



3001
STATE ROAD
CROYDON, PA



**±101,869 SF
FOR LEASE**

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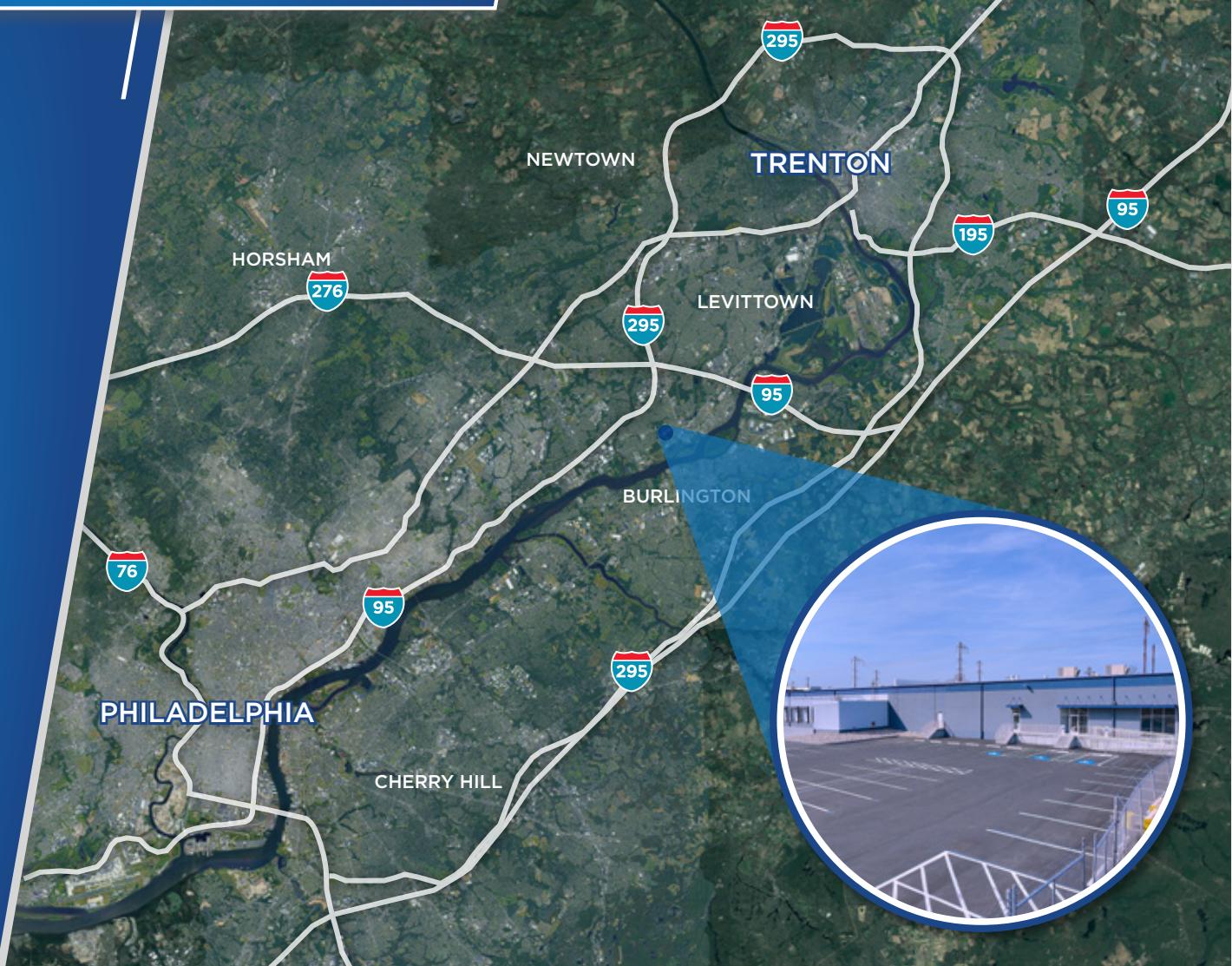
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**CUSHMAN &
WAKEFIELD**

LOCATION MAP



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

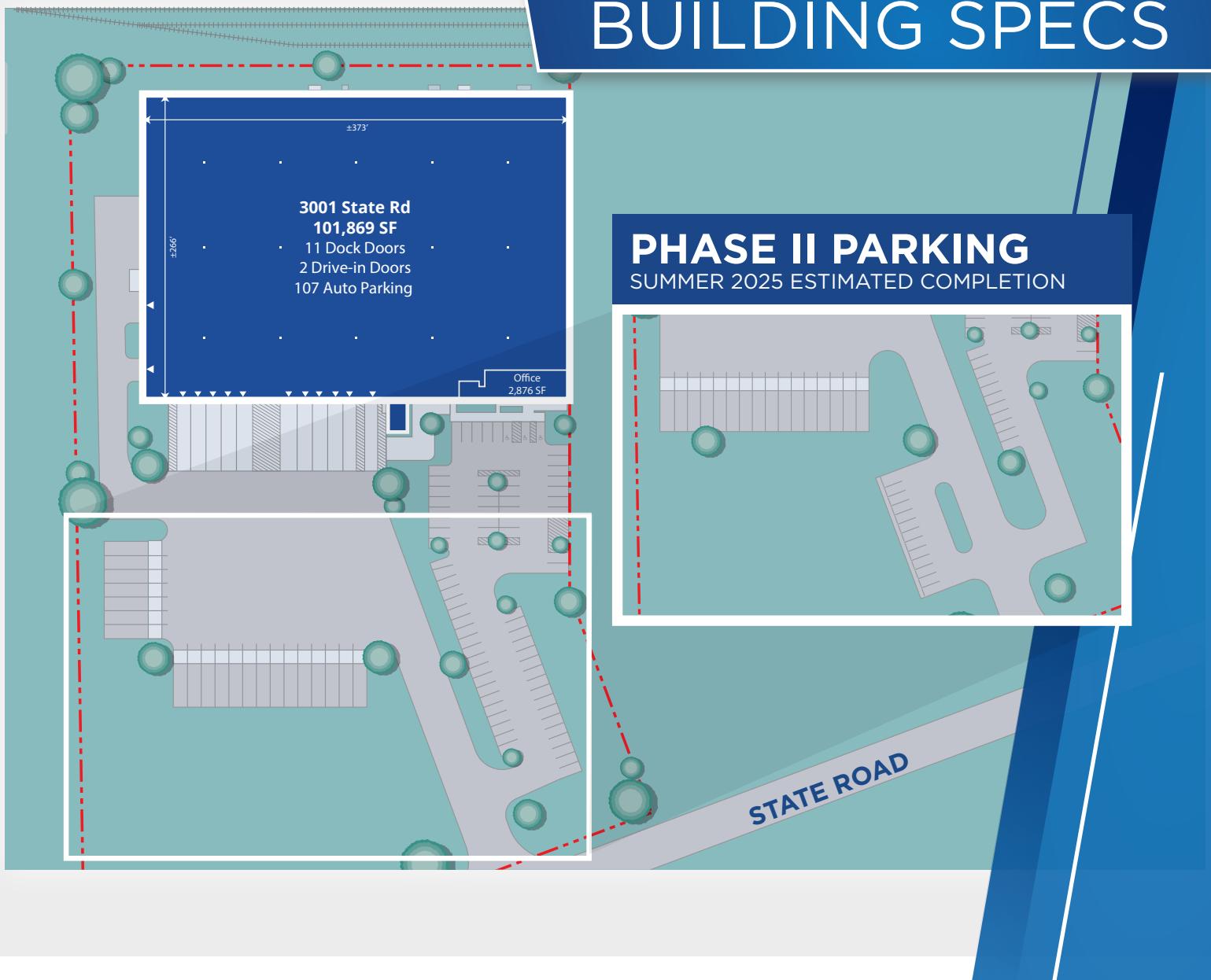


INSTITUTIONAL and well-capitalized ownership with strong market presence



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

BUILDING SPECS



±101,869 SQUARE FEET

11 LOADING DOCKS

18'-20'6" CLEAR HEIGHT

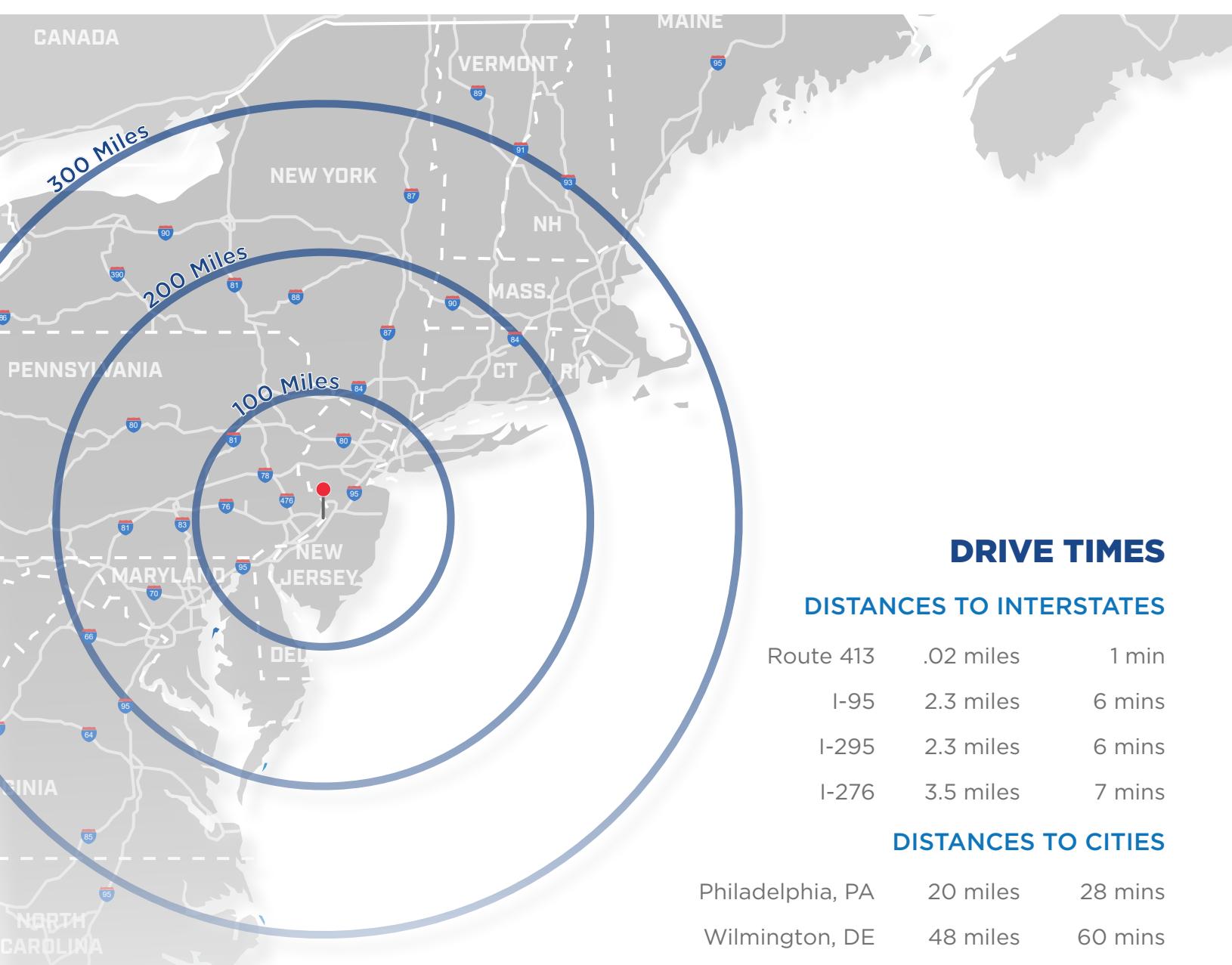
±107 AUTO PARKING

BUILDING AREA	± 101,869 SF	CONFIGURATION	Single-Side Load
OFFICE SPACE	± 2,876 SF	CLEAR HEIGHT	18'-20'6"
PROPERTY SIZE	7.63 AC	LOADING DOCKS	11
COLUMN SPACING	52'x26'	DRIVE-IN DOORS	2
POWER	3,000 amps	AUTO PARKING	± 107 spaces
LIGHTING	LED	SPRINKLERS	ESFR System



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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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