

CHESTER CREEK BUSINESS CENTER

100 Concord Road, Aston, PA



±48,351 SF
AVAILABLE FOR LEASE



SITE DETAILS

PREMIER, HIGH-END FLEX/WAREHOUSE BUILDING WITH $\pm 48,351$ SF – AVAILABLE NOW

Flexible suite sizes with ample loading doors and to-suit office space in one of Philadelphia's premier industrial locations.

BUILDING SPECIFICATIONS

Premises:
 $\pm 48,351$ SF warehouse/flex space
available (divisible)

Dimensions:
 $\pm 120'$ deep x $\pm 400'$ wide

Main office:
To-Suit

Sprinkler:
Wet system

Column spacing:
 $\pm 40' \times \pm 40'$

Dock doors:
19 (9' x 10') dock high doors

Drive-in doors:
1 (12' x 14') grade level door

Clear height:
 $\pm 18'$

Tenant improvements:
To-suit

Lighting:
LED lighting with motion sensors

Parking:
220 shared car spaces

Year built:
2009

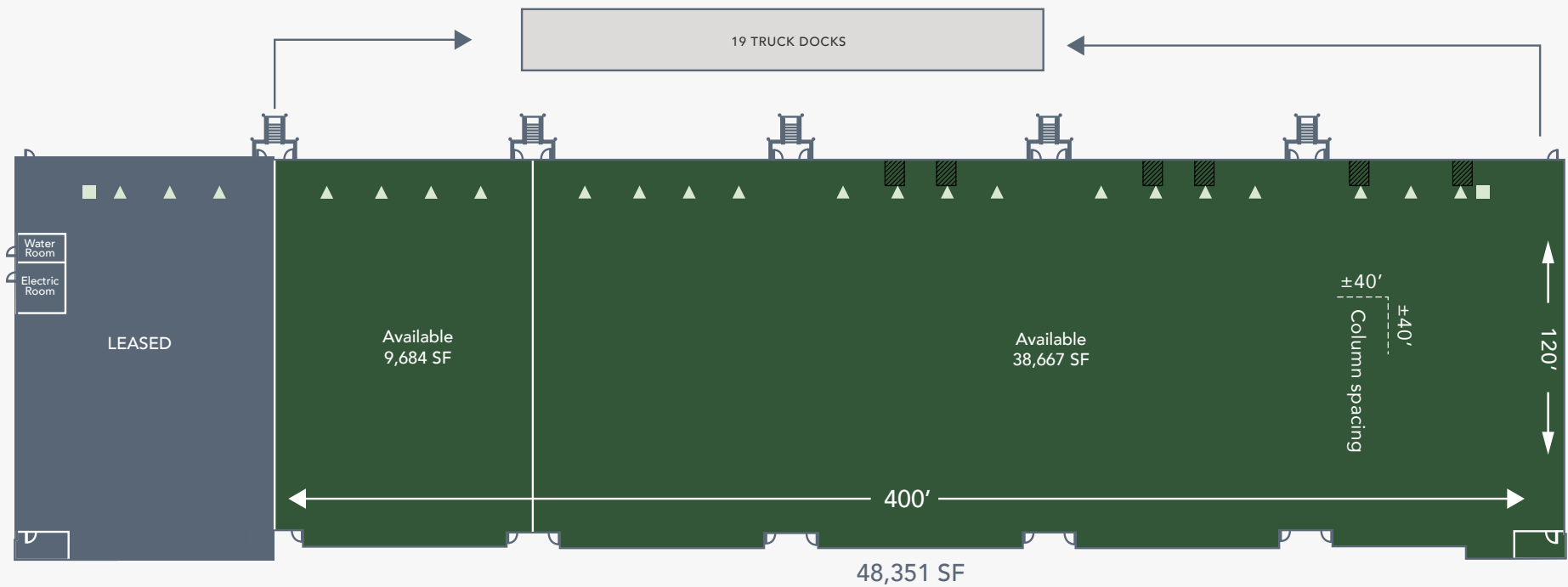
Signage:
Exterior suite signage available on
building facade



SITE PLAN

FLEXIBLE/DIVISIBLE SPACE WITH AMPLE LOADING

Dock High Doors ▲
Grade Level Loading Doors ■



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DRIVE TIMES:

	Miles	Minutes/Hrs
I-95 Access	2	5 min
Philadelphia Int'l Airport	10	15 min
Port of Wilmington	13	18 min
Philadelphia, PA	22	31 min
PhilaPort	25	30 min
Baltimore, MD	81	1 hr. 27 min
Port of Baltimore	85	1 hr. 28 min
Port of Newark/Elizabeth	103	1 hr. 54 min
New York, NY	112	1 hr. 57 min
Washington D.C.	120	2 hr. 15 min



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