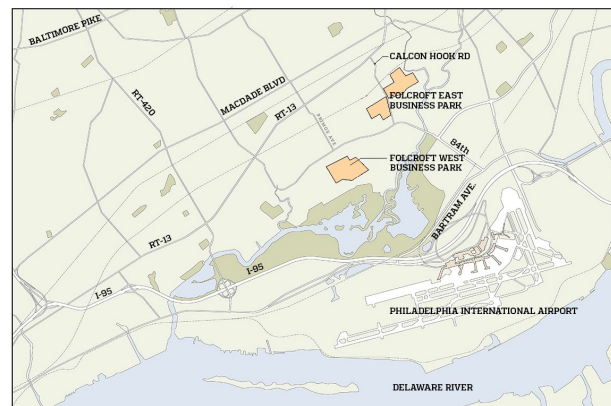


FOLCROFT EAST BUSINESS PARK

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 |



LOCATION MAP

10,000 Sq. Ft. for Lease

Elmwood Court 4
Bays 680-682A
600 Elmwood Avenue, Sharon Hill, PA 19079



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

Property Highlights

- 2,640 sq. ft. office
- 2 dock height overhead doors
- 1 dock door with a ramp
- 20' ceiling heights
- 120/208V 3 Phase 200 Amp
- 84 unreserved 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 event there is a conflict without direction from 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 #



LAT ACP

DRAWN BY CHECKED BY

REV	DATE	ISSUED FOR	BY
-	8.25.25	RECORD CONDITIONS	LAT

PROJECT NAME

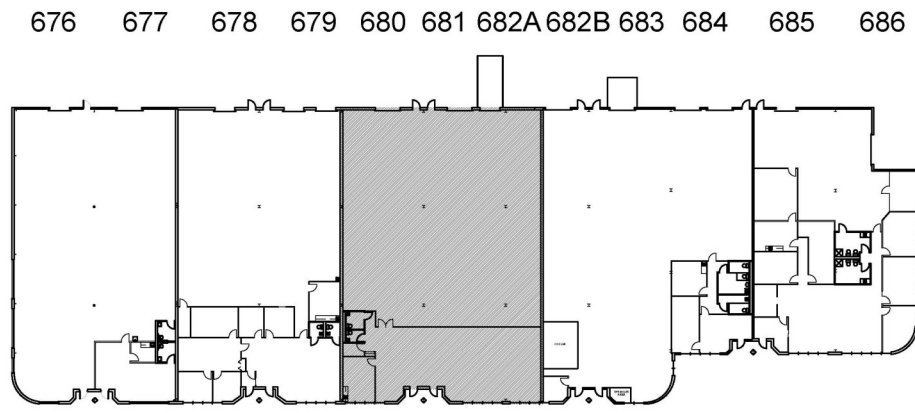
RECORD

CONDITIONS

ELMWOOD COURT FOUR
680-682A ELMWOOD AVE.
SHARON HILL, PA 19079
BAYS 680-682A

99-055-40 AS NOTED

PROJECT # DRAWING SCALE



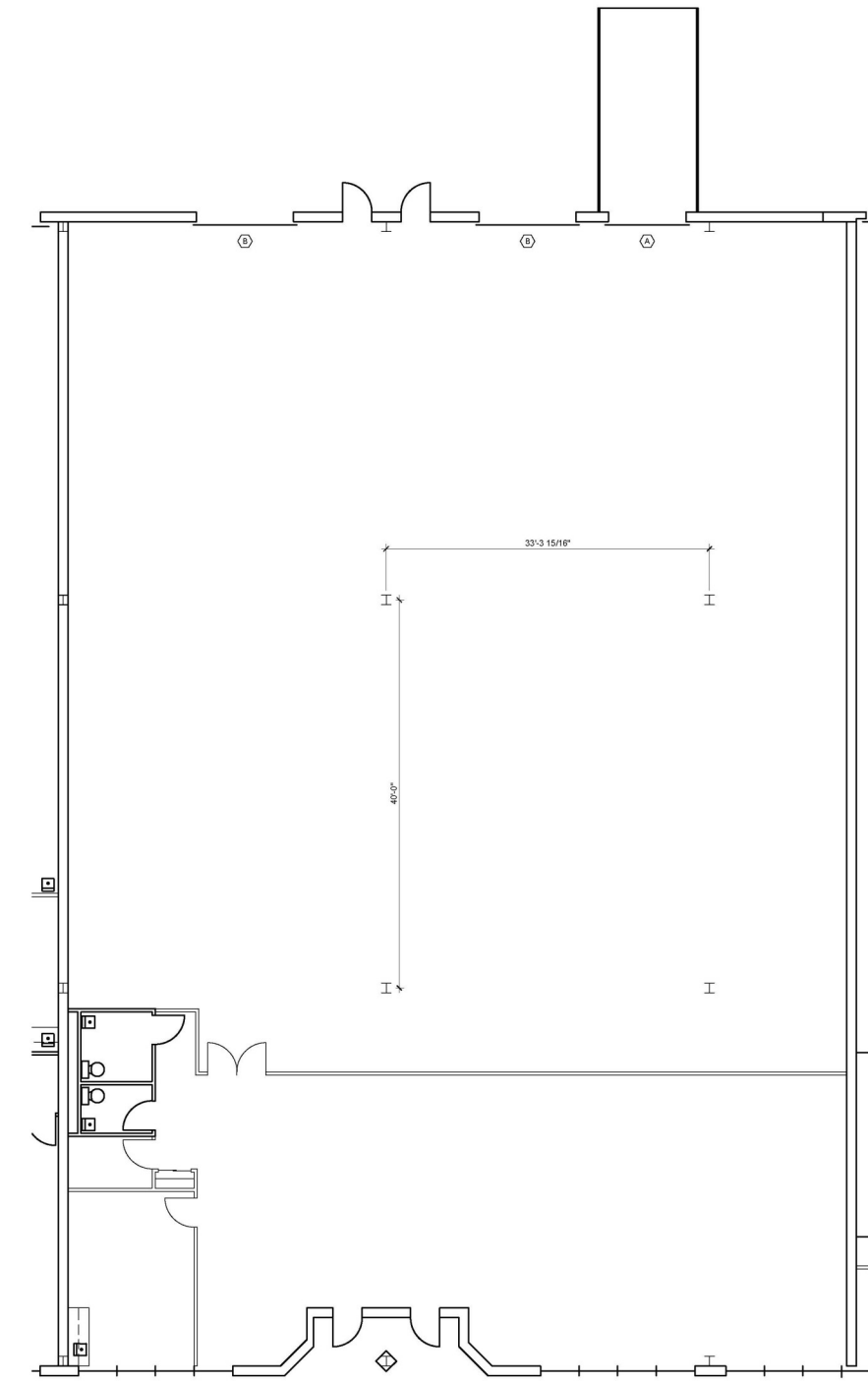
2 KEY PLAN
SCALE: 1/32" = 1'-0"

LEGEND: BAYS 680-682A

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

BUILDING INFORMATION: BAYS 680-682A

TOTAL UNIT SQUARE FOOTAGE:	10,000
OFFICE SQUARE FOOTAGE:	2,640
WAREHOUSE SQUARE FOOTAGE:	7,360
OVERALL UNIT DIMENSIONS:	81'-4" x 120'-0"
COLUMN SPACING:	33'-4" x 42'-0"
CEILING HEIGHT:	20'-0"
DOCK DOORS:	(3)
ELECTRICAL SERVICE:	120/208 V, 200 AMPS, 3 PHASE, GAS HEAT - A/C (OFFICE AREA ONLY)



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