

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 infill 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 3,962 – 25,170 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: 2,469 SF

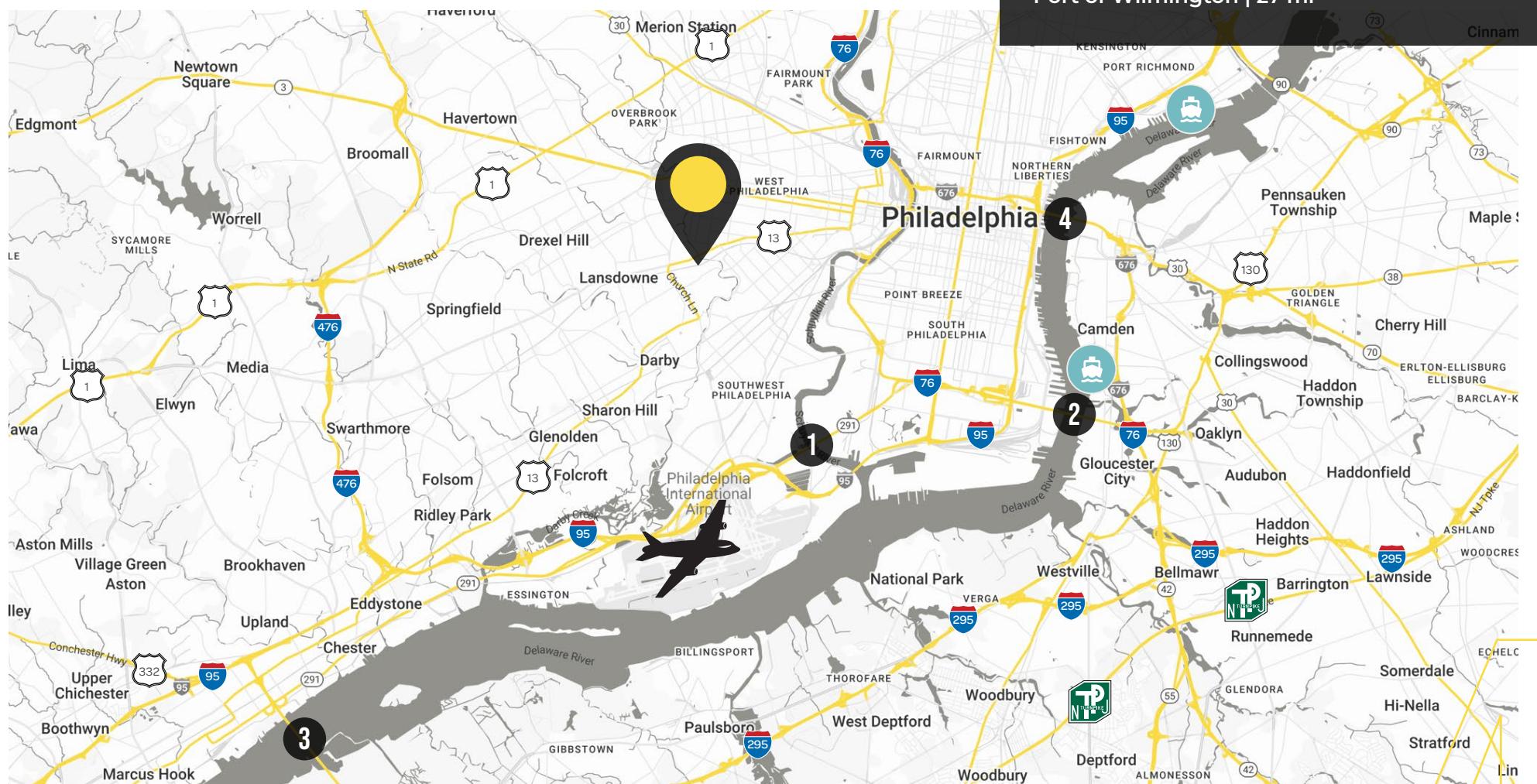
- » 1 Dock, Ability to add one (1) additional loading door
- » Ceiling Height: 17'6" – 19'
- » Column Spacing: 25'x50'
- » Office: 500 SF

- » 6 Docks
- » Clear Height: 12' – 25'
- » Column Spacing: 25'x50'
- » Small amount of office

- » 3,962 SF – 8,976 SF
- » 4 docks via platform
- » Clear Height: 15'
- » Small amount of office



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



DON GRIMES

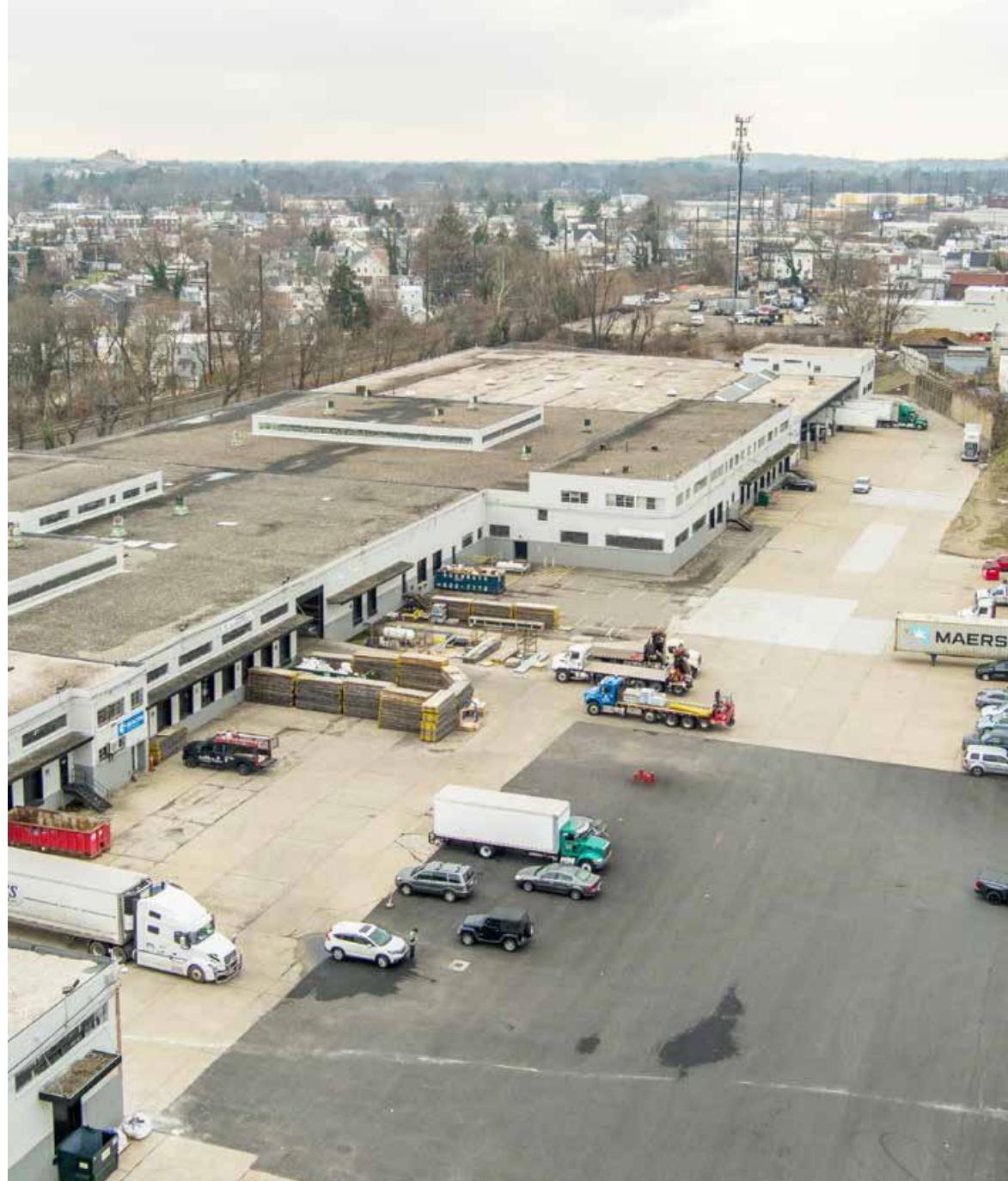
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