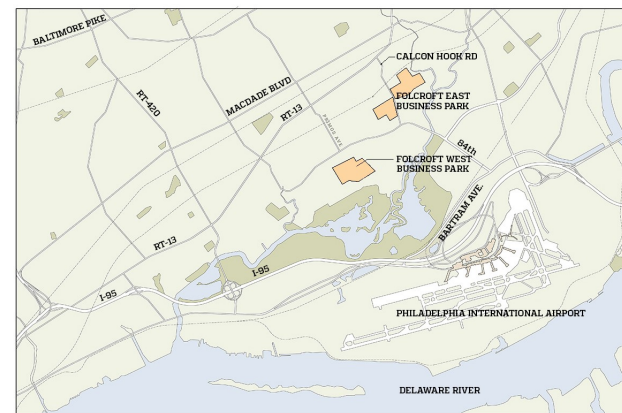




FOLCROFT WEST BUSINESS PARK

**BUILDING LEGEND**

- 1. 1000 Henderson Boulevard
- 2. 930-950 Henderson Boulevard
- 3. 777 Henderson Boulevard
- 4. Ashland Center 1
- 5. Ashland Center 2
- 6. Ashland Center 3
- 7. Ashland Center 4
- 8. 850 Carpenters Crossing
- 9. 700 Carpenters Crossing
- 10. Darby Commons - Essex
- 11. Darby Commons - Fairfax
- 12. Darby Commons - Georgetown
- 13. Darby Commons - Hamilton
- 14. Independence Court
- 15. 1540-1556 Delmar Drive



LOCATION MAP

# 3,200 Sq. Ft. for Lease

107-110 Darby Commons Court, Folcroft, PA 19032  
 Bay 105  
 Darby Commons—Fairfax



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

## Property Highlights

- All warehouse
- 2 overhead dock door and 1 drive-in
- 120/208V 3 phase 200 Amp
- 18 foot clear ceiling height
- 147 unreserved parking spaces
- Zoned Light Industrial Business District (LIB)
- 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 such dimensions 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 #

GENERAL NOTES

LER ACP

DRAWN BY CHECKED BY

REV	DATE	ISSUED FOR	BY
-	10-25-24	RECORD CONDITIONS	LER
1	10-29-24	RECORD CONDITIONS	LER
2	10-31-24	RECORD CONDITIONS	LER

PROJECT NAME

## DARBY COMMONS-FAIRFAX

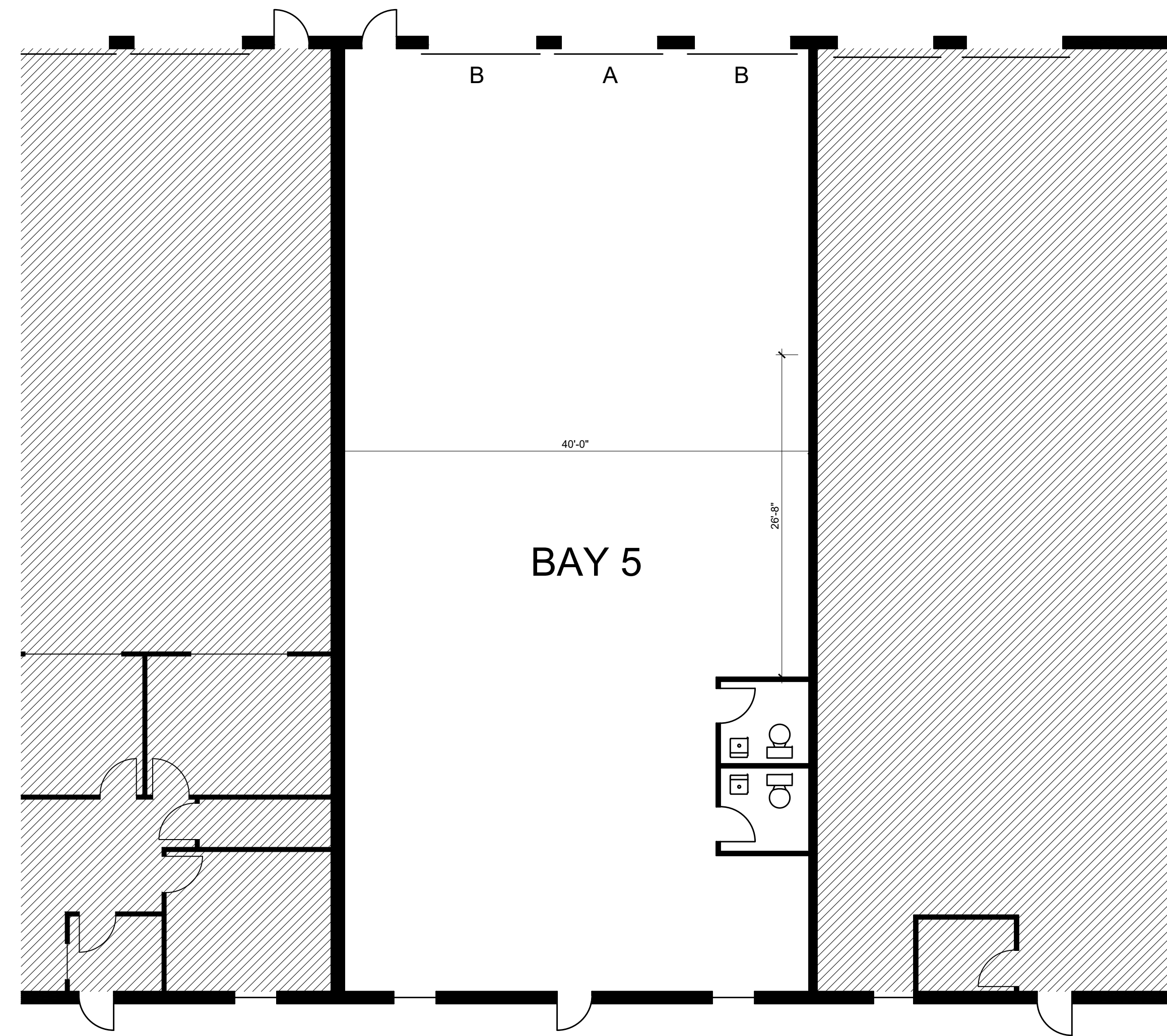
105 DARBY COMMONS CT.  
 BAY #5  
 FOLCROFT, PA 19032

99-055 1/8" = 1'-0"

PROJECT # DRAWING SCALE

## GROUND FLOOR-RECORD CONDITIONS

# RC1



### BAY 5 SPACE INFORMATION:

BUILDING ADDRESS: DARBY COMMONS FAIRFAX  
 105 DARBY COMMONS CT.,  
 FOLCROFT, PA 19032

TOTAL UNIT SQUARE FOOTAGE: 3,200  
 OFFICE SQUARE FOOTAGE: 0  
 WAREHOUSE SQUARE FOOTAGE: 3,200

OVERALL UNIT DIMENSIONS: 40'-0" X 80'-0"  
 COLUMN SPACING: 40'-0" X 26'-5"  
 CEILING HEIGHT: 18'-0"  
 DOCK DOORS: 3 TOTAL

ELECTRIC SERVICE: 120/208V, 200 AMPS, 3 PHASE

A/C OFFICE AREA ONLY  
 GAS HEAT

\* W TYPE DOOR INDICATES 8'X8' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY 1  
 \* B TYPE DOOR INDICATES 8'X10' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY 1