

**7,000 TO  
19,000  
SQUARE FEET  
INDUSTRIAL /  
FLEX  
FOR LEASE**

IDEAL LOCATION  
JUST OFF I-95  
& ROUTE 322

MINUTES TO  
PHILADELPHIA  
INT'L AIRPORT

EASY ACCESS TO  
I-476, COMMODORE  
BARRY BRIDGE, I-295,  
& NJ TURNPIKE



**AVAILABLE FOR LEASE  
2540 MARKET STREET**

**452 BUSINESS CENTER** | Aston, Delaware County, PA

**Jeff Licht, SIOR**

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OWNED BY  
**Camber  
Real Estate  
Partners**

**NAI Mertz**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**AVAILABLE FOR LEASE**

# 2540 MARKET STREET

**452 BUSINESS CENTER** | Aston, PA

## CURRENT AVAILABILITY

- 7,000 - 19,000 SF available for lease
- 17.5' -19.25' clear ceiling height
- 40' x 48' column spacing
- (4) 8' x 10' tailgate doors
- Power: 480v 3 phase 208/120
- LED lighting
- Fully sprinklered
- Gas fired unit heat
- 2 shop restrooms (1+1)
- Office restrooms
- 1 ADA 1+1
- Men's - 1+1
- Women's 1+1

## DIVISIBLE INTO 2 UNITS

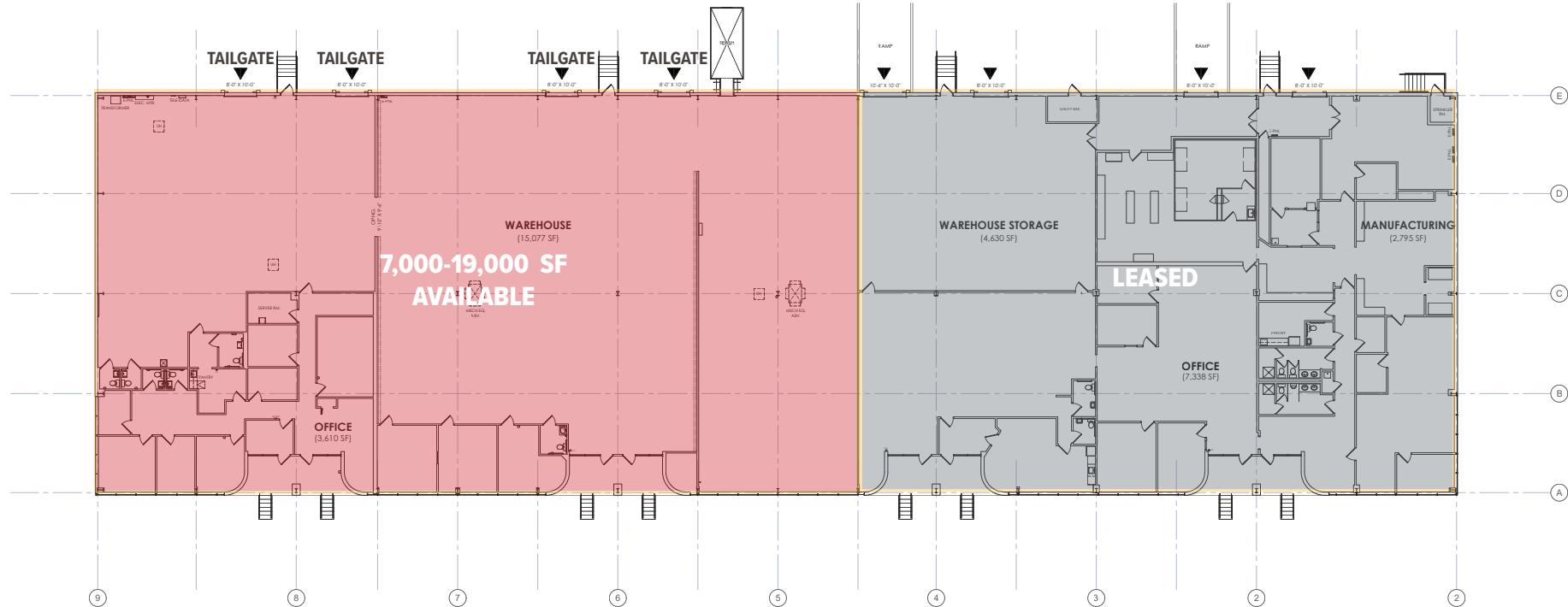
**7,000 SF** | **12,000 SF**



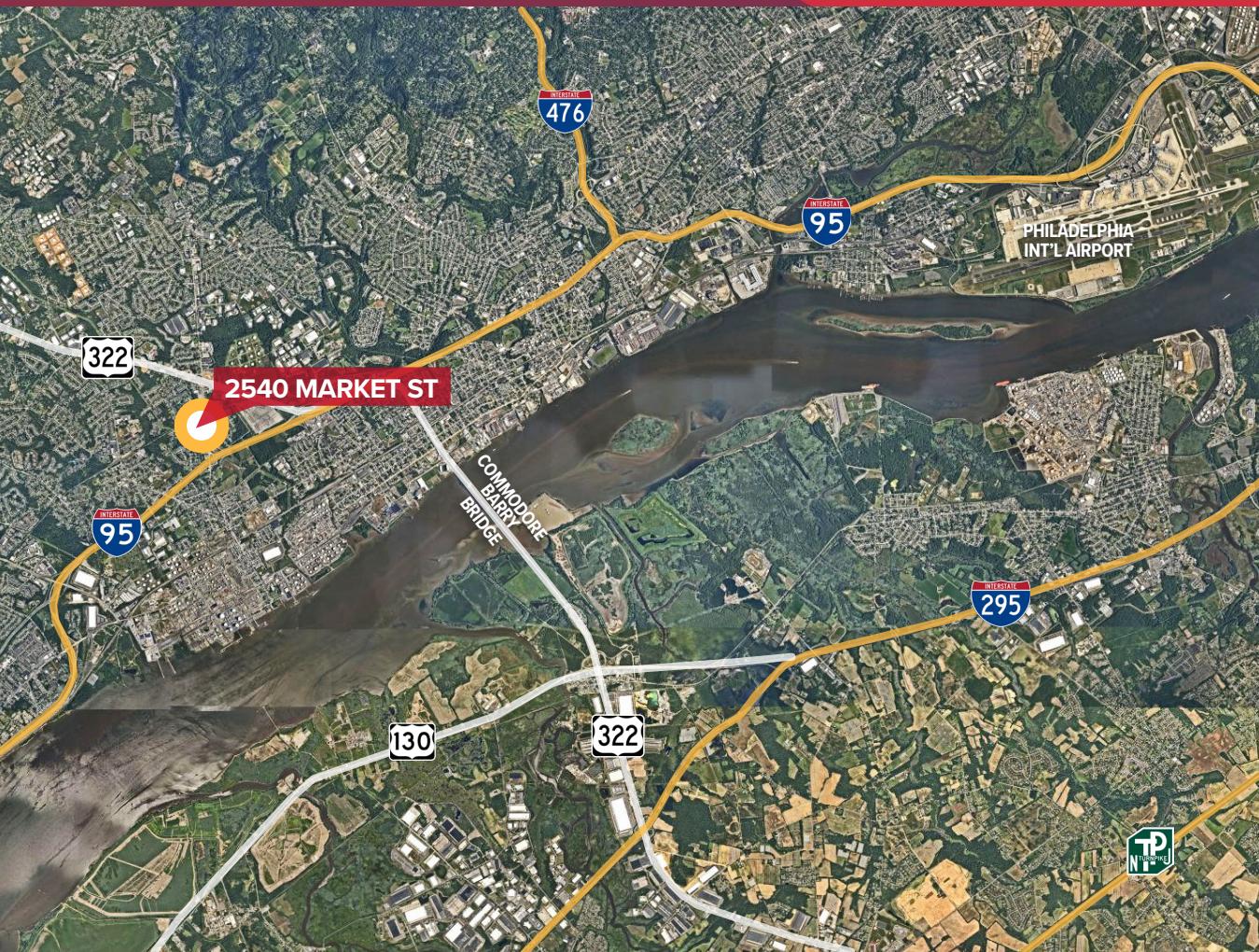
# FLOORPLAN DIVISIBLE

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# LOCATION INFORMATION



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## AVAILABLE FOR LEASE 2540 MARKET STREET

**452 BUSINESS CENTER** | Aston, PA

### Distance to

I-95	0.5 mi
Route 322	0.8 mi
Commodore Barry Bridge	3.5 mi
I-476	5.3 mi
I-295	8.0 mi
Philadelphia Int'l Airport	10 mi
Downtown Wilmington	11 mi
NJ Turnpike	12 mi
Center City Philadelphia	21 mi

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