

BUILDING FACT SHEET

SHARON HILL COURT 2

FOLCROFT EAST BUSINESS PARK
200 ELMWOOD AVENUE
SHARON HILL, PENNSYLVANIA 19079

RENTABLE BUILDING AREA:	79,870 square feet
LAND AREA:	10.380 acres (Note: This figure represents total site area, including that portion of the property occupied by Sharon Hill Court 1).
CLEAR CEILING HEIGHT:	16 feet
ZONING:	The property is zoned LI - Limited Industrial District under the Sharon Hill Borough zoning ordinance.
VEHICLE PARKING:	91 marked regular parking spaces and 2 handicap-accessible parking spaces are provided. All parking is unreserved.
ACCESSIBILITY:	A dedicated driveway for vehicle traffic provides ingress from and egress to Henderson Drive. A common driveway for tractor trailer traffic (shared with Sharon Hill Court 2) provides ingress from and egress to Henderson Drive.
LOADING AREAS:	The building features a 135-foot wide loading dock area with tailgate level loading facilities (shared with Sharon Hill Court 1).
STRUCTURAL FRAME:	The structural frame of the building is comprised of steel columns with reinforced concrete footings and steel beams with open web steel joists. The typical bay measures 37'0" by 41'6".
EXTERIOR WALLS:	The exterior walls of the building are comprised of a combination of painted split and smooth-faced masonry block with metal panel and brick veneer walls and fixed windows in metal frames.
ROOF:	The roof of the building is comprised of a low-sloped, built-up assembly on steel frame.
HVAC:	Individual rooftop package units service the office areas of tenant spaces; and ceiling-mounted space heaters service the warehouse areas of tenant spaces. Tenants are responsible for payment of HVAC maintenance contract, providing quarterly maintenance in accordance with Landlord's minimum specifications.
SPRINKLER SYSTEM:	A portion of the building is serviced by an automatic wet sprinkler system.
COMMON AREAS:	None.
EMERGENCY POWER:	None.

LOCAL GOVERNMENTS:

Local governments in this area include:

<u>Municipality:</u>	Sharon Hill Borough
<u>School District:</u>	Southeast Delco School District
<u>County:</u>	Delaware County

In addition to real estate taxes assessed by each of the local governments mentioned above, Sharon Hill Borough charges a Business Privilege and Mercantile Tax equivalent to 0.20% of Gross Receipts each year (capped at a maximum of \$75,000 per year) and a Local Services Tax equivalent to \$52 per employee each year.

UTILITY PROVIDERS:

Utility providers in this area include:

<u>Electricity:</u>	PECO
<u>Gas:</u>	PECO
<u>Water:</u>	Aqua PA
<u>Sewer:</u>	DELCORA
<u>Telephone:</u>	Verizon
<u>Cable\Data:</u>	Comcast and RCN

Utility services for individual tenant spaces are the responsibility of the Tenant in the following manner:

<u>Electricity:</u>	Tenant at Tenant's own expense shall obtain electricity service in Tenant's own name, and shall pay all electricity service charges directly to the applicable utility provider.
<u>Gas:</u>	Tenant at Tenant's own expense shall obtain gas service in Tenant's own name, and shall pay all gas service charges directly to the applicable utility provider.
<u>Water:</u>	Water service is common to the building. Tenant shall pay all water service charges to the Landlord in accordance with Tenant's pro-rata share of the building, unless water service is separately sub-metered.
<u>Sewer:</u>	Sewer service is common to the building. Tenant shall pay all sewer service charges to the Landlord in accordance with Tenant's pro-rata share of the building, unless water service is separately sub-metered.
<u>Telephone:</u>	Tenant at Tenant's own expense shall obtain telephone service in Tenant's own name, and shall pay the cost directly to the applicable utility provider.
<u>Cable\Data:</u>	Tenant at Tenant's own expense shall obtain cable\data service in Tenant's own name, and shall pay the cost directly to the applicable utility provider.