



## Strategic Location with Premium Interiors

### 7 Chelsea Parkway

Boothwyn, PA

#### Available Space

Suite 708 – 6,400 SF

#### Rental Rate:

\$15.50 SF NNN  
(2024 NNN Est. \$5.25/SF)

#### Property Highlights

- Office space – Warehouse space 50-50
- 2 dedicated docks – 1 drive-in dock
- 20' clear height
- Immediate Proximity to Rt. 322 and I-95
- Abundant Parking
- High-end finishes in office space
- Flexible lease term
- Direct access to public transit



For information, please contact:

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## 7 Chelsea Parkway, Boothwyn, PA

### STRATEGIC LOCATION WITH PREMIUM INTERIORS

#### BUILDING SPECIFICATIONS

<b>Address:</b>	7 Chelsea Parkway	<b>Clear Height:</b>	20'
<b>County:</b>	Delaware	<b>Exterior:</b>	Brick façade
<b>Lot Size:</b>	14.79 Acres	<b>Structure:</b>	Concrete block and steel with front glass windows
<b>Square Feet:</b>	57,600 SF	<b>Roof Year:</b>	2021
<b>Number of Stories:</b>	One	<b>Plumbing:</b>	Cast iron sanitary with copper domestic and distribution lines
<b>Year Constructed:</b>	1989, Renovated 2001	<b>HVAC:</b>	Heating/AC in office, ceiling hung heaters in warehouse
<b>Zoning District:</b>	1-C	<b>Electric:</b>	400 amp
<b>Parking:</b>	222 spaces (3.85/1,000)	<b>Fire Protection:</b>	Fully sprinklered
<b>Loading Docks:</b>	6 loading docks with rolling doors, 3 drive-in doors		
<b>Truck Court:</b>	100'		

