

SPRINGBROOKE TRADE CENTER

300 SPRINGBROOKE BLVD, ASTON, PA 19014

*Premier Class A,
36' Clear Industrial
Development
Infill Suburban
Philadelphia Location*

*88,665 SF
AVAILABLE*

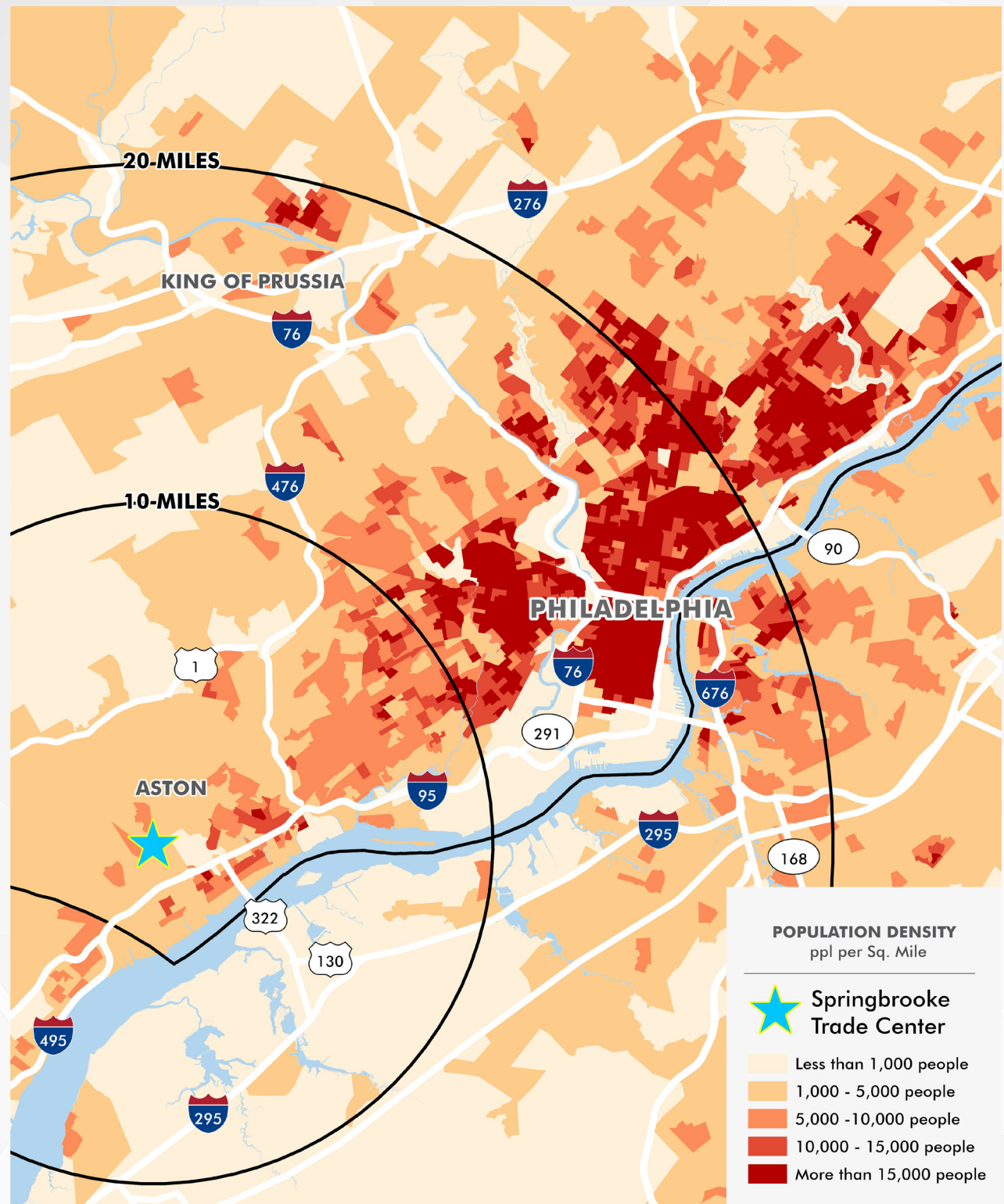


Trammell Crow Company

CBRE

PROPERTY LOCATION

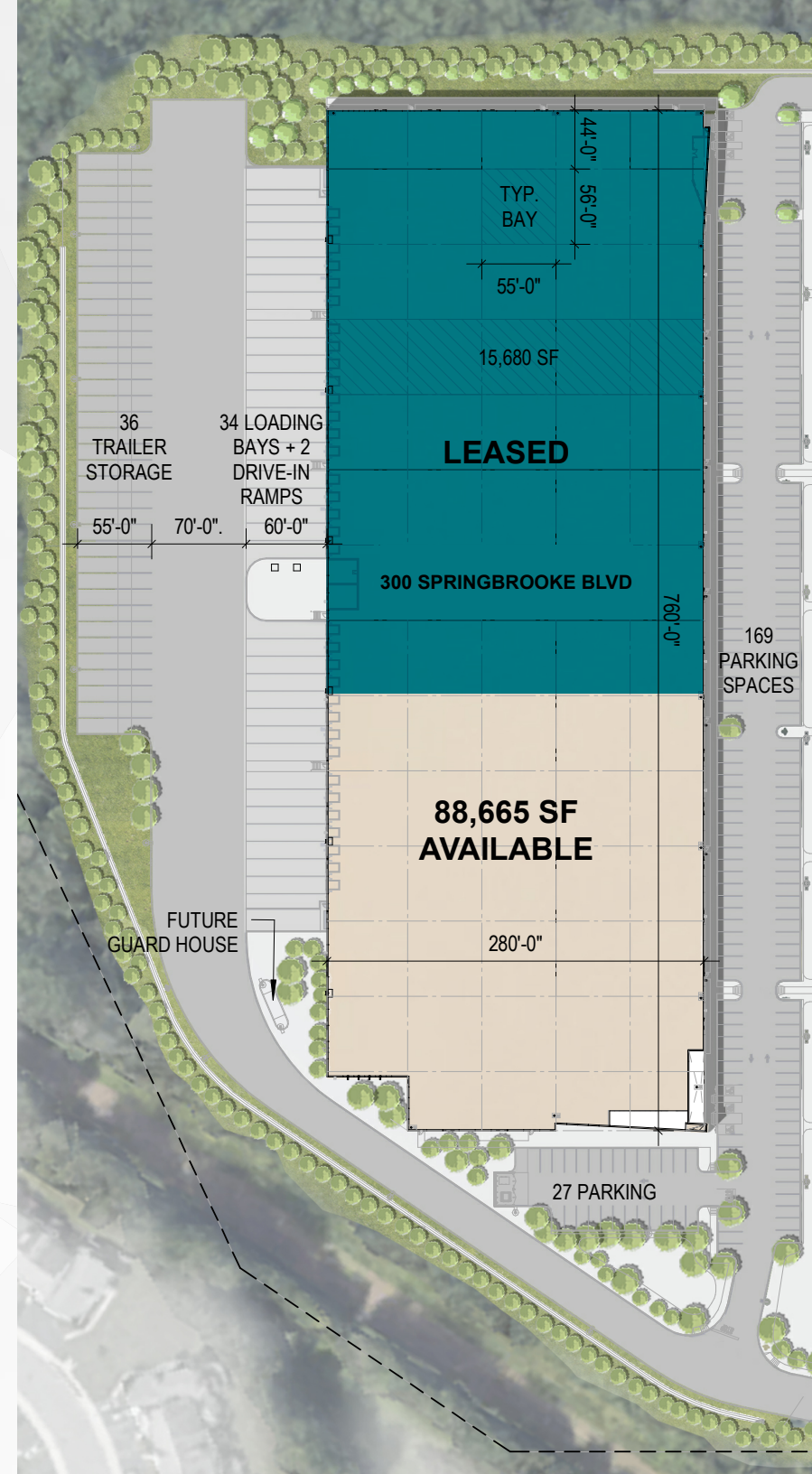
- » Springbrooke Boulevard is at a Signalized Intersection of Route 452 (Pennell Road)
- » 0.5 Miles From Route 322 via Route 452
- » 1.3 Miles From Interstate 95 via Route 452 (Full Interchange)
- » 1.7 Miles to Interstate 95 via Route 322
- » SEPTA Bus Route 114 - 2 blocks at Route 452 and Dutton Mill Road (Granite Run Mall & I-95 Industrial Park to Darby Transportation Center)
- » Numerous Amenities along Route 452

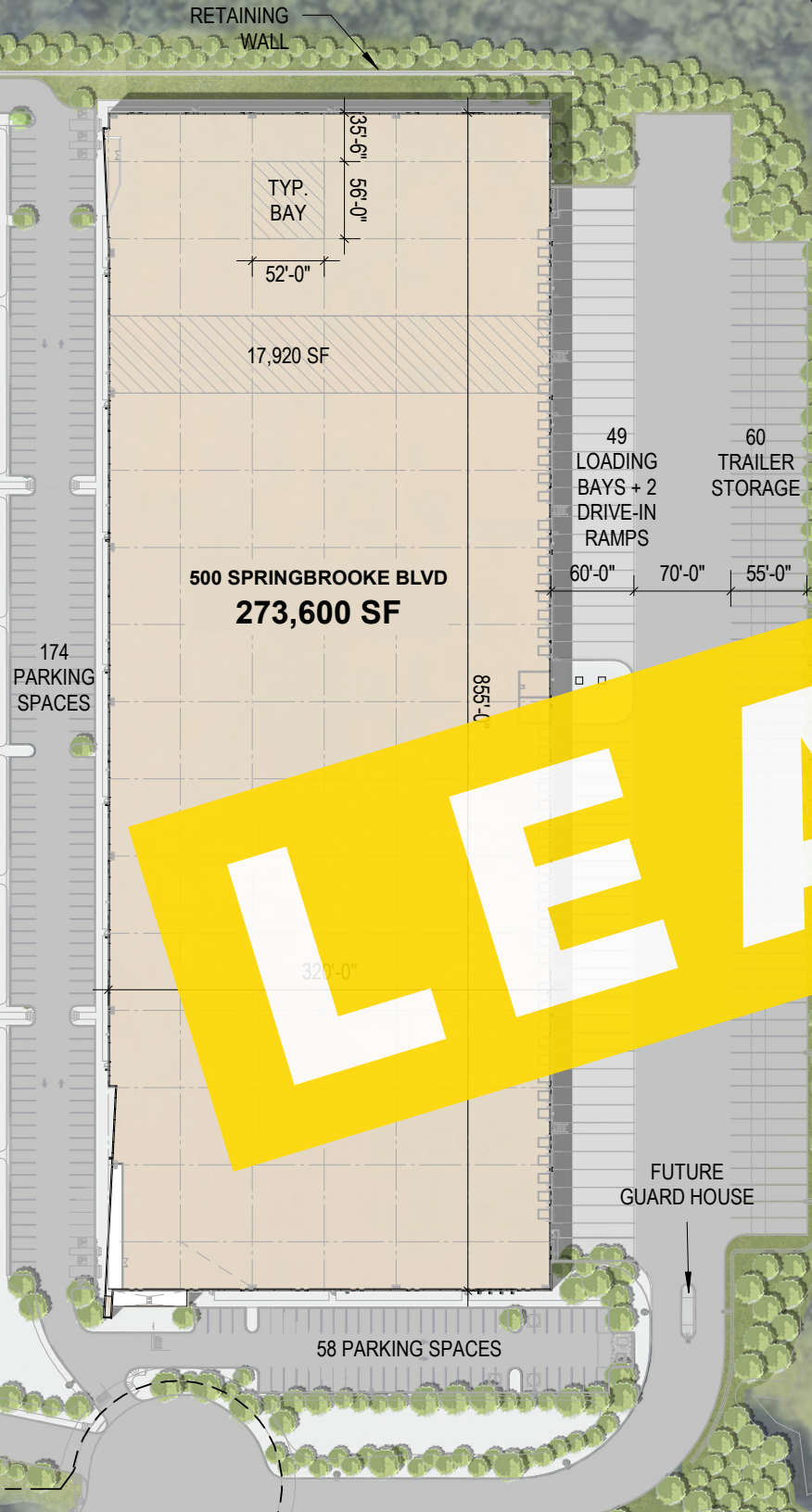




300 SPRINGBROOKE BLVD

TOTAL BUILDING SF	210,400 SF
AVAILABLE SF	88,665 SF
BUILDING DIMENSIONS	760' x 280'
COLUMN SPACING	55' x 56' w/ 60' in the speed bay
TRAILER PARKING	11 Trailer Parking Spots
LOADING DOCK DOORS	11 Dock Positions (9'w X 10'h)
DRIVE-IN DOORS	1 (14'w X 16'h)
CLEAR HEIGHT	36' Clear, beginning at first column line
TRUCK COURT	130' deep + 55' Trailer Storage
SLAB	7.0" strategically-reinforced concrete Minimum FF50/FL35
POWER	1,000 amps (expandable), 277/480 volt, 3 phase
LIGHTING	Open array LED high bay motion-sensor fixtures, 25 FC
HVAC	Roof mounted make-up units and louvers with controls
FIRE PROTECTION	ESFR
ROOF	60 mil EPDM, 20 year manufacturers' warranty
WATER SERVICES	AQUA
SEWER SERVICES	Southwest Delaware County Municipal Authority
ELECTRIC SERVICE	PECO
GAS SERVICE	PECO





500 SPRINGBROOKE BLVD

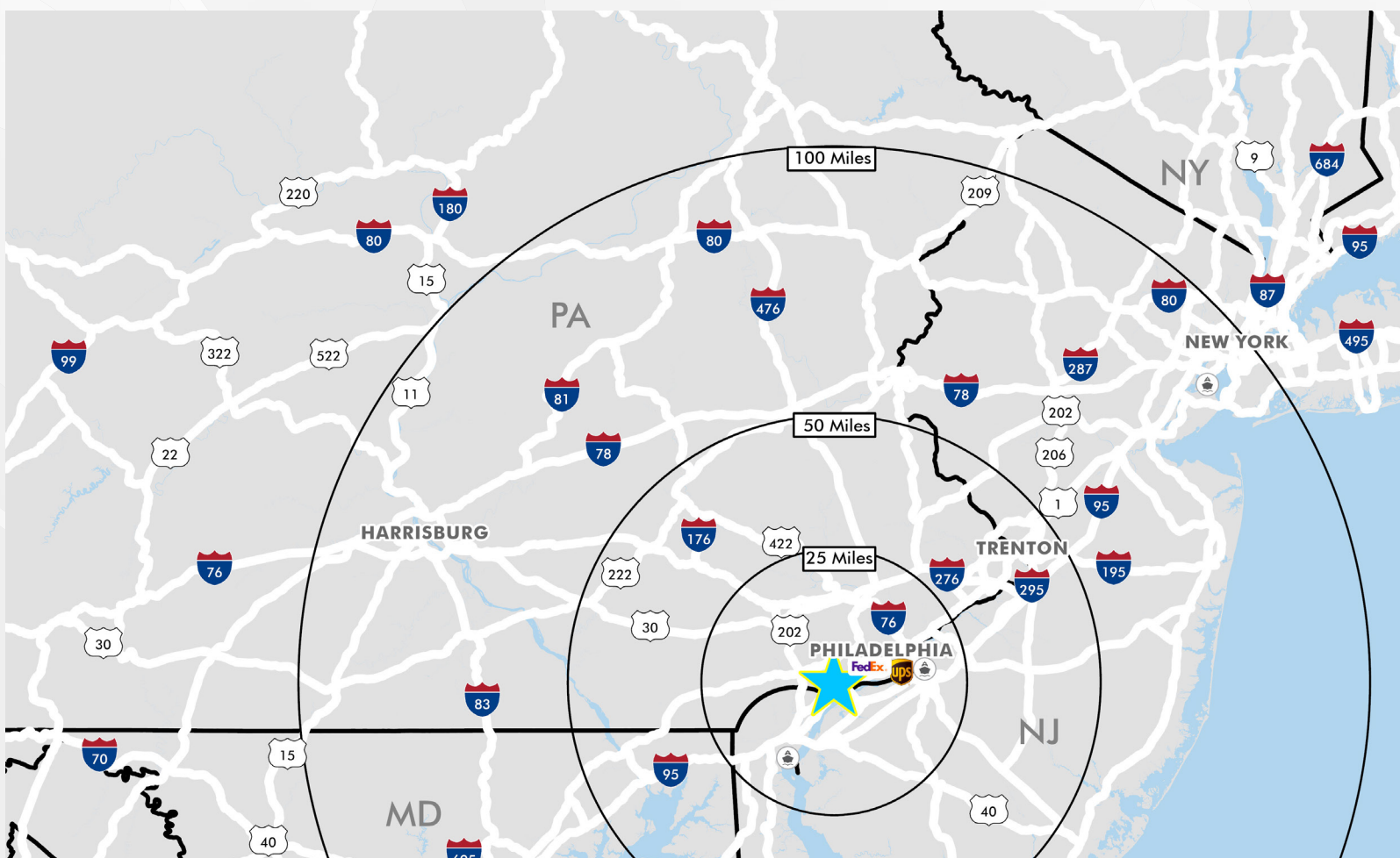
TOTAL BUILDING SF	273,600 SF
BUILDING DIMENSIONS	855' x 320'
COLUMN SPACING	52' x 56' w/ 60' in the speed bay
TRAILER PARKING	60 Trailer Parking Spots
CAR PARKING	232 Car Parking Spots
LOADING DOCK DOORS	45 Dock Positions (9'w X 10'h)
DRIVE-IN DOORS	2 (14'w X 16'h)
CLEAR HEIGHT	36' Clear, beginning at first column line
TRUCK COURT	120' deep + 55' Trailer Storage
SLAB	7.0" strategically-reinforced concrete Minimum FF50/FL35
POWER	1,000 amps (expandable), 277/480 volt, 3 phase
LIGHTING	Open array LED high bay motion-sensor fixtures, 25 FC
HVAC	Roof mounted make-up units and louvers with controls
FIRE PROTECTION	ESFR
ROOF	60 mil EPDM, 20 year manufacturers' warranty
WATER SERVICES	AQUA
SEWER SERVICES	Southwest Delaware County Municipal Authority
ELECTRIC SERVICE	PECO
GAS SERVICE	PECO











LEASED

DRIVE TIMES AND DEMOGRAPHICS

DESTINATIONS	DRIVE TIME	2020 POPULATION	
Commodore Barry Bridge	5 minutes	25 miles	4,187,574
Wilmington, Delaware	10 minutes	50 miles	7,682,591
Philadelphia International Airport	15 minutes	100 miles	24,474,240
Center City Philadelphia	25 minutes		

7.68 MILLION PEOPLE WITHIN A 50-MILE RADIUS



LOCATION BENEFITS	
	Springbrooke Trade Center
	FedEx (Ground) 2.7 miles
	UPS (at PHL Airport) 14.9 miles
	Port of Wilmington 12.7 miles
	PhilaPort 18.7 miles
	Port of NJ/NY 110 miles
	1.3 miles
	6.8 miles
	9.3 miles
	15.9 miles

ABOUT TRAMMELL CROW COMPANY

Trammell Crow Company (TCC), founded in 1948, is one of the nation's leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of June 30, 2020, TCC had \$13.7 billion of projects in process and \$6.1 billion in its pipeline. It employs more than 550 professionals in the United States and the United Kingdom.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world's largest commercial real estate services and investment firm (in terms of 2019 revenue). Visit www.TrammellCrow.com for more information.



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SPRINGBROOKE
TRADE CENTER

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