

# 70 Portland Road

Conshohocken, PA



**92,128 SF**  
**Available for lease**

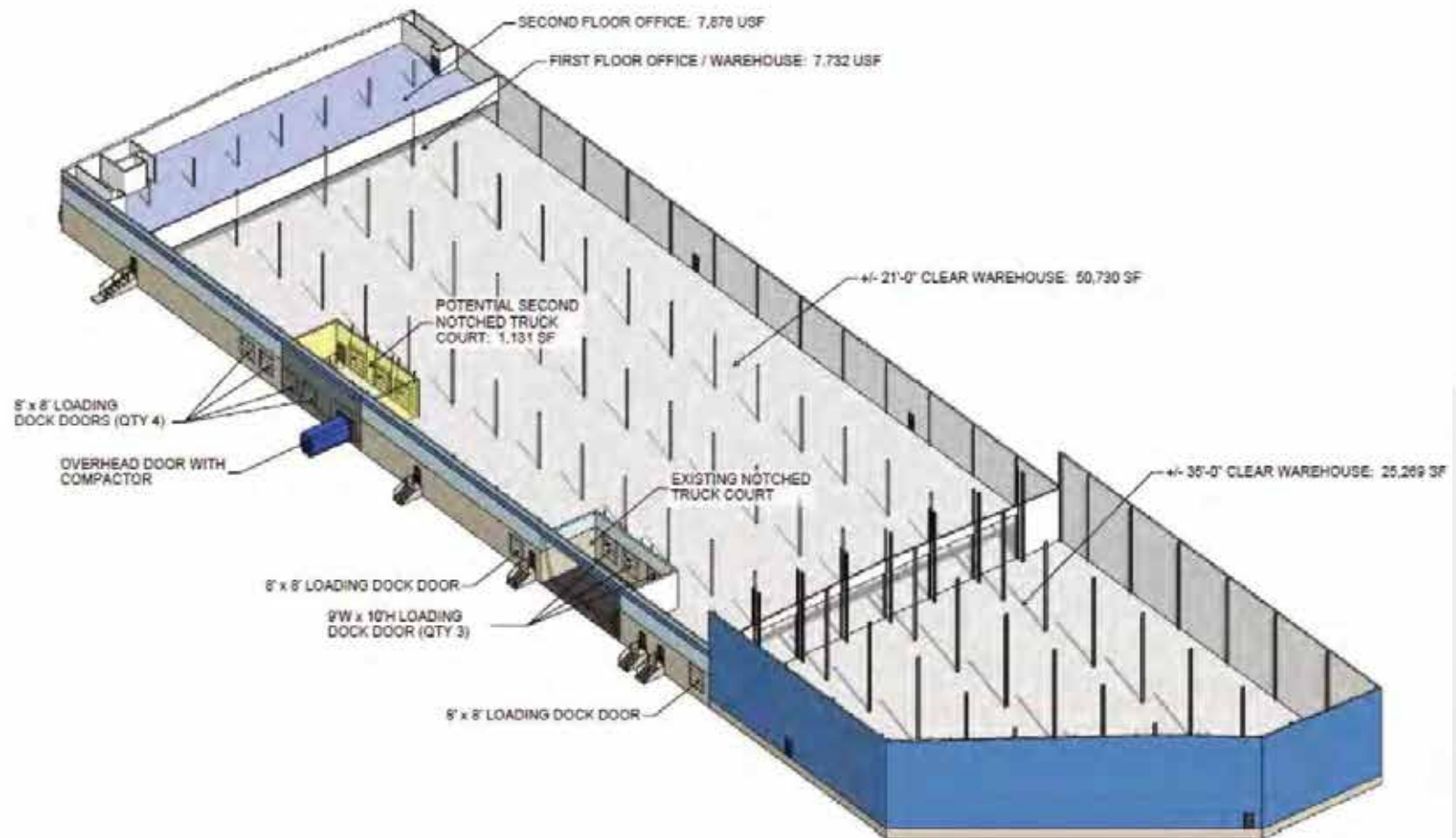
**A**  
ALLIANCE HP

**JLL**

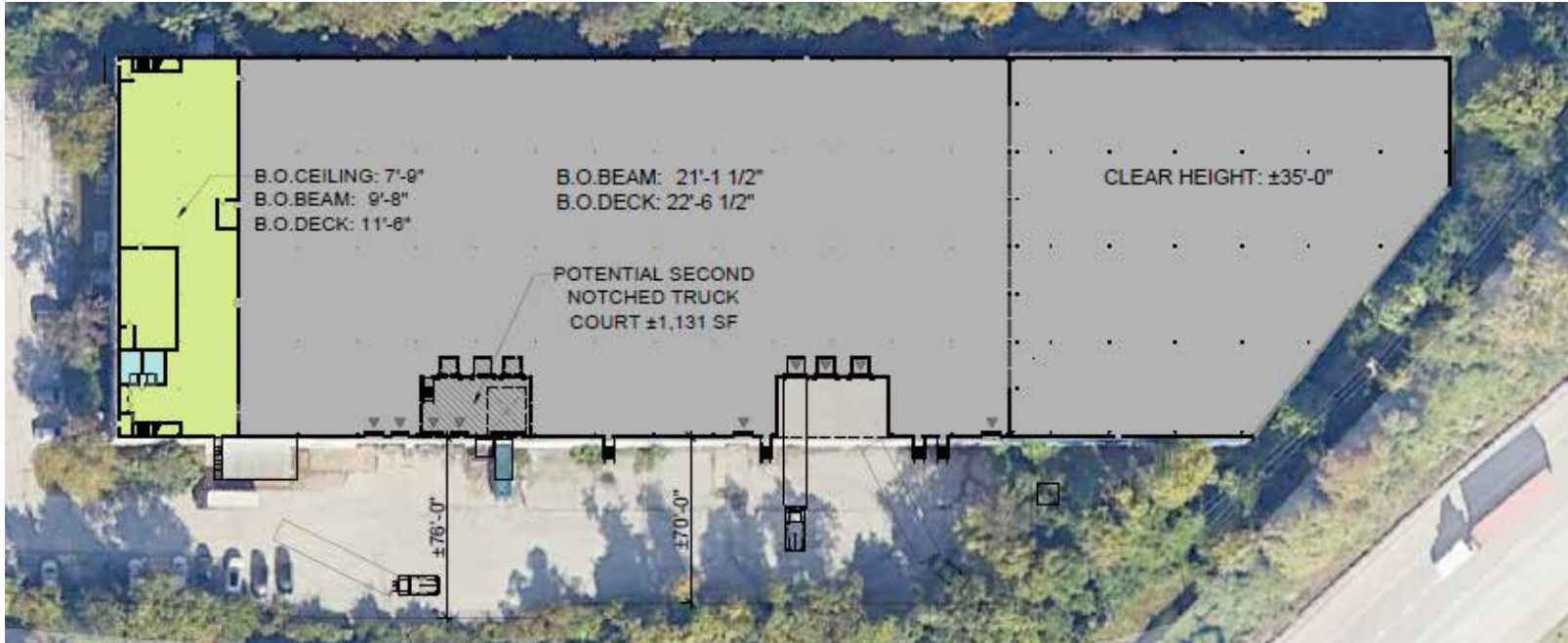
# BUILDING SPECIFICATIONS

|                |                          |
|----------------|--------------------------|
| Office SF      | 8,092 SF                 |
| Clear Height   | 22'-35'                  |
| Dock Doors     | 6 (8'x8') and 3 (9'x10') |
| Column Spacing | 25'x40' & 28'x40'        |
| Power          | 800 amps, 3-phase        |

|           |                                    |
|-----------|------------------------------------|
| Parking   | 56 auto spaces plus street parking |
| Sprinkler | Wet system                         |
| Lighting  | LED                                |
| Zoning    | Heavy Industrial                   |
| Signage   | Visibility from I-476              |



# SITE PLAN



## Nearby Tenants

GSK



FedEx



amazon



Norristown

202

TURN-PIKE

Plymouth Meeting

King of Prussia

202

TURN-PIKE



70 Portland Road

476

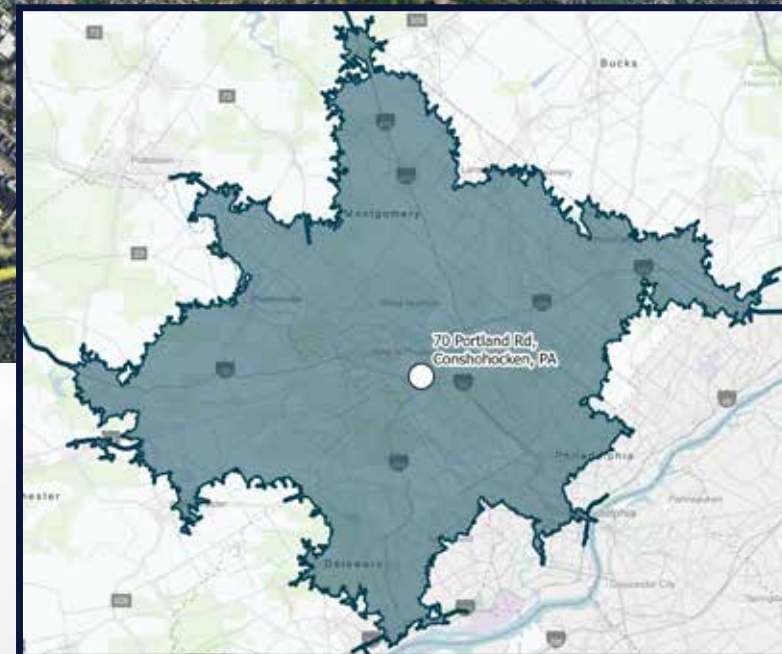
Lafayette Hill

## KEY DISTANCES

|           |         |
|-----------|---------|
| I-476     | 8 min.  |
| I-76      | 8 min.  |
| Route 202 | 11 min. |
| I-276     | 13 min. |

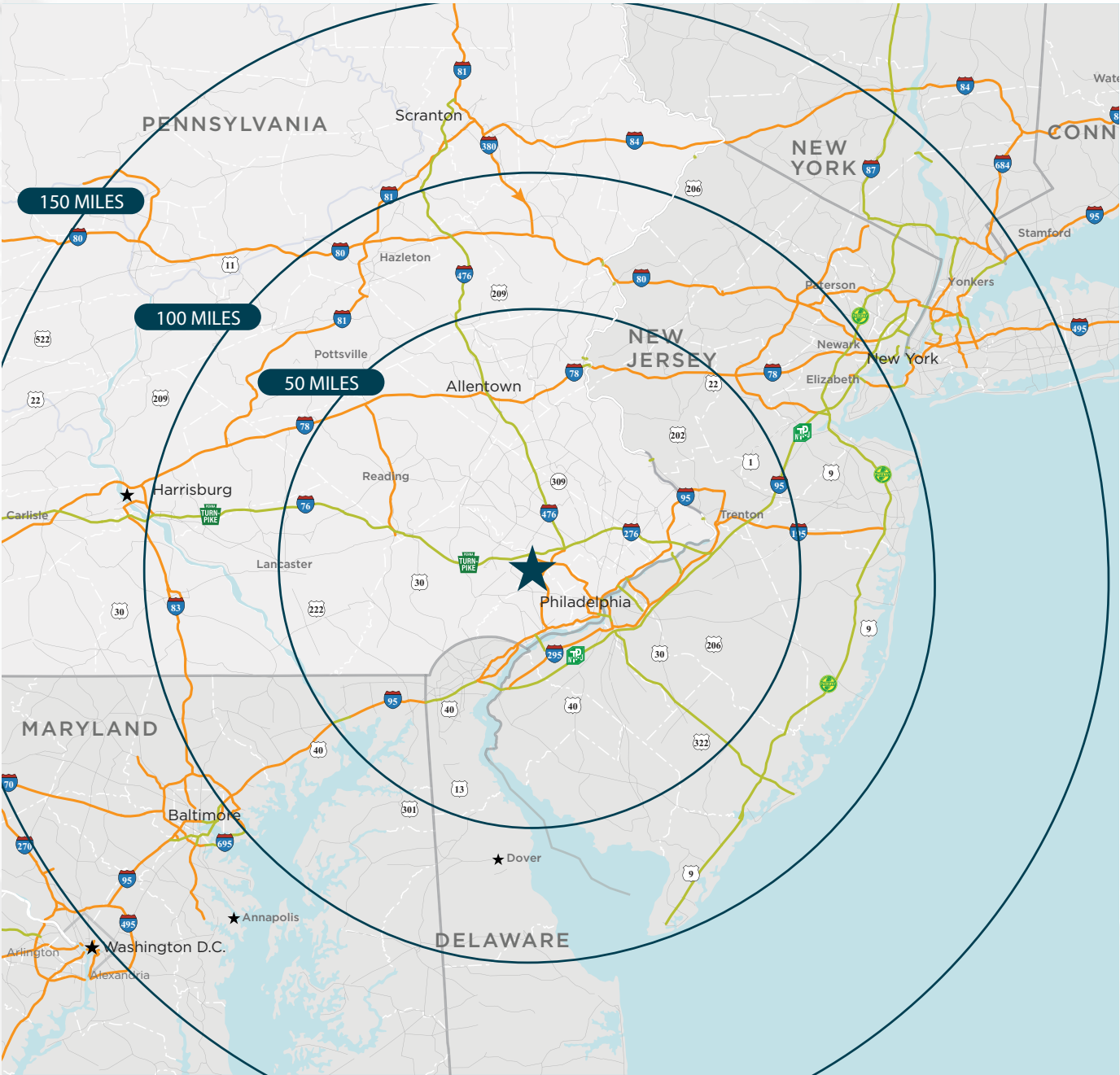
## LABOR OVERVIEW

|                   |           |
|-------------------|-----------|
| Total Population  | 1,807,386 |
| Total Labor Force | 973,755   |
| Blue Collar %     | 12%       |



\*30-minute drive time

# REGIONAL OVERVIEW



## DRIVE TIMES

| <u>Location</u>       | <u>Miles</u> | <u>Minutes</u> |
|-----------------------|--------------|----------------|
| Philadelphia, PA      | 15           | 28 min.        |
| PhilaPort             | 22           | 35 min.        |
| Philadelphia Airport  | 23           | 26 min.        |
| Port Newark/Elizabeth | 93           | 1 hr. 30 min.  |
| New York, NY          | 99           | 1 hr. 40 min.  |
| Baltimore, MD         | 102          | 1 hr. 40 min.  |
| Port of Baltimore     | 106          | 1 hr. 40 min.  |
| Washington D.C.       | 140          | 2 hr. 20 min.  |
| Boston, MA            | 311          | 4 hr. 50 min.  |

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