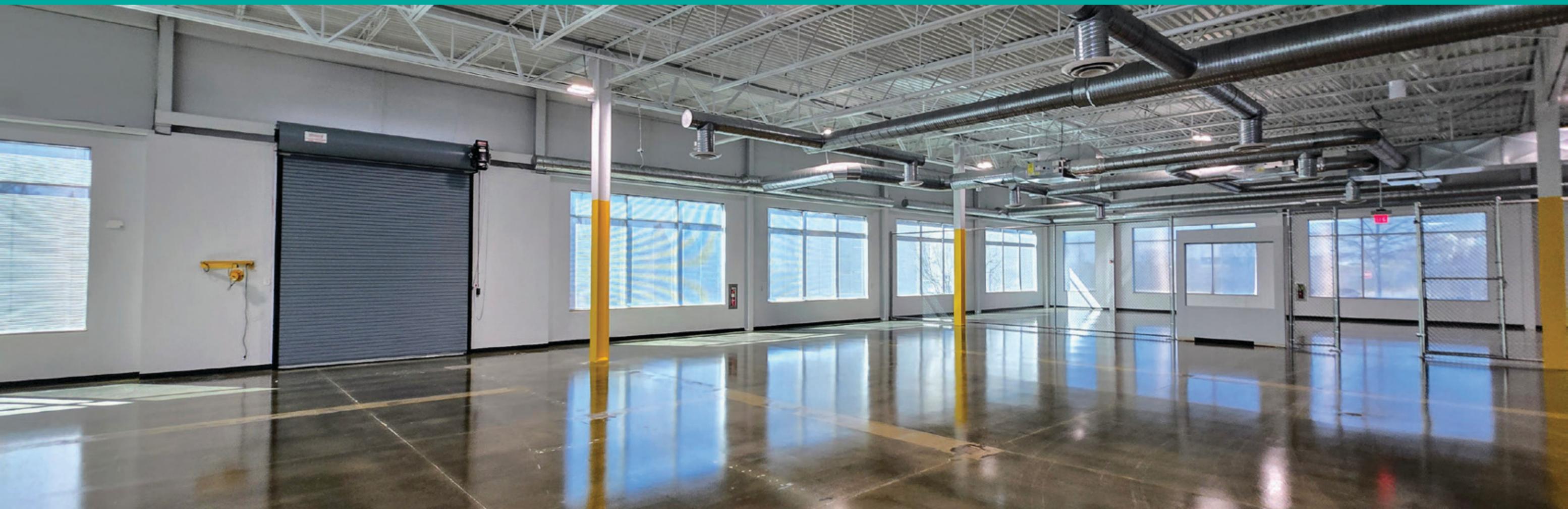


	Tenant 1 & 2 Leased		9'x10' DOCK DOOR & 48" LOADING DOCK
	Tenant 3 Available		9'x10' DOCK DOOR & 30" LOADING DOCK
	Tenant 4 Available		10'x12' DRIVE-IN DOOR
	Tenant 5 Leased		BUILDING COMMON
	Tenant 6 Leased		TENANT COMMON AREA

PENNA  
TURN-PIKE

INTERSTATE  
476

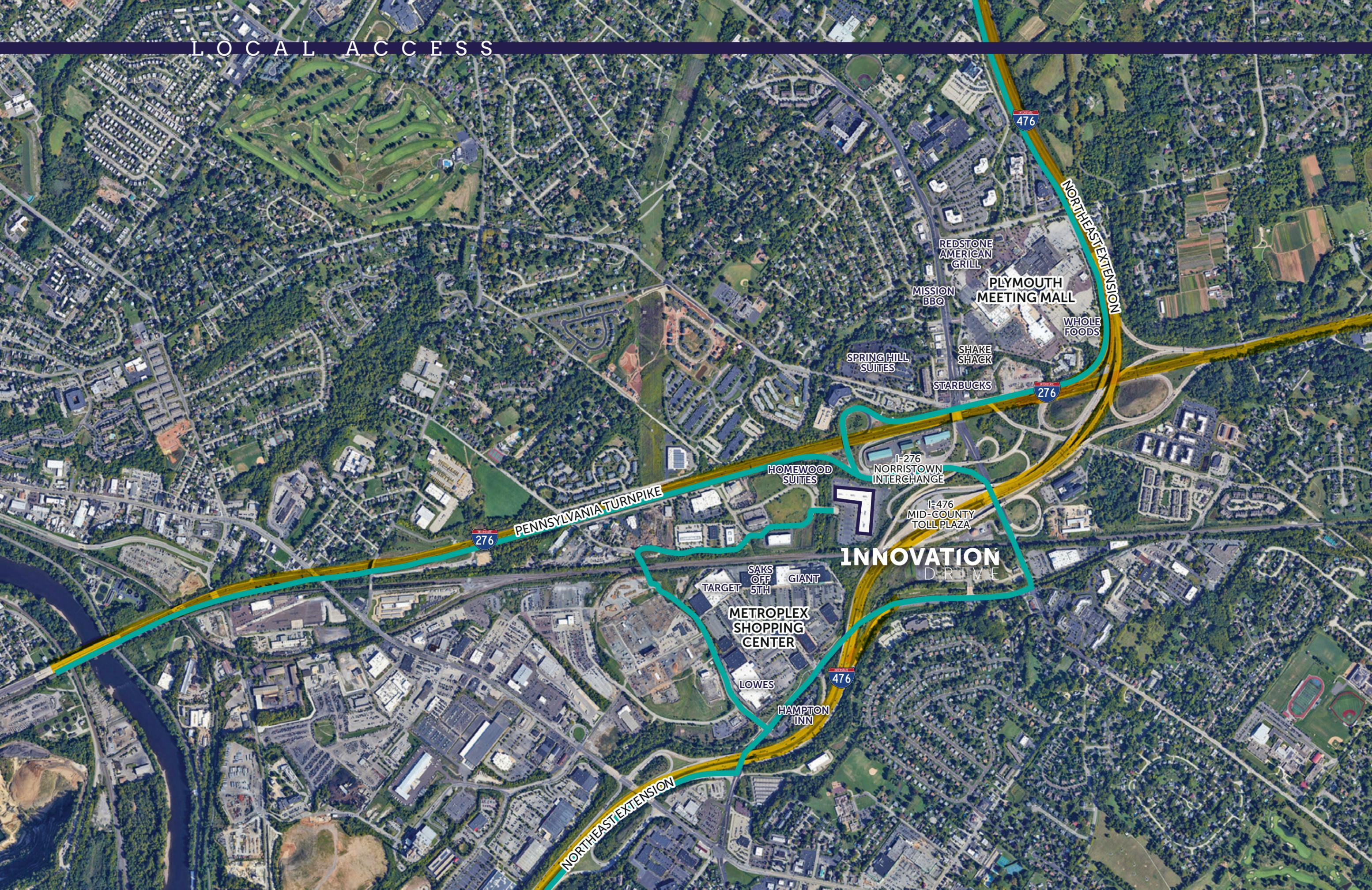
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCAL ACCESS



INTERSTATE 276

INTERSTATE 476

INTERSTATE 276

INTERSTATE 476

PENNSYLVANIA TURNPIKE

NORTHEAST EXTENSION

NORTHEAST EXTENSION

INNOVATION DRIVE

REDSTONE AMERICAN GRILL

PLYMOUTH MEETING MALL

WHOLE FOODS

MISSION BBQ

SHAKE SHACK

STARBUCKS

SPRING HILL SUITES

HOMESIDE SUITES

I-276 NORRISTOWN INTERCHANGE

I-476 MID-COUNTY TOLL PLAZA

TARGET

SAKS OFF 5TH

GIANT

METROPLEX SHOPPING CENTER

LOWES

HAMPTON INN



## CONTACT INFORMATION

**Patrick Nowlan**  
t 610-755-6965  
patrick.nowlan@nmrk.com

**Jim Dugan**  
t 610-879-4513  
james.dugan@nmrk.com

**Justin Bell**  
t 610-755-6979  
justin.bell@nmrk.com

**nmrk.com**

# NEWMARK

1000 Continental Drive  
Suite 200  
King of Prussia, PA 19406  
610-265-0600

LICENSED IN PENNSYLVANIA  
AS NEWMARK REAL ESTATE



Jake Maldonado t 443-370-7405 jmaldonado@alliancehp.com

[www.AllianceHP.com](http://www.AllianceHP.com)

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