

# 3 RAYMOND DRIVE

GLENDALE INDUSTRIAL PARK  
HAVERTOWN, PA

**FULL  
COMMISSION**



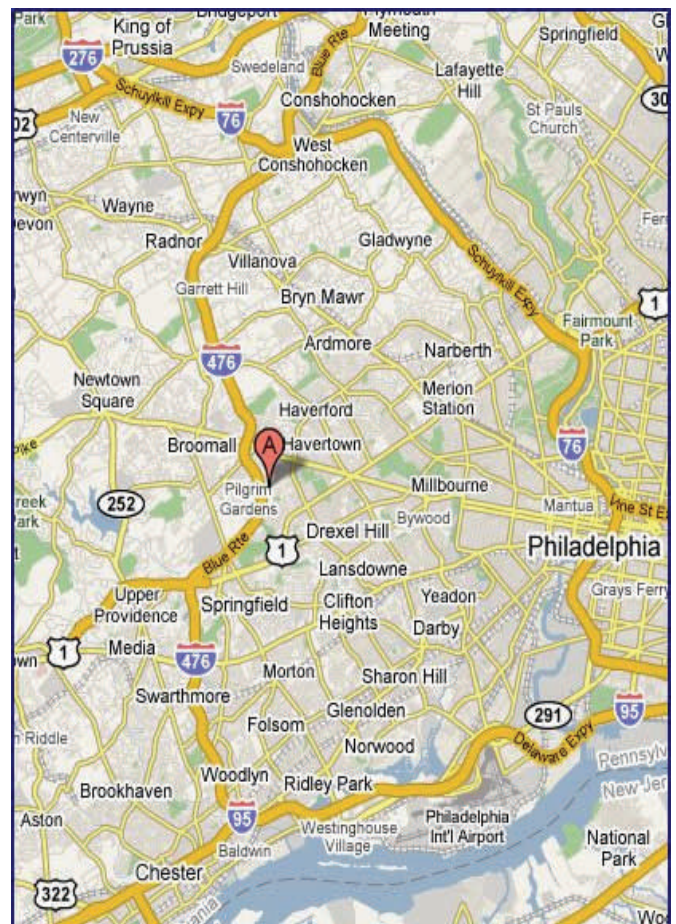
## AVAILABLE

Brand New  
Office/Flex/Warehouse  
8,000-30,410 SF

For information, contact:  
Joanne Kennedy, Broker  
Cell: (610) 496-7835  
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Contemporary Realty Corp.  
4C Raymond Drive  
Havertown, PA 19083  
<http://www.CRCorpPA.com>  
(610) 853-0400  
(610) 853-1090 FAX

- Office—18,800 SF, Warehouse—11,610 SF
- Brand new office/flex building
- Constructed of masonry and steel with an attractive brick and stucco facade
- Flexible design layout allows for many potential uses for the property, including R&D, office and/or warehouse
- Ceiling height—approximately 9'6" in offices and 20'6" in warehouse
- 3 tailgate docks, 2 drive-in doors, 4 garage style bays.
- Heavy power
- Fully sprinklered
- Attractive views
- Convenient to restaurants, banks and shopping
- **Excellent access (map location A) to major highways including Route 3, 2 entrances to Interstate 476 (Blue Route) and I-95.**  
Map courtesy of Google Maps (<http://maps.google.com>).



**CONTEMPORARY  
REALTY  
CORP.**

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HAVERTOWN, PA

Some details:

#### Location

Less than 2 miles from 2 different Blue Route (476) entrances.  
Public Transportation (Bus) nearby.  
3 Raymond Drive, Havertown, PA 19083  
Haverford Township, Delaware County

#### Lease

Triple-Net

#### Size

Office—18,800 SF  
Warehouse—11,610 SF

#### Utilities

Electric and gas—PECO Energy  
Water—Aqua PA  
Sewer—Haverford Township

#### Zoning

Haverford—Light Industrial

#### Parking

Office—4/1,000 SF  
Warehouse—2/1,000 SF

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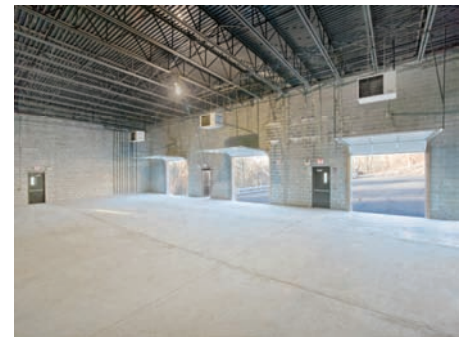
**C**ONTEMPORARY  
**R**EALTY  
**C**ORP.



Beautifully landscaped



Large open office spaces, great views



Warehouse—20' 6" to 21' 6" ceilings



Nice entrances to office spaces



3 Loading docks/2 drive-in doors



Flex space—garage doors