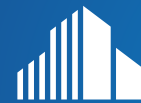




3001
STATE ROAD
CROYDON, PA



±100,267 SF
FOR LEASE



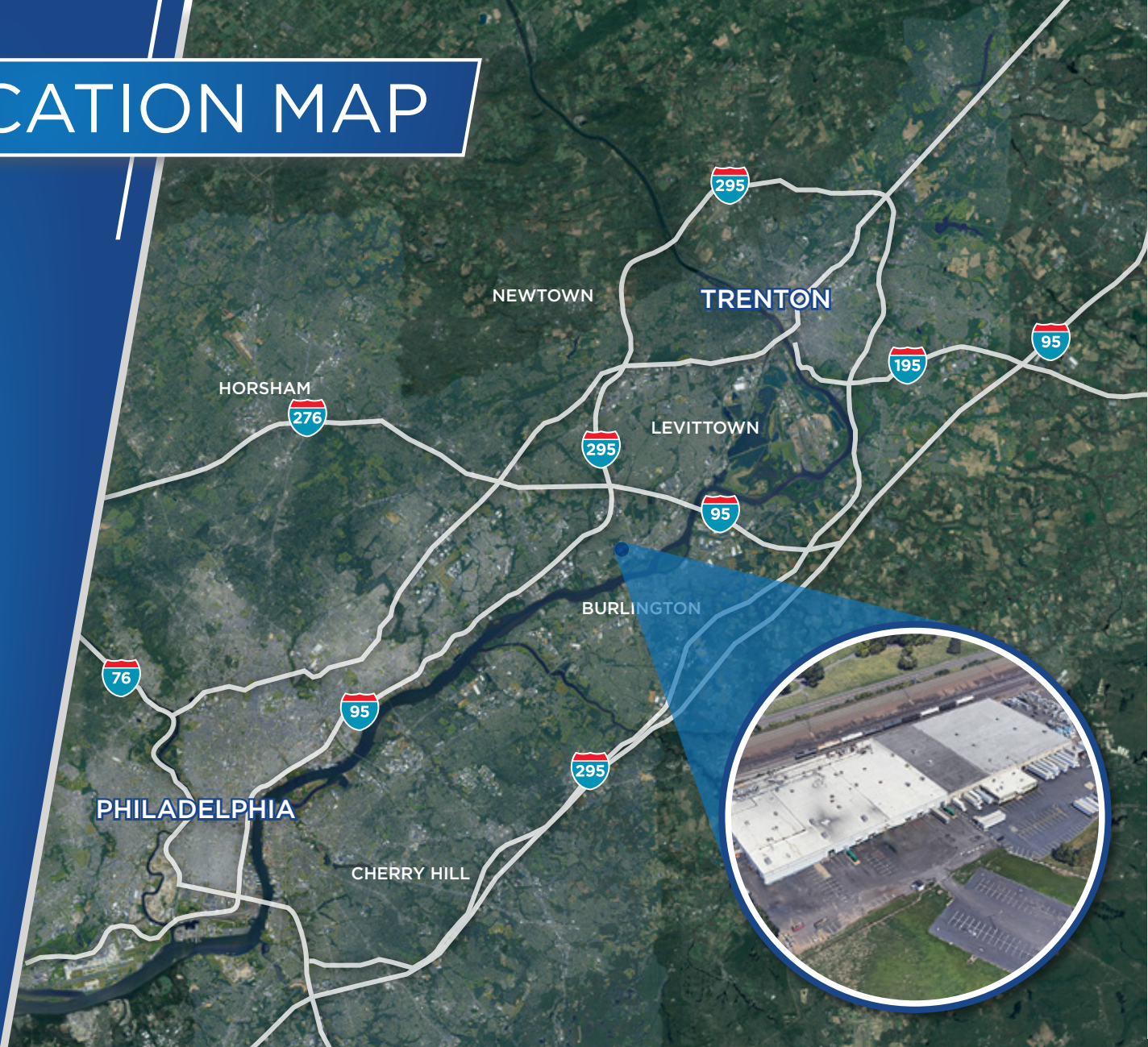
**CUSHMAN &
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LOCATION MAP



CONVENIENTLY LOCATED with access to I-95, I-276 and I-295



INSTITUTIONAL and well-capitalized ownership with strong market presence



CAPITAL IMPROVEMENTS Including: NEW LED lights throughout building, NEW rooftop Cambridge heating units, refurbished parking lot and dock doors/equipment

BUILDING SPECS



±99,363 SQUARE FEET

11 LOADING DOCKS

18'-20'6" CLEAR HEIGHT

±237 AUTO PARKING

BUILDING AREA ± 100,267 SF

OFFICE SPACE ± 2,876 SF

PROPERTY SIZE 7.63 AC

COLUMN SPACING 52'x26'

POWER 3,000 amps

LIGHTING LED

CONFIGURATION Single-Side Load

CLEAR HEIGHT 18'-20'6"

LOADING DOCKS 11

DRIVE-IN DOORS 2

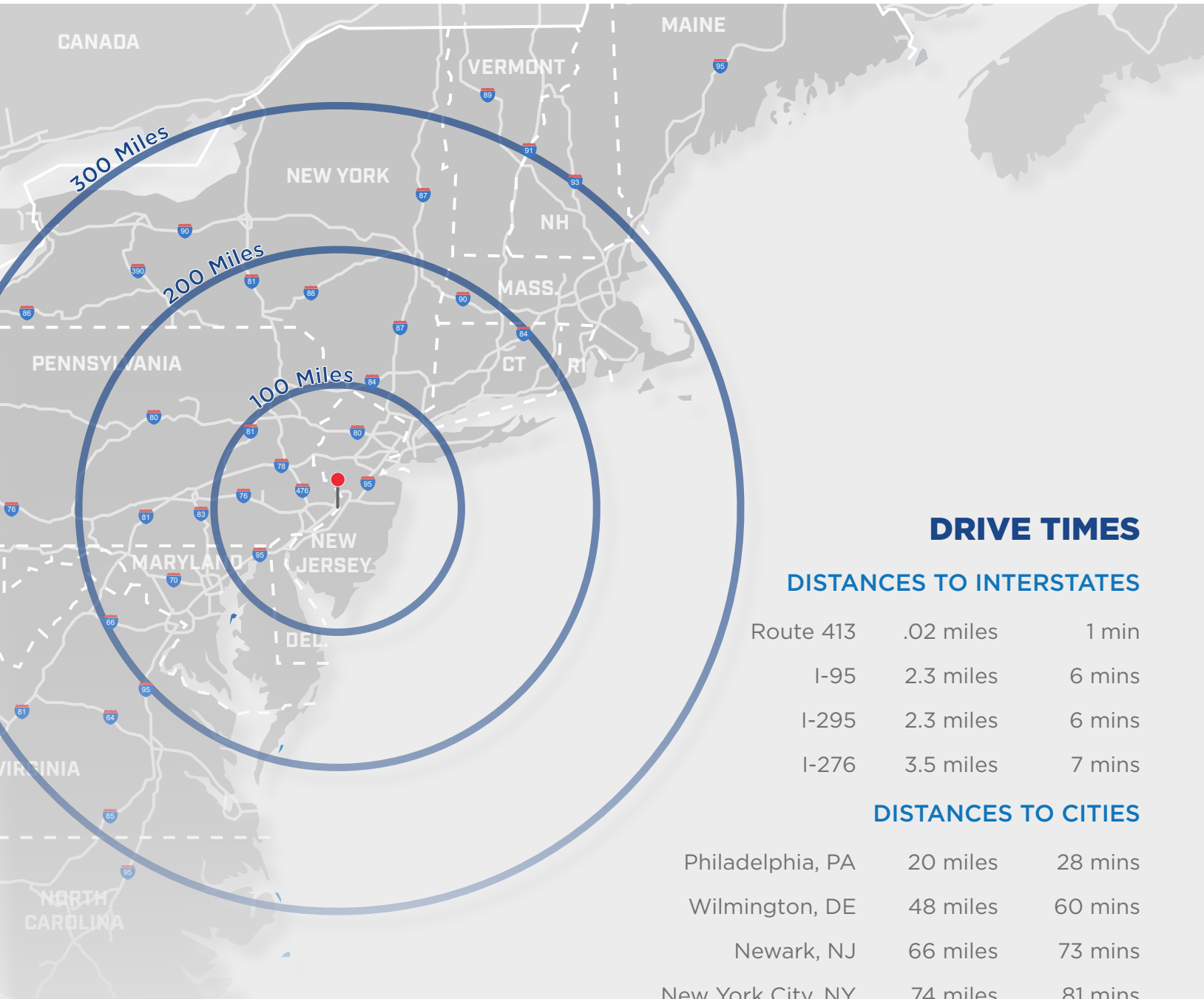
AUTO PARKING ± 107 spaces

SPRINKLERS ESFR System



3001 STATE ROAD

CROYDON, PA



DRIVE TIMES

DISTANCES TO INTERSTATES

Route 413	.02 miles	1 min
I-95	2.3 miles	6 mins
I-295	2.3 miles	6 mins
I-276	3.5 miles	7 mins

DISTANCES TO CITIES

Philadelphia, PA	20 miles	28 mins
Wilmington, DE	48 miles	60 mins
Newark, NJ	66 miles	73 mins
New York City, NY	74 miles	81 mins
Baltimore, MD	117 miles	132 mins



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