

3 HORNE DRIVE

FOLCROFT, PA 19032



REPRESENTED BY
THE FLYNN COMPANY

COLIN FLYNN , SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124

The
Flynn
Company

FLEX / WAREHOUSE SPACE AVAILABLE FOR LEASE

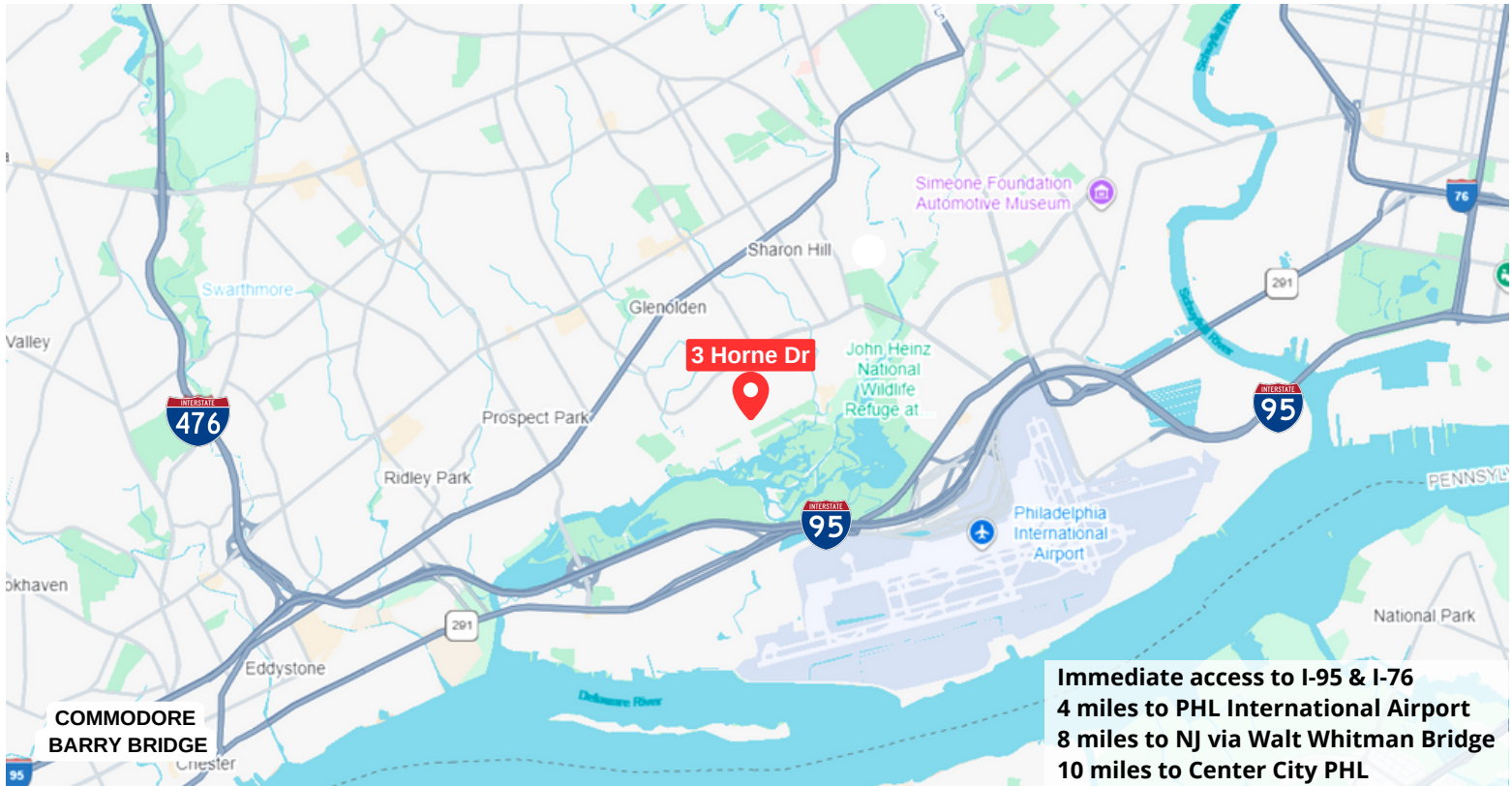
PROPERTY HIGHLIGHTS

- **Total Building Size:** 33,400 SF
- **Available:** 14,000 SF - 1,700 SF Office
- **Loading:** 1 Dock, 1 Drive in
- **Ceiling height:** 16' Clear
- **Sprinkler:** Wet System
- **Electric:** 1,000 Amps
- **Zoning:** LIB (Light Industrial/Business Park District)
- **Notes:** Fully air conditioned
- **Location:**
 - Located in Folcroft West Business Park
 - Immediate access to I-95 and I-76
 - Located just 4 miles from PHL International Airport, 10 miles to Center City

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

LOCATION



**For More Information
Please Contact:**

COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124