

# 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 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



YEADON INDUSTRIAL CENTER



# 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

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

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

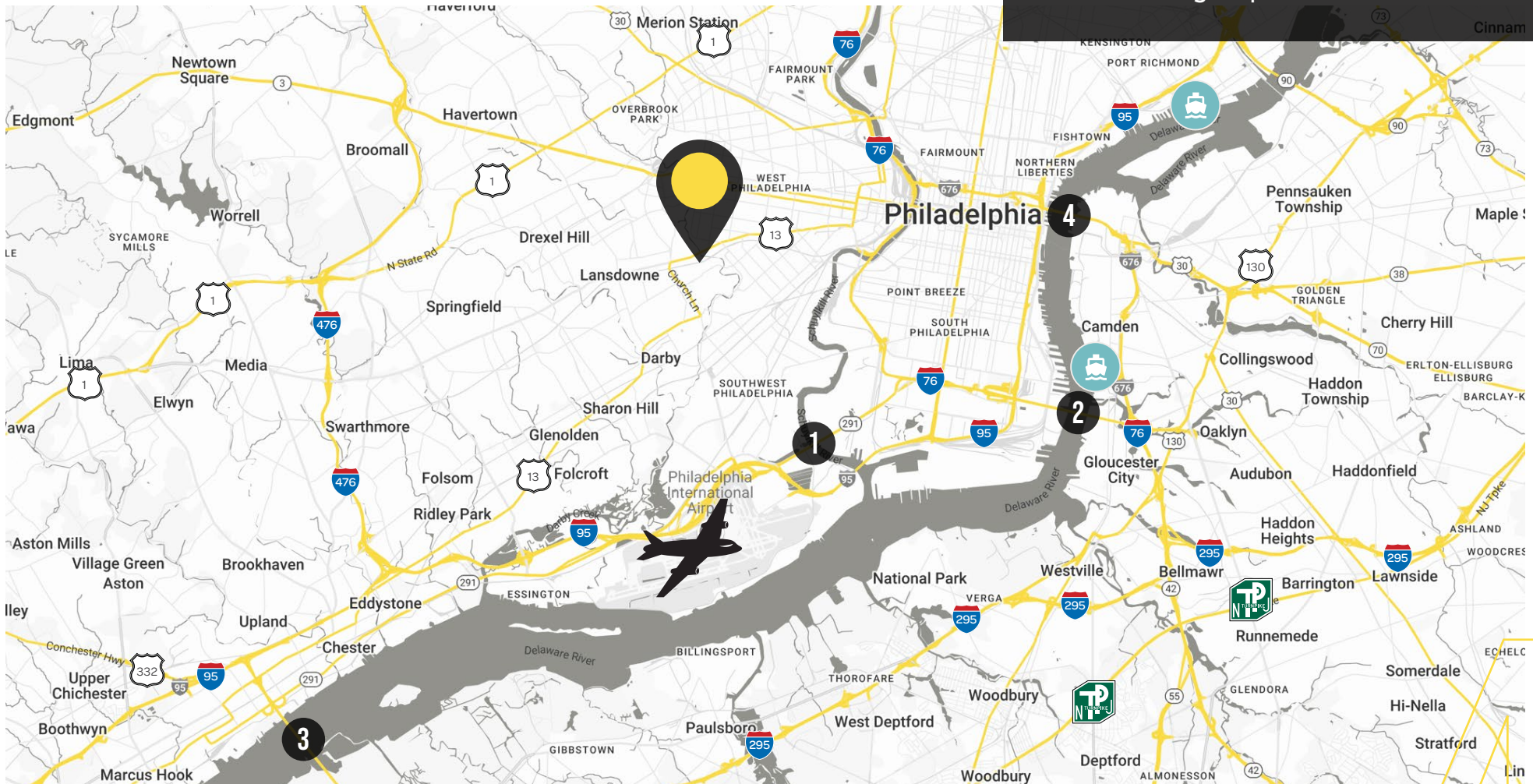
- » 3,962 SF – 8,976 SF
- » 4 docks via platform
- » Clear Height: 15'
- » Small amount of office



# 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





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