

YEADON INDUSTRIAL CENTER

AVAILABLE
FOR LEASE



6250 Baltimore Ave.
Yeadon, PA 19050



SSH Real Estate
A Full Service Real Estate Company

LIGHTSTONE

PROPERTY OVERVIEW

Strategically positioned in Yeadon, PA, the Yeadon Industrial Center is a state-of-the-art in-fill industrial facility encompassing **450,000 SF of premium space available for lease.**

This property offers unparalleled accessibility to key transportation networks, including major highways and the Philadelphia International Airport, making it an ideal location for businesses looking to thrive in the region.



FLEXIBLE LEASING OPTIONS

Units ranging from 10,002 SF to 39,513 SF



EFFICIENT LOADING FACILITIES

Well-positioned loading docks



AMPLE CEILING HEIGHTS

Ranging from 17'6" to 25'

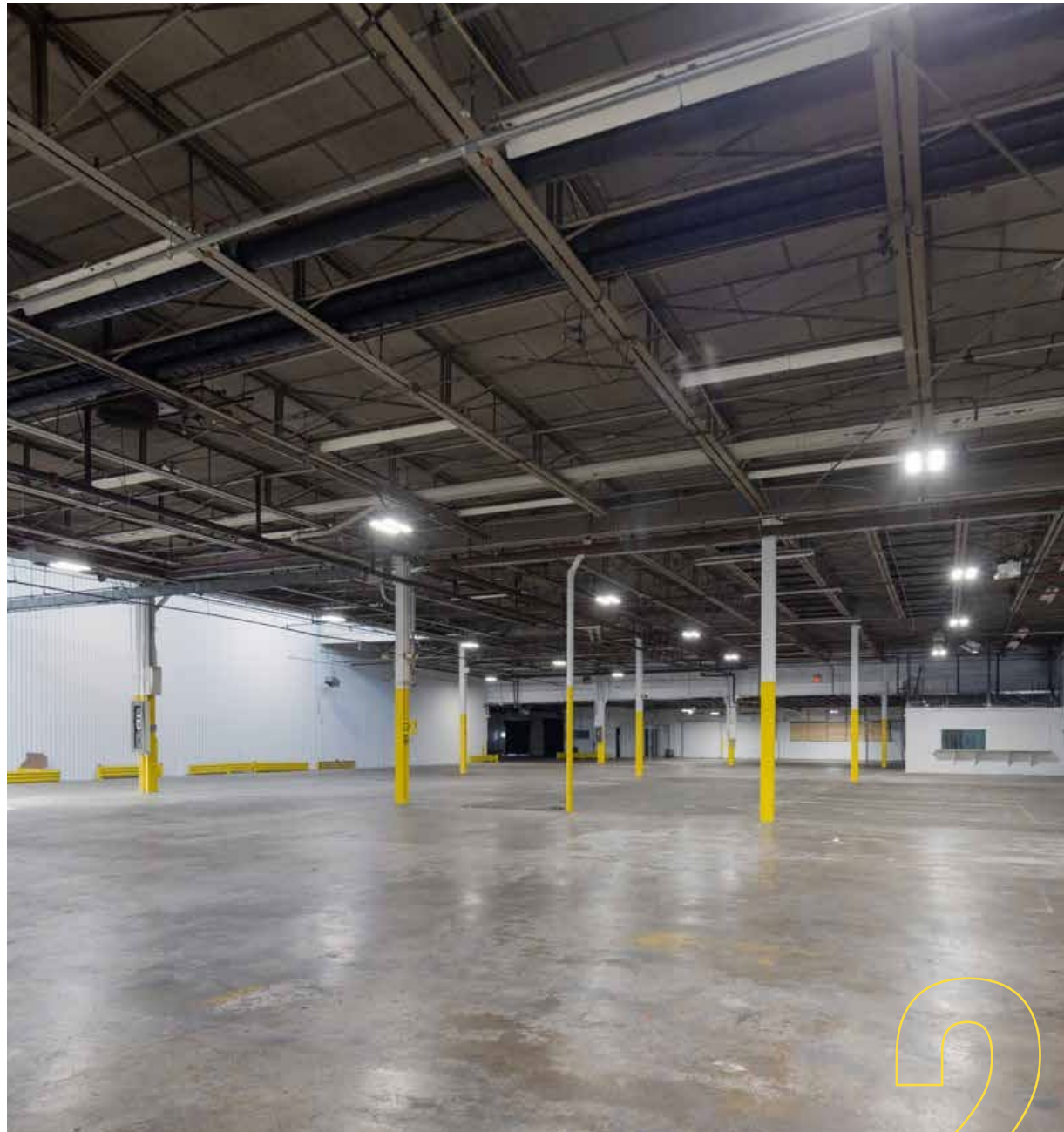


FULLY SPRINKLERED



TRAILER PARKING

Convenient Trailer Parking Available



BUILDING PLAN

- » 5 Docks
- » 2 Drive-In Doors (One (1) 19'x14' with 12' Pre-Cast Ramp, One (1) 10'x14')
- » Ceiling Height: 17'6" – 25'
- » Column Spacing: 25'x50'
- » Office: 2,400 SF

- » 1 Dock, Ability to add one (1) additional loading door
- » Ceiling Height: 17'6" – 19'
- » Column Spacing: 25'x50'
- » Office: 500 SF

- » 3 Docks
- » Ceiling Height: 17'6" – 19'
- » Column Spacing: 25'x50'
- » Ceiling Height: 17'6" – 22'
- » Office: Structured Mezzanine (excluded from square footage)

- » X Docks
- » Ceiling Height: X'X" – X'
- » Column Spacing: X'xX'
- » Ceiling Height: X'X" – X'
- » Office: Rem ad magnimus volupis aliasim odiciuntio el



INDUSTRIAL OUTDOOR STORAGE AVAILABLE

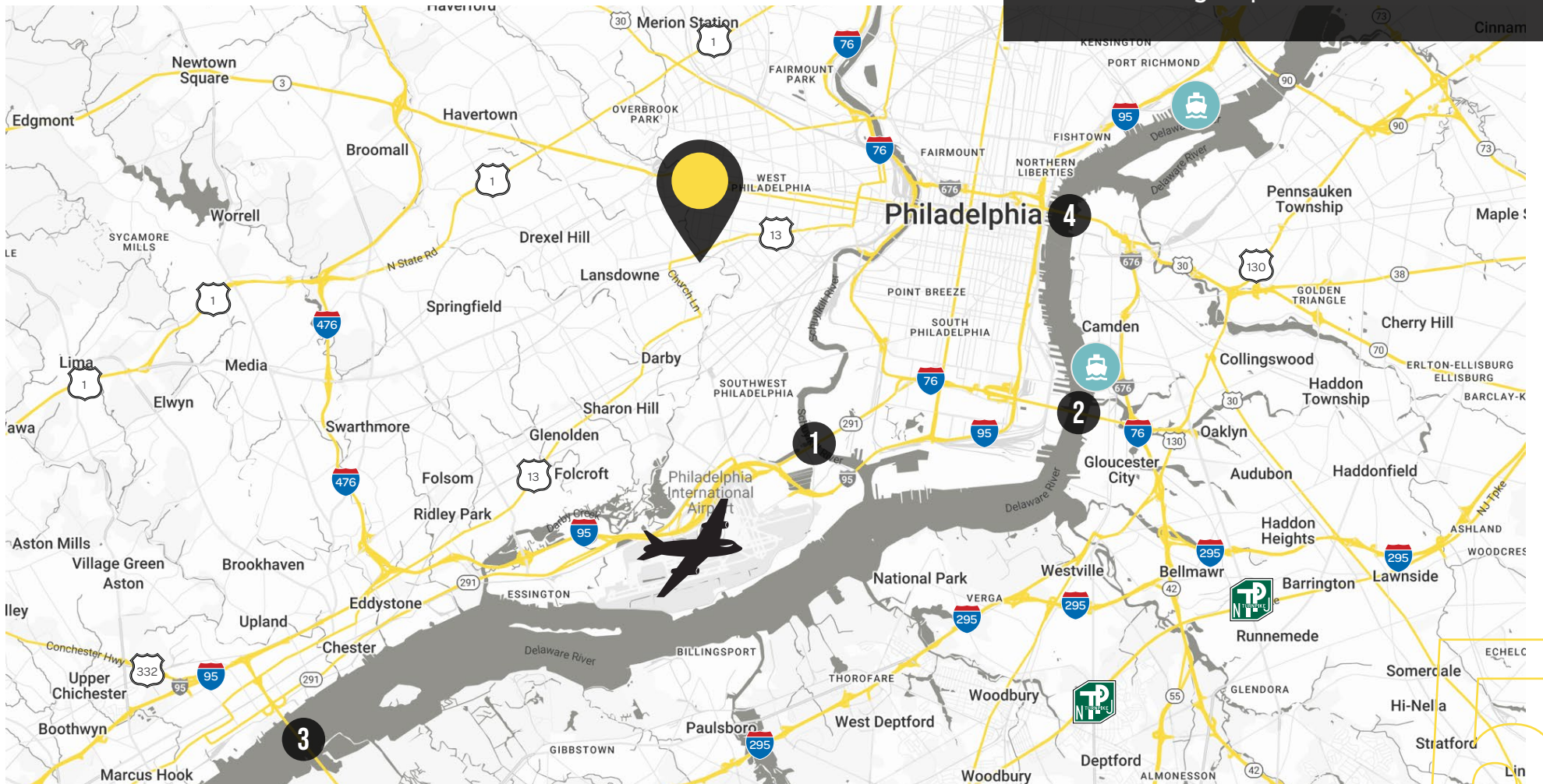
± .5 acres of IOS Available for Lease



LOCATION OVERVIEW

1. George C. Platt Memorial Bridge | 3.5 mi
2. Walt Whitman Bridge | 7 mi
3. Commodore Barry Bridge | 15 mi
4. Benjamin Franklin Bridge | 8 mi

Downtown Philadelphia | 6.5 mi
Philadelphia International Airport | 5.4 mi
Port of Camden | 13.1 mi
PhilaPort | 16.8 mi
Port of Wilmington | 27 mi



KEVIN HAGENBERG

Partner
610-601-4203
khagenberg@sshco.com

DON GRIMES

Managing Director
610-601-4204
dgrimes@sshco.com

BRENDAN SCHNEIDER

Vice President
610-601-4207
bschneider@sshco.com



LIGHTSTONE



Neither owner nor SSH Real Estate makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between potential projected and actual, and those differences may be material. The property may be withdrawn without notice. Neither owner nor SSH accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

BUILDING PLAN

- » 5 Docks
- » 2 Drive-In Doors (One (1) 19'x14' with 12' Pre-Cast Ramp, One (1) 10'x14')
- » Ceiling Height: 17'6" – 25'
- » Column Spacing: 25'x50'
- » Office: 2,400 SF

- » 1 Dock, Ability to add one (1) additional loading door
- » Ceiling Height: 17'6" – 19'
- » Column Spacing: 25'x50'
- » Office: 500 SF

- » 3 Docks
- » Ceiling Height: 17'6" – 19'
- » Column Spacing: 25'x50'
- » Ceiling Height: 17'6" – 22'
- » Office: Structured Mezzanine (excluded from square footage)

