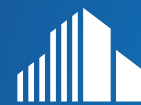




3001
STATE ROAD
CROYDON, PA



±101,869 SF
FOR LEASE



**CUSHMAN &
WAKEFIELD**

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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

PHASE II PARKING

SUMMER 2025 ESTIMATED COMPLETION

3001 State Rd
101,869 SF
11 Dock Doors
2 Drive-in Doors
107 Auto Parking

Office
2,876 SF

STATE ROAD

±101,869 SQUARE FEET **11** LOADING DOCKS **18'-20'6"** CLEAR HEIGHT **±107** AUTO PARKING

BUILDING AREA ± 101,869 SF

OFFICE SPACE ± 2,876 SF

PROPERTY SIZE 7.63 AC

COLUMN SPACING 52'x26'

POWER 3,000 amps

LIGHTING LED

CONFIGURATION Single-Side Load

CLEAR HEIGHT 18'-20'6"

LOADING DOCKS 11

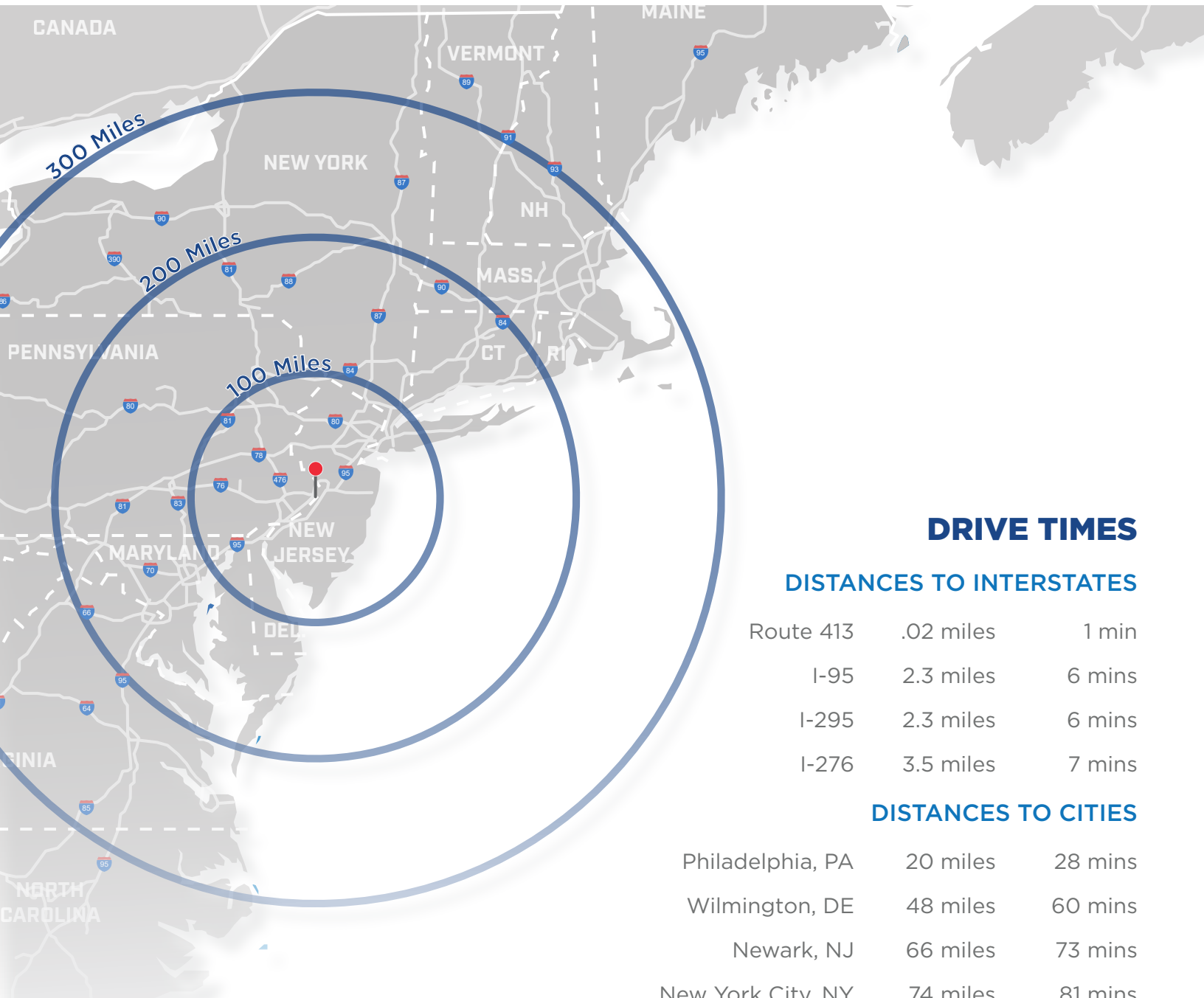
DRIVE-IN DOORS 2

AUTO PARKING ± 107 spaces

SPRINKLERS ESFR System



3001
STATE ROAD
CROYDON, PA



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

STAG
INDUSTRIAL



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