

# 10' CREEK PARKWAY

UPPER CHICHESTER TOWNSHIP  
PA

**FOR LEASE**

**119,154 SF SINGLE-TENANT  
INDUSTRIAL FACILITY**



# PROPERTY HIGHLIGHTS



Conveniently situated between Philadelphia and Wilmington



Easy access to I-95



Industrial Commercial Zoning



Single-tenant building



# BUILDING SPECIFICATIONS

## BUILDING SIZE

119,154 SF

## PARKING

48 vehicles;  
Additional future parking expansion

## CONSTRUCTION

Steel Frame and CMU Block filled with grout, brick veneer. 5" 3000 psi concrete slab on grade with 6x6 wire welded fabric reinforced.

## OFFICE

5,184 SF (2nd floor)

## YEAR BUILT

Original building (89,284 SF): 1991  
Addition (29,870 SF): 2001

## SPRINKLERS

Wet system. High volume heads in warehouse

## LAND AREA

7.42 acres

## CEILING HEIGHTS

Approximately 24' under bar joists, and 22' under sprinkler pipe.

## TAILGATE LOADING

14 tailgate doors with levelers, 1 tailgate door with adjustable leveler and 1 tailgate door with ramp to outside yard.

## TRUCK COURT DEPTH

±135'

## HVAC

Office: roof mounted HVAC  
Warehouse: roof mounted heaters

## LIGHTING

LED

## COLUMN SPACING

36' x 36'

## SEWER

Southern Delaware County Authority

## ELECTRIC SERVICES

Primary service, installed in 1991  
3,000 amp service, 277/480 Volt,  
3 Phase

## WATER

Chester Water Authority

## GAS

Supplied by PECO

## ZONING

I-C (Industrial Commercial District)  
Upper Chichester Township  
Delaware County, PA



# LOCAL & EASY ACCESS

NEIGHBORS

**10** CREEK PARKWAY  
UPPER CHICHESTER TOWNSHIP  
PA

0.5 MI TO ROUTE 322

**BluSky** **Total Scope, Inc.**  
The Leader in Medical Device Repair

**pentec** **FLOWSERVE**

**officebasics** **KUEHNE+NAGEL**

LARKINS CORNER

**ACME** **Walmart**

**McDonald's** **DUNKIN'** **Arby's**

**LOXONE** **PrimBio**  
Research Institute

**Crown Flooring Co.** **IMS**  
TECHNOLOGY SERVICES

3 MI TO I-95 S

3.4 MI TO I-95 N

Trainer

# REGIONAL ACCESSIBILITY

## CITIES

Wilmington – 14 miles

Philadelphia – 24 miles

Baltimore – 81 miles

New York City – 115 miles

Washington, D.C. - 120 miles

## PORTS

Port of Wilmington – 13 miles

Port of Philadelphia – 27 miles

Port of Baltimore – 86 miles

Port of NY/NJ – 114 miles





# 10 CREEK PARKWAY

UPPER CHICHESTER TOWNSHIP  
PA

**ANDREW GREEN**

*Executive Vice President*

+1 610 251 5183

[andrew.green@cbre.com](mailto:andrew.green@cbre.com)

**PAUL TOUHEY**

*Executive Vice President*

+1 610 251 5126

[paul.touhey@cbre.com](mailto:paul.touhey@cbre.com)

**COLBY REEDER**

*Associate*

+1 610 386 6236

[colby.reeder@cbre.com](mailto:colby.reeder@cbre.com)

**MICHAEL MULLEN**

*Vice President*

+1 215 561 8927

[michael.mullen@cbre.com](mailto:michael.mullen@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



**CBRE**