

SPRINGBROOKE TRADE CENTER

300 SPRINGBROOKE BLVD, ASTON, PA 19014

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

*88,665 SF
AVAILABLE*

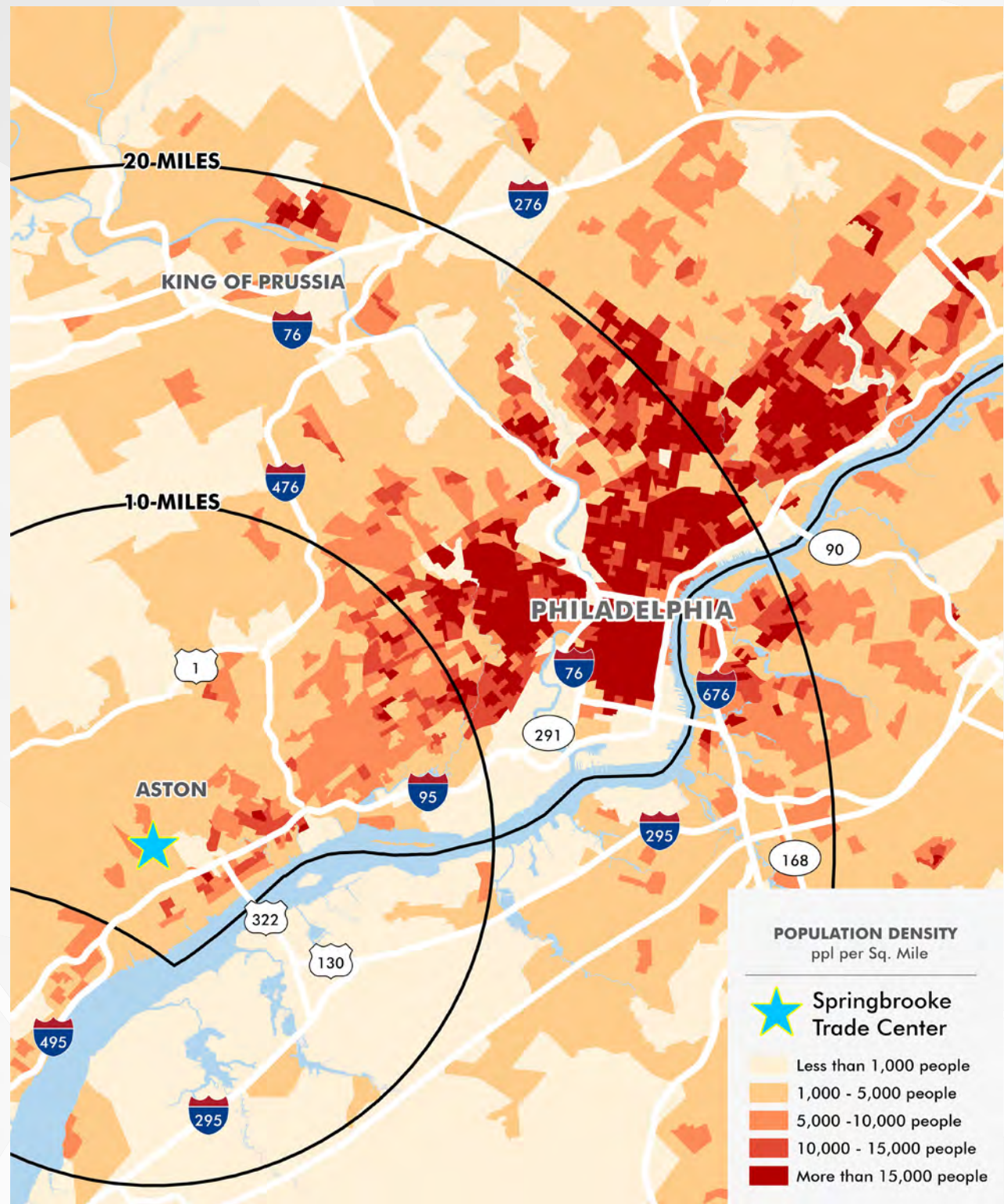


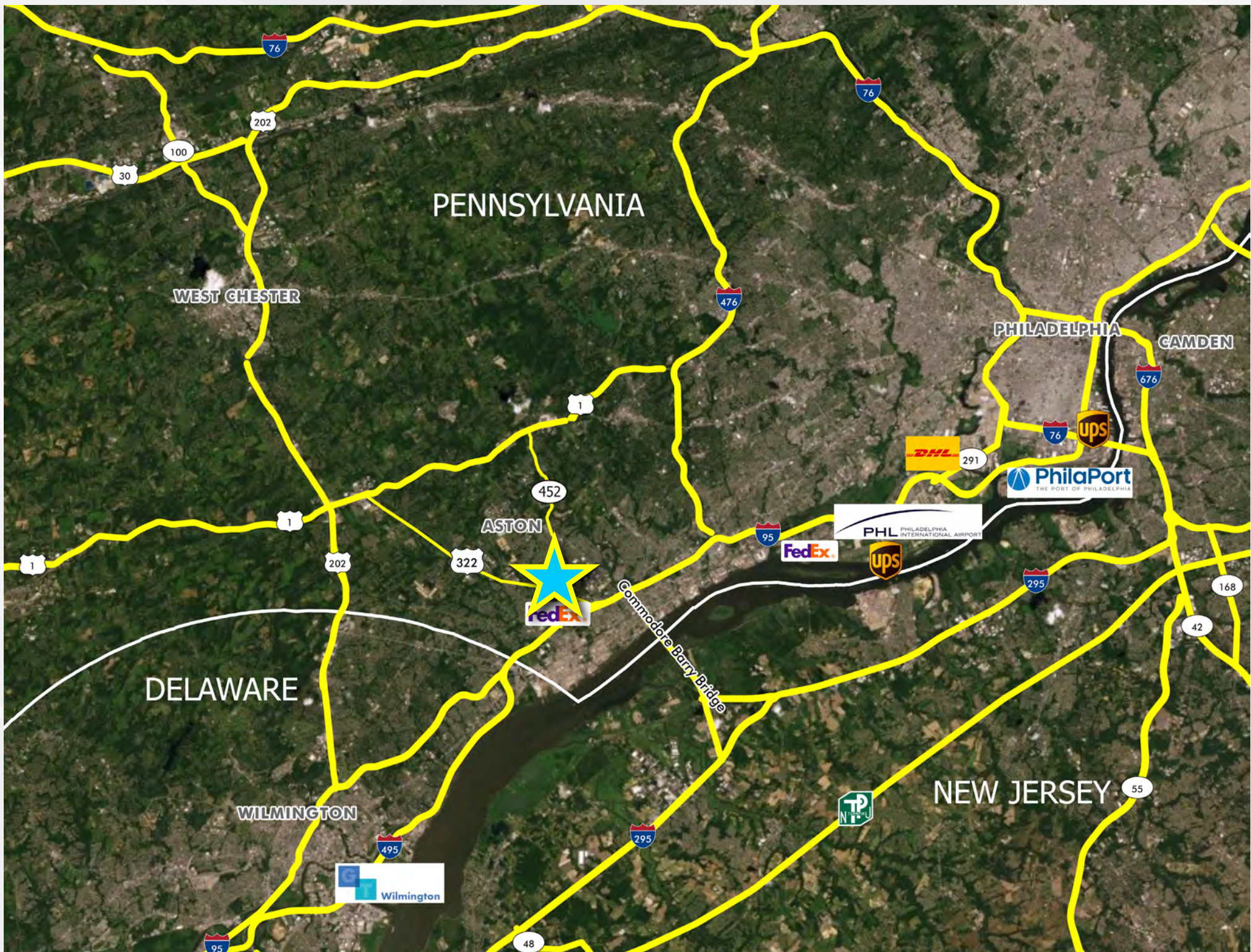
Trammell Crow Company

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

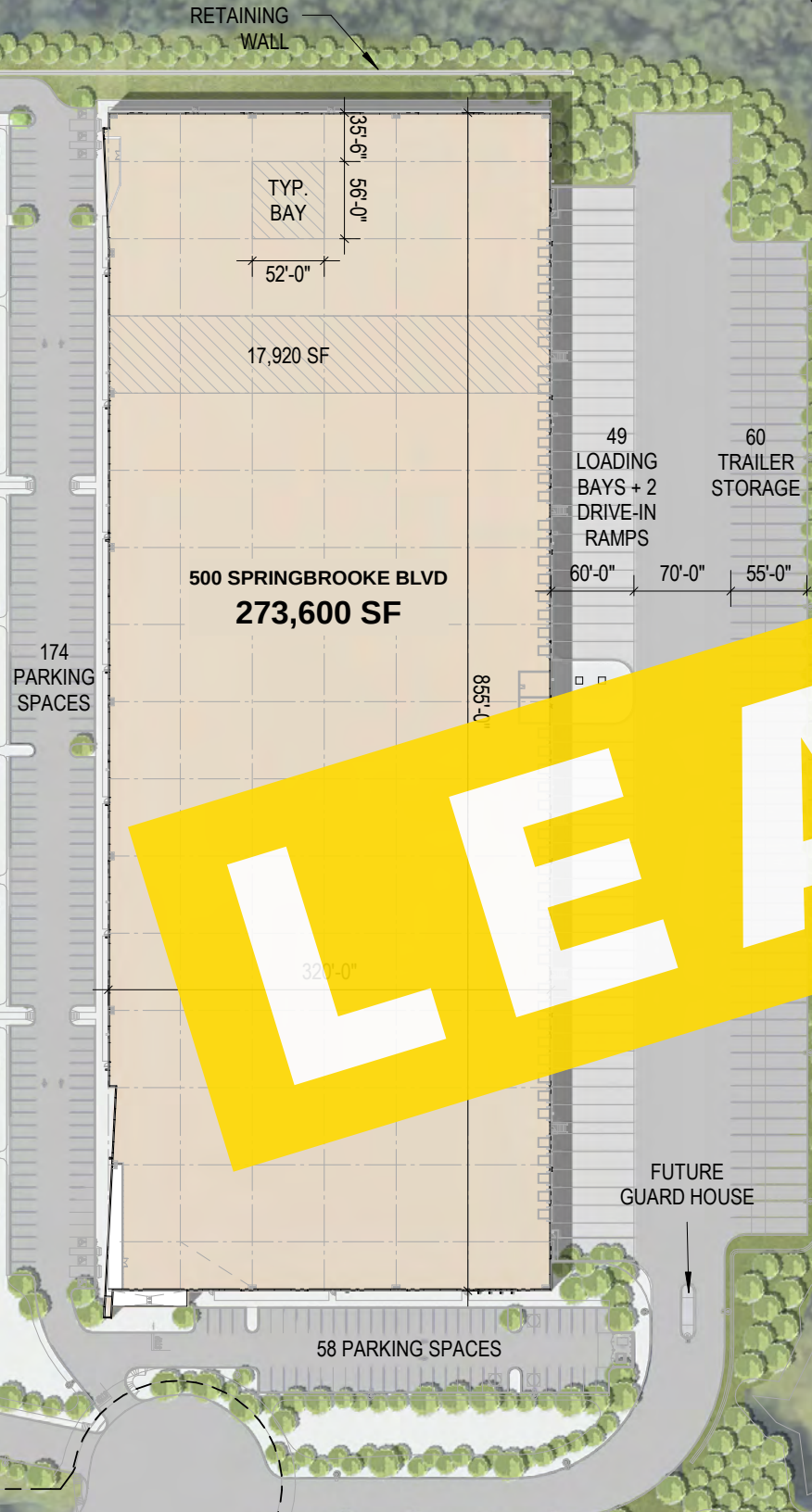




300 SPRINGBROOKE BLVD

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

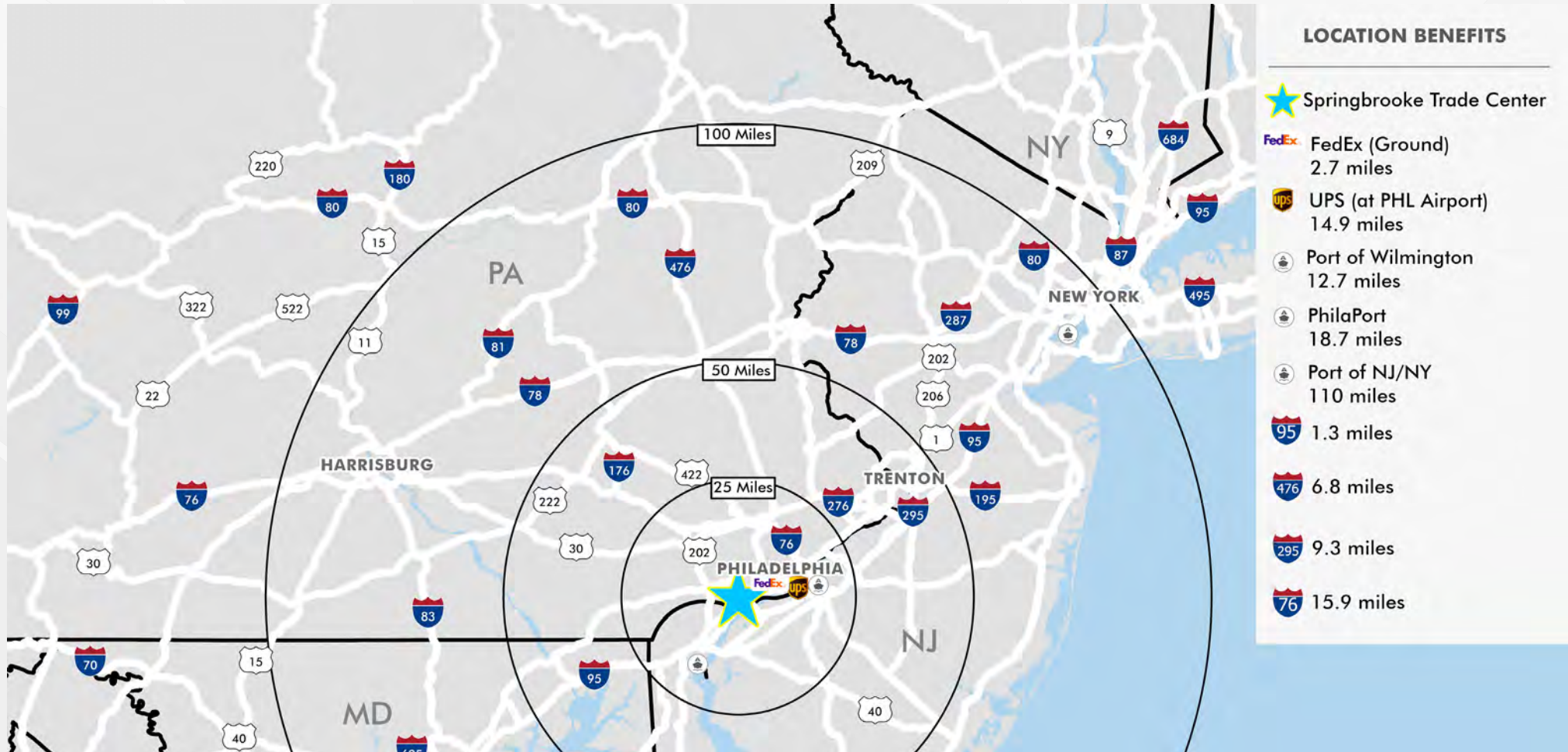
ELECTRIC SERVICE PECO

GAS SERVICE PECO

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



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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