1 JUDY WAY
ASTON, PA

AVAILABLE FOR LEASE
MULTI-TENANT INDUSTRIAL BUILDING

Available
Square Footage
44,508 SF

PROPERTY HIGHLIGHTS

- **AVAILABLE SF:**
  44,508 SF
- **ACREAGE:**
  18.36 acres
- **CEILING HEIGHTS:**
  21' clear
- **COLUMN SPACING**
  35' x 34'3"
- **LOADING DOCKS:**
  Five (5) Tailgate Loading Docks
- **ZONING:**
  LI - Limited Industrial (Aston Township)
- **HEATING:**
  Radiant heating in warehouse
- **FIRE PROTECTION:**
  Sprinklered
- **PARKING CAPACITY:**
  148 parking spaces

RECENT LANDLORD IMPROVEMENTS INCLUDE:

Full replacement of warehouse roof
New LED lighting
Select warehouse demolition
New landscaping
New exterior paint
Newly renovated warehouse bathrooms
New Dock Doors and Dock Packages
New Concrete Pad and Asphalt Paving

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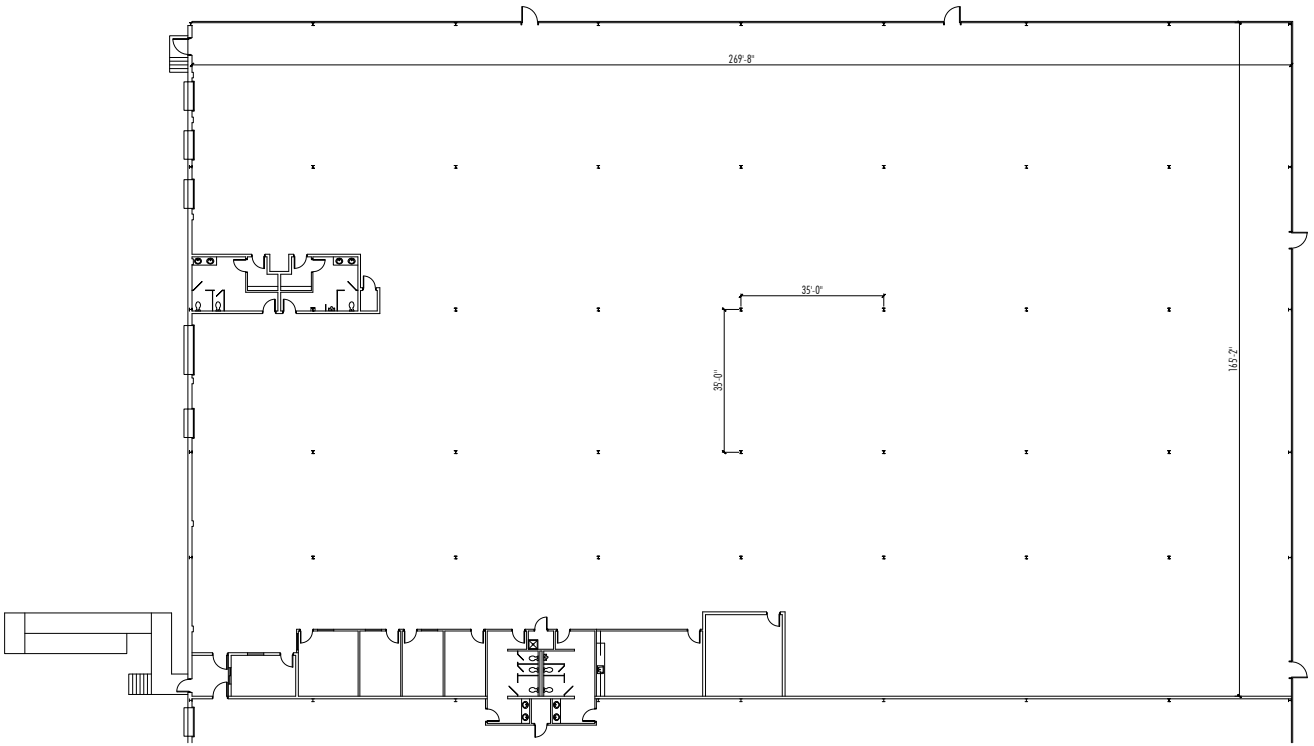
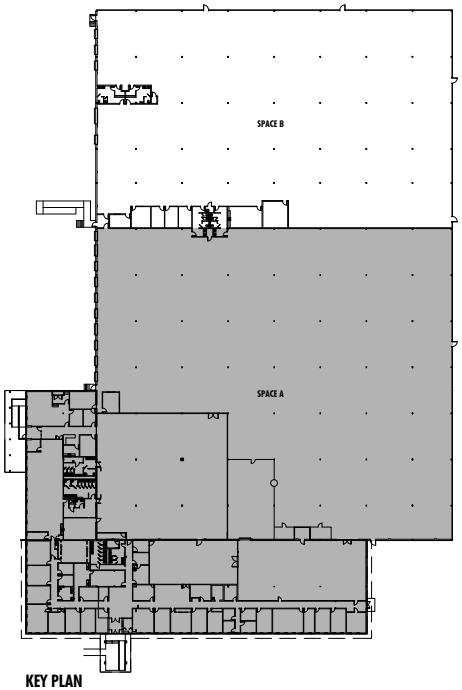
FLOOR PLAN





KEY PLAN

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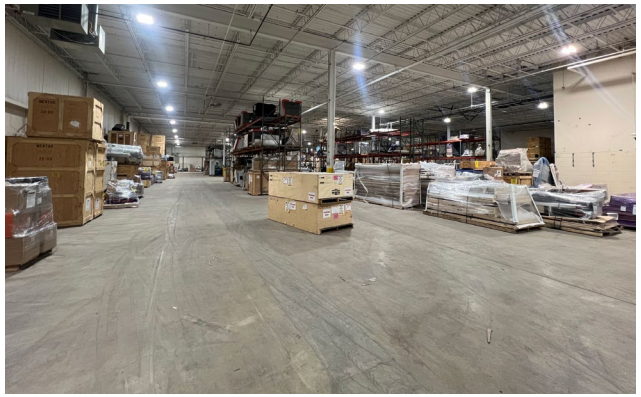
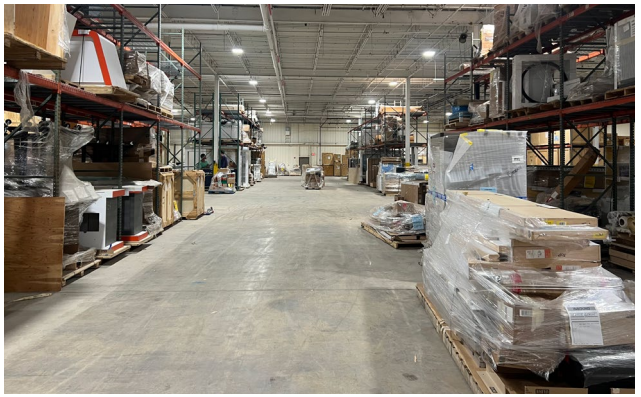
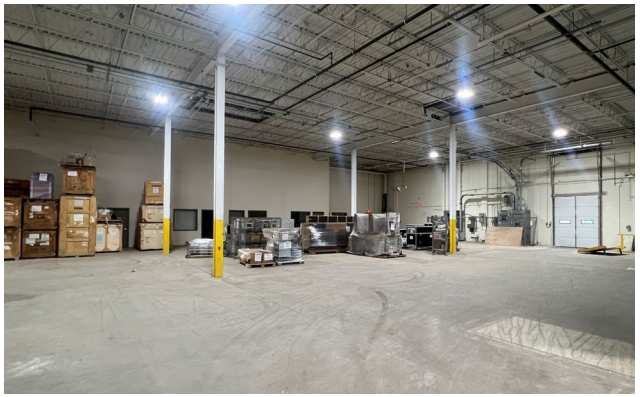
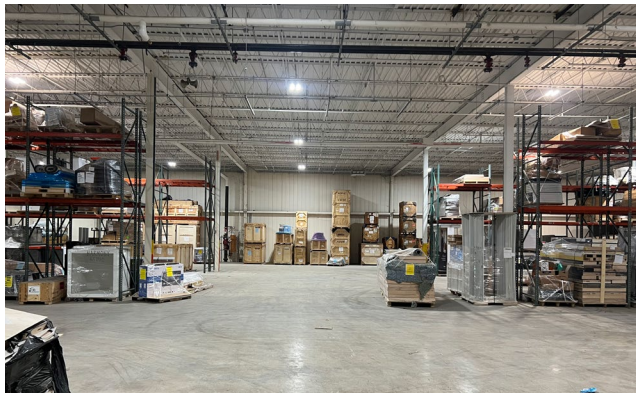
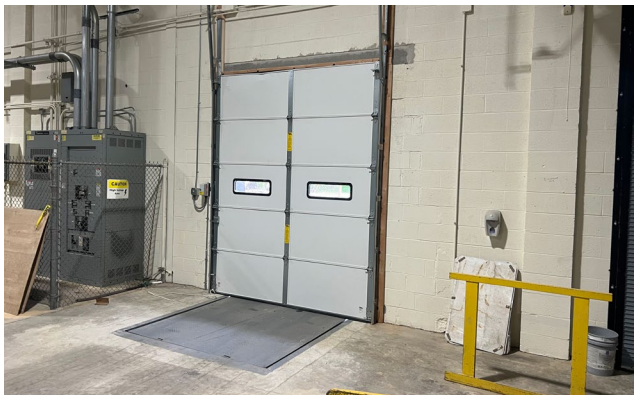





ADDITIONAL PHOTOGRAPHY



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1 JUDY WAY

LOCATION

The property is located in close proximity to Interstate 95 as well as the Commodore Barry Bridge which provides direct access to New Jersey.

DRIVE TIMES

I-95	I-476
10 Min	13 Min

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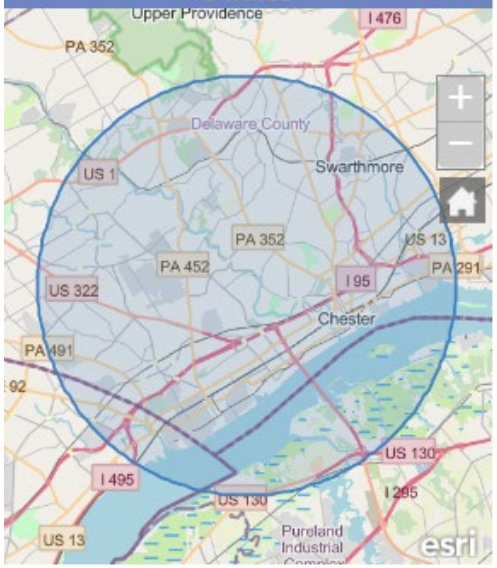
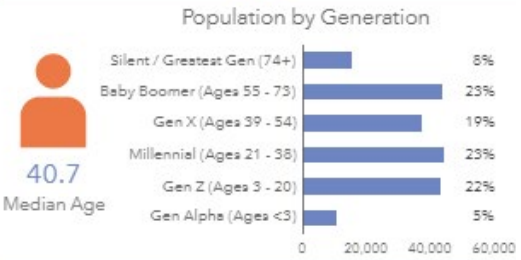
DEMOGRAPHICS

5 Miles

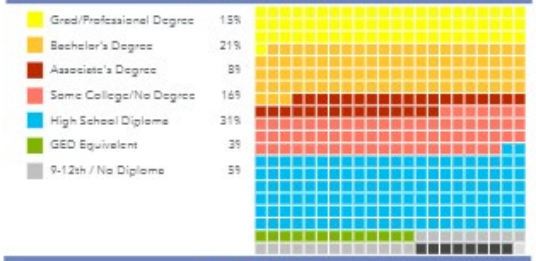


POPULATION

AGE



EDUCATION



INCOME

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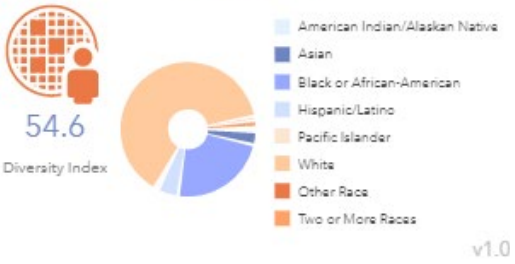

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REGIONAL OVERVIEW

ABOUT THE REGION

Philadelphia is the sixth-largest city nationwide. Philadelphia encompasses 135.1 square miles at the confluence of the Delaware and Schuylkill Rivers and is located 100 miles south of New York and 110 miles north of Washington, D.C.

The Philadelphia Metropolitan Statistical Area (MSA) consists of the City of Philadelphia and the eight surrounding counties of Bucks, Chester, Delaware, and Montgomery in Pennsylvania and Burlington, Camden, and Gloucester Counties in New Jersey.

As an urban region, the Philadelphia Metropolitan Statistical Area has the nation's fourth-largest GDP, at $432 billion. It is also the third most populous downtown among all U.S. cities. As one of the most visited U.S. cities in the country - in 2019 a record 46 million people visited the seven-county region.

Home to world-renowned museums, parks and historic landmarks, and virtually unlimited theater, arts and entertainment options, there is no shortage of reasons why Philadelphia is thriving.

5,400,000

Philadelphia Region Population

4th Largest

Metro GDP in the Nation

3rd Most

Populous Downtown

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