

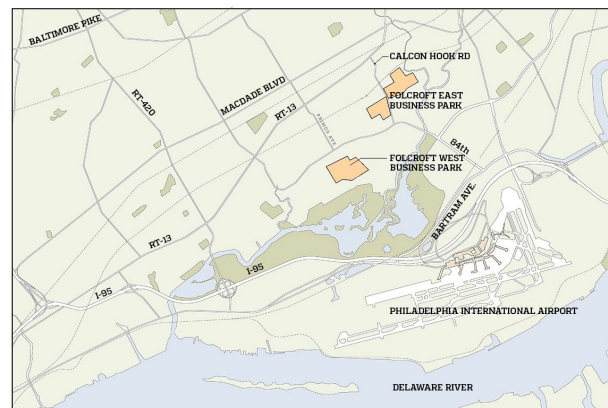
FOLCROFT EAST BUSINESS PARK

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

8,000 Sq. Ft. for Lease

Elmwood Court 1
Bays 409—410
400 Elmwood Avenue, Sharon Hill, PA 19079



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

Property Highlights

- 3 dock height 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





D2 GROUPS

2540 RENAISSANCE BLVD
KING OF PRUSSIA, PA 19406
610.238.0330
d2groups.com

The general contractor (GC) is responsible to verify all dimensions on plan and confirm each dimension against actual site conditions. The GC shall coordinate all work on these documents with the related trades and is to notify D2 Groups, LLC if there are conflicts with the associated trades. The GC is not to proceed with any work in the work items in conflict without the written approval of D2 Groups, LLC. It is the GC's responsibility to verify all dimensions contained within these documents against existing field conditions prior to commencement of work or ordering of any materials.

ARCHITECTURAL SEAL

LICENSE #



LER ACP

DRAWN BY CHECKED BY

REV	DATE	ISSUED FOR	BY
-	10.29.25	RECORD CONDITIONS	LER
-	10.17.25	RECORD CONDITIONS	LER

PROJECT NAME

RECORD CONDITIONS

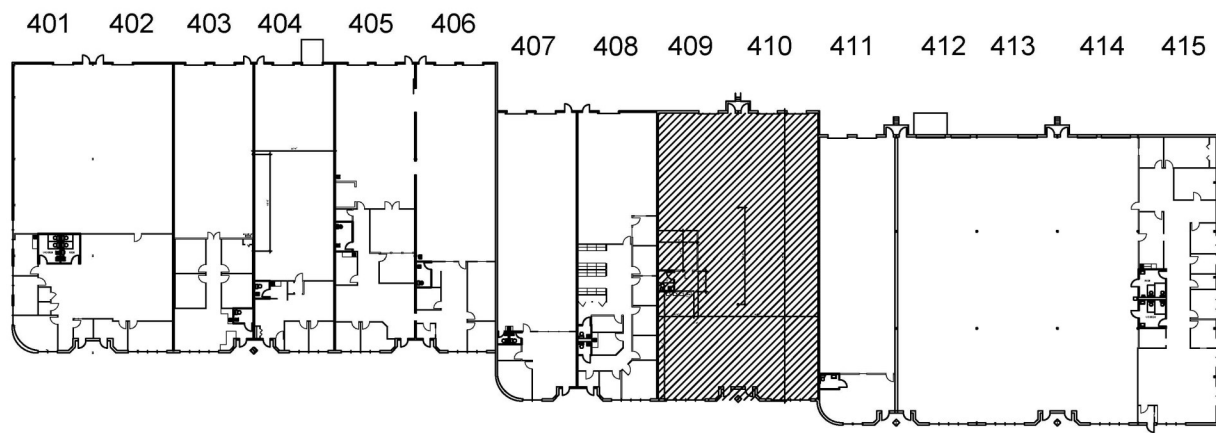
ELMWOOD COURT ONE
409-410 ELMWOOD AVE
SHARON HILL, PA 19079
GROUND FLOOR
BAY 409-410

99-055 AS NOTED

PROJECT # DRAWING SCALE

GROUND FLOOR

RC1



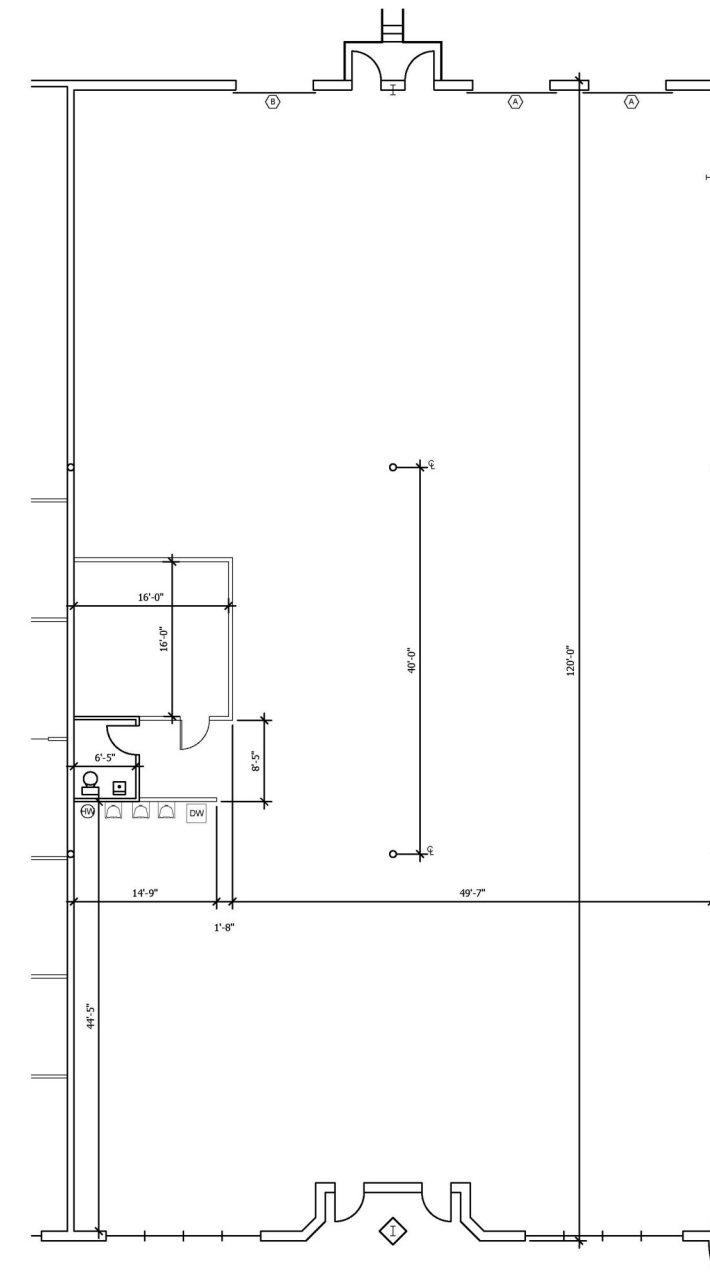
2 KEY PLAN
RC1 SCALE: 1/32" = 1'-0"

LEGEND: BAYS 409 - 410

	EXISTING BASE BUILDING AND/OR INTERIOR PARTITION
	INDICATES DOOR
	INDICATES 8' x 8' OVERHEAD DOCK DOOR WITH TAIL GATE ACCESS - QTY (2)
	INDICATES 8' x 10' OVERHEAD DOCK DOOR WITH TAIL GATE ACCESS - QTY (1)
	ENLARGED AREA

BUILDING INFORMATION: BAYS 409 - 410

TOTAL UNIT SQUARE FOOTAGE: 8,000
OFFICE SQUARE FOOTAGE: 0
WAREHOUSE SQUARE FOOTAGE: 8,000
OVER UNIT DIMENSIONS: 66'-8" x 120'-0"
COLUMN SPACING: 33'-4" x 40'-0"
CEILING HEIGHT: 20'-0"
DOCK DOORS: (3)
ELECTRICAL SERVICE: 120/208 V, 200 AMP, 3 PHASE, GAS HEAT, AC (OFFICE AREA ONLY)



1 RECORD CONDITIONS
RC1 SCALE: 1/8" = 1'-0"