

# CHESTER CREEK BUSINESS CENTER

120 & 130 Concord Road, Aston, PA

9,726 SF

63,400 SF

Up to 63,400 SF

AVAILABLE FOR LEASE



## SITE DETAILS

# PREMIER, HIGH-END FLEX/WAREHOUSE BUILDING WITH UP TO 63,400 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

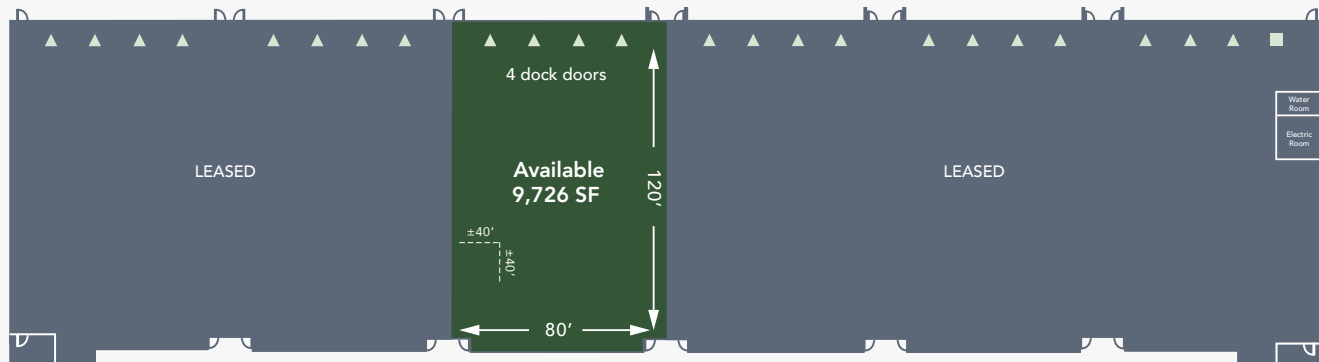
|                | <u>120 Concord<br/>Unit 105</u> | <u>130 Concord<br/>Unit 100</u> |
|----------------|---------------------------------|---------------------------------|
| Size           | 9,726 SF                        | 63,400 SF                       |
| Dock Doors     | 4 dock doors                    | 16 dock doors/3 drive-ins       |
| Clear Height   | 18'                             | 26'                             |
| Column Spacing | 40' x 40'                       | 40' x 50'                       |
| Lighting       | LED                             | LED                             |
| Sprinkler      | Wet system                      | ESFR system                     |



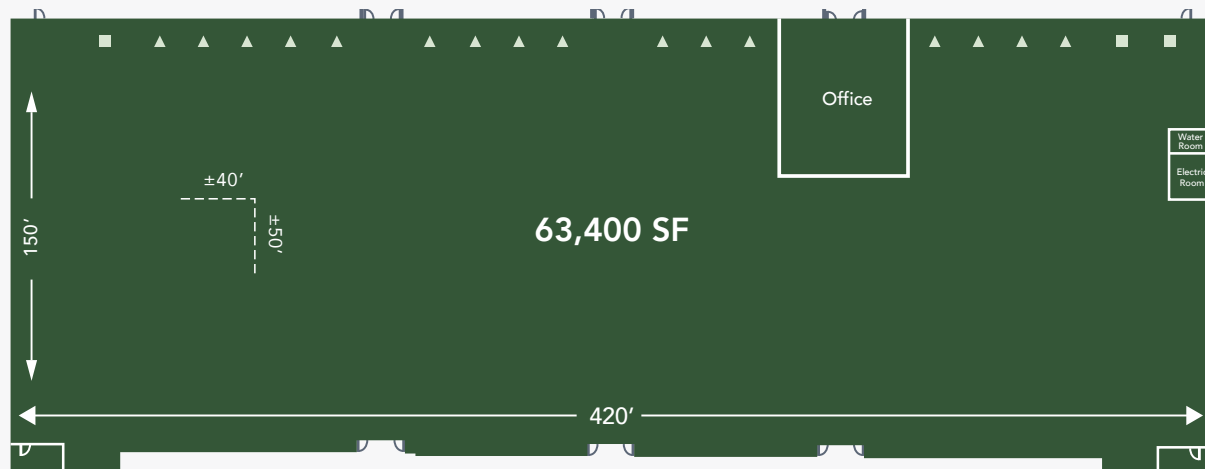
## SITE PLAN

### FLEXIBLE/DIVISIBLE SPACE WITH AMPLE LOADING

Dock High Doors ▲  
Grade Level Loading Doors ■



120 Concord - Unit 105



130 Concord - Unit 100

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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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