



BRIDGE
COMMERCIAL REAL ESTATE GROUP



3033 MARKET STREET

Aston, PA 19014

BUILD TO SUIT
AVAILABLE FOR LEASE OR SALE

FULLY APPROVED FLEX / INDUSTRIAL BUILDING

Approximately
25,600 SF

3033 MARKET STREET - BUILD TO SUIT

PROPERTY HIGHLIGHTS

CEILING HEIGHT

24' clear ceiling height

AUTO PARKING

70 spaces

LOADING DOCKS

(5) 9x10' loading dock doors with compression dock seals

WALLS

CMU walls up to 8' with insulated metal panels above

CONCRETE

6" reinforced concrete slab

ROOF

Standing seam roof

ELECTRICAL

400 Amp 3-Phase electric service

WINDOWS

Double insulated windows

SPRINKLERS

Ordinary hazard wet sprinkler system

LIGHTING

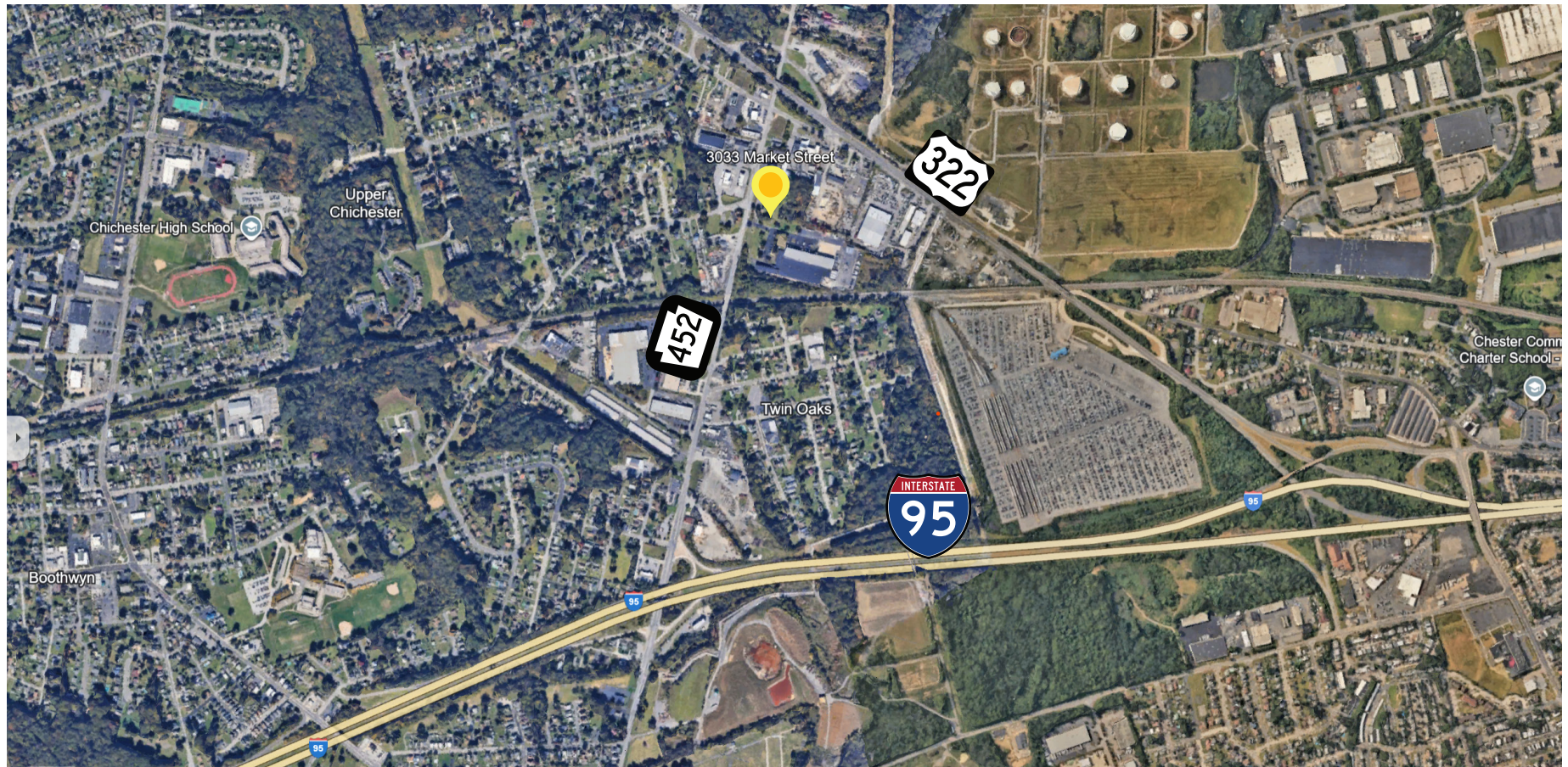
LED exterior and interior warehouse lights

HEATING

Ceiling hung heaters in warehouse

LOCATION

Retail Frontage on Market Street and 1 Mile from I-95



Developer: Founded in 2009, [Alliance HP](http://AllianceHP.com) is a vertically integrated commercial real estate investment firm. Alliance acquires, develops, repositions, leases, and manages a diverse range of assets, with a primary focus on industrial and office properties in the Greater Philadelphia and South Florida markets. Since 2020, Alliance has developed ~1M SF of "ground up" Class A industrial space in Delaware County. In addition to the development experience, Alliance currently owns and operates ~400K SF of Class B light industrial real estate in Delaware County. Alliancehp.com

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SITE PLAN

