

BUILDING FACT SHEET

ELMWOOD COURT 4

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

RENTABLE BUILDING AREA:	41,573 square feet
LAND AREA:	4.0025 acres
CLEAR CEILING HEIGHT:	20 feet
ZONING:	The property is zoned LI - Light Industrial District under the Sharon Hill Borough zoning ordinance.
VEHICLE PARKING:	80 marked regular parking spaces and 4 handicap-accessible parking spaces are provided. All parking is unreserved.
ACCESSIBILITY:	Two common driveways provide ingress from and egress to Elmwood Avenue.
LOADING AREAS:	The building features a 100-foot wide loading dock area with tailgate level loading facilities.
STRUCTURAL FRAME:	The structural frame of the building is comprised of steel columns with reinforced concrete footings and steel beams with purlins. The typical bay measures 33'4" by 40'0".
EXTERIOR WALLS:	The exterior walls of the building are comprised of a combination of painted split and smooth-faced masonry block walls with metal panel siding and fixed windows in metal frames.
ROOF:	The roof of the building is comprised of a low-sloped, standing-seam metal panel 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:	The building is partially serviced by an automatic wet sprinkler system.
COMMON AREAS:	None.
EMERGENCY POWER:	None.

LOCAL GOVERNMENTS:

Local governments in this area include:

Municipality: Borough of Sharon Hill
School District: Southeast Delco School District
County: 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:

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

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

Electricity: 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.

Gas: 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.

Water: 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.

Sewer: 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 sewer service is separately sub-metered.

Telephone: 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.

Cable\Data: 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.