

801

PRIMOS AVENUE
FOLCROFT, PA



33,522 SF BUILDING
AVAILABLE FOR LEASE
Renovations Underway

NEWMARK



Faropoint

PROPERTY INFORMATION

33,522 SF total 2.00 acres

1 drive-in doors (14'x12')	3 tailgate loading docks	2 van height loading docks
22'-24' clear height	141'x112' paved trailer area	14 vehicle parking spaces [expandable]
LED Lighting in warehouse	LED & Florescent Lighting in office	Power 400 Amp at 480v 3 Phase
PECO electric & gas	Aqua PA water	Darby Township public sewer

AVAILABLE SPACE

SUITE 100

33,522 SF available	26,663 SF warehouse	3,502 SF first floor office	3,357 SF second floor office
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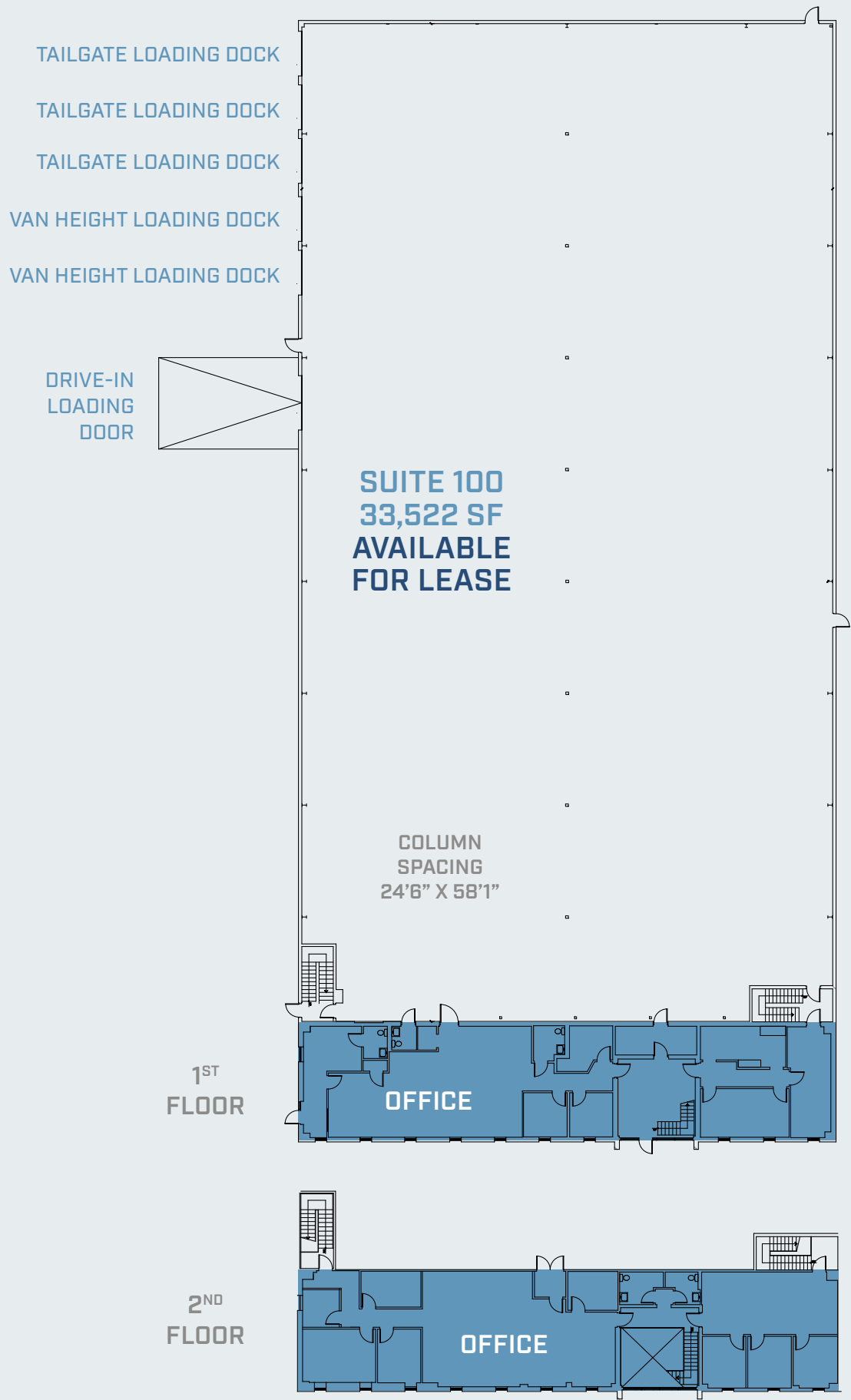
PROPERTY FEATURES & HIGHLIGHTS

- New ESFR sprinkler upgrade
- New First floor office renovation
- New parking lot milling & paving
- In place racking available





FLOOR PLAN





DOWNLOAD ZONING CODE

**ZONED: LIB, LIGHT INDUSTRIAL/BUSINESS PARK DISTRICT
BOROUGH OF FOLCROFT, DELAWARE COUNTY**

[HTTPS://ECODE360.COM/32707532#32707532](https://ecode360.com/32707532#32707532)

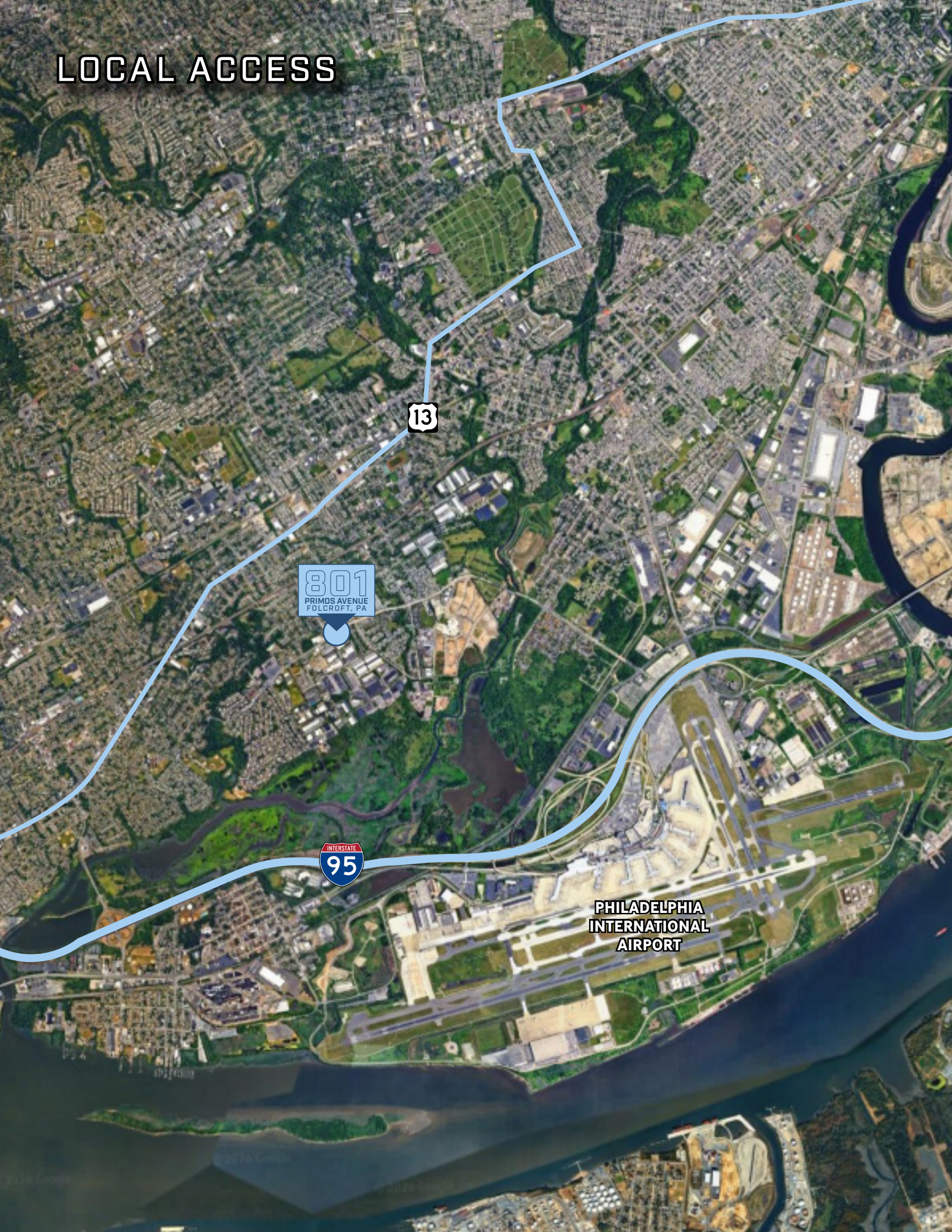
ABOUT OWNERSHIP



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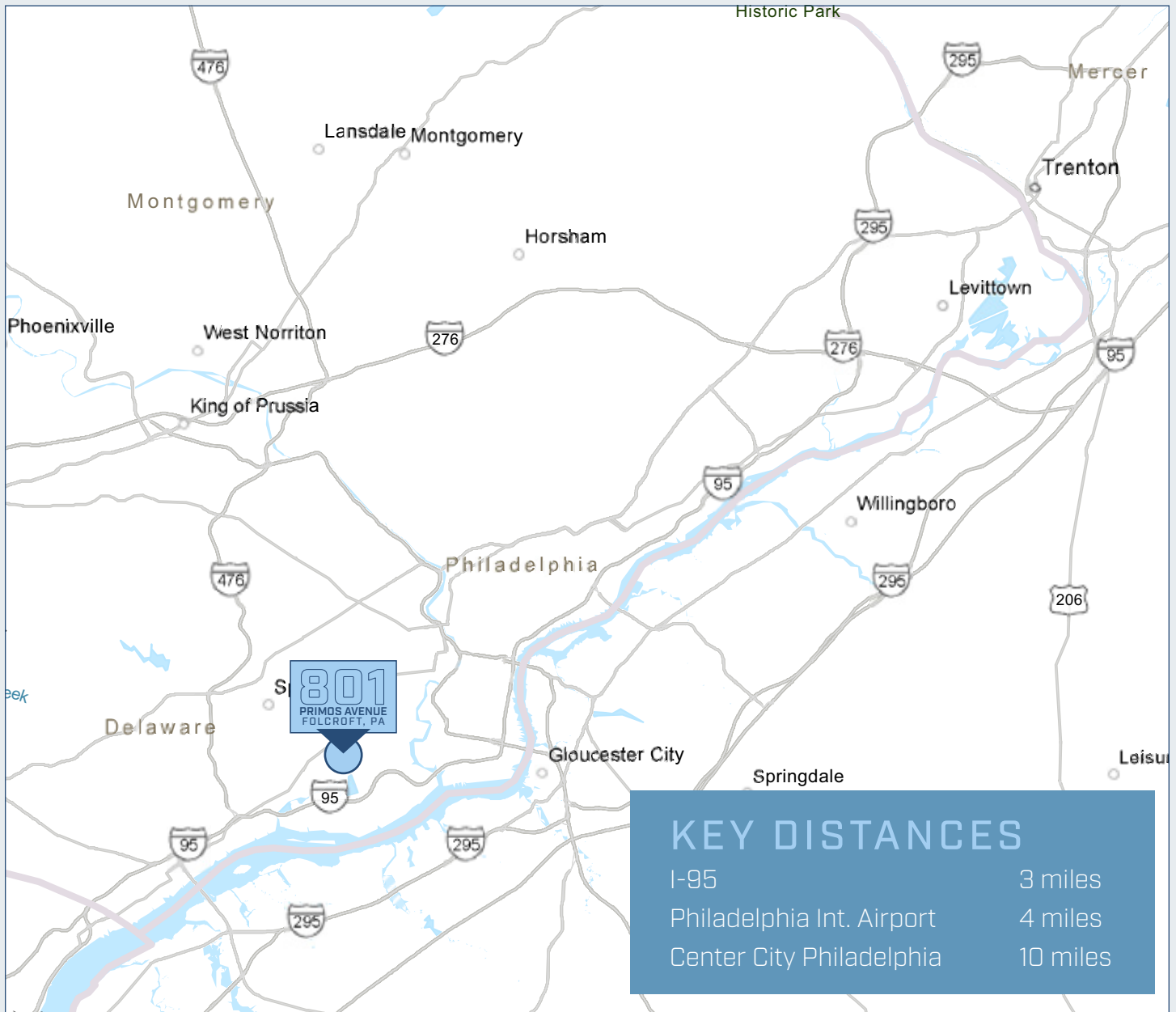
Faropoint is an experienced, vertically integrated, and well-capitalized real estate investment and development company based in Hoboken, NJ. Since inception in 2017, Faropoint has acquired over 500 properties across the United States. For more information on Faropoint, please visit: www.Faropoint.com

LOCAL ACCESS





ACCESS TO MAJOR THOROUGHFARES



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