

**AVAILABLE**

**1 JUDY WAY**  
ASTON, PA

**AVAILABLE FOR LEASE**  
**MULTI-TENANT INDUSTRIAL BUILDING**

**AVAILABLE SF**

20,000 to  
44,508 SF



## PROPERTY HIGHLIGHTS

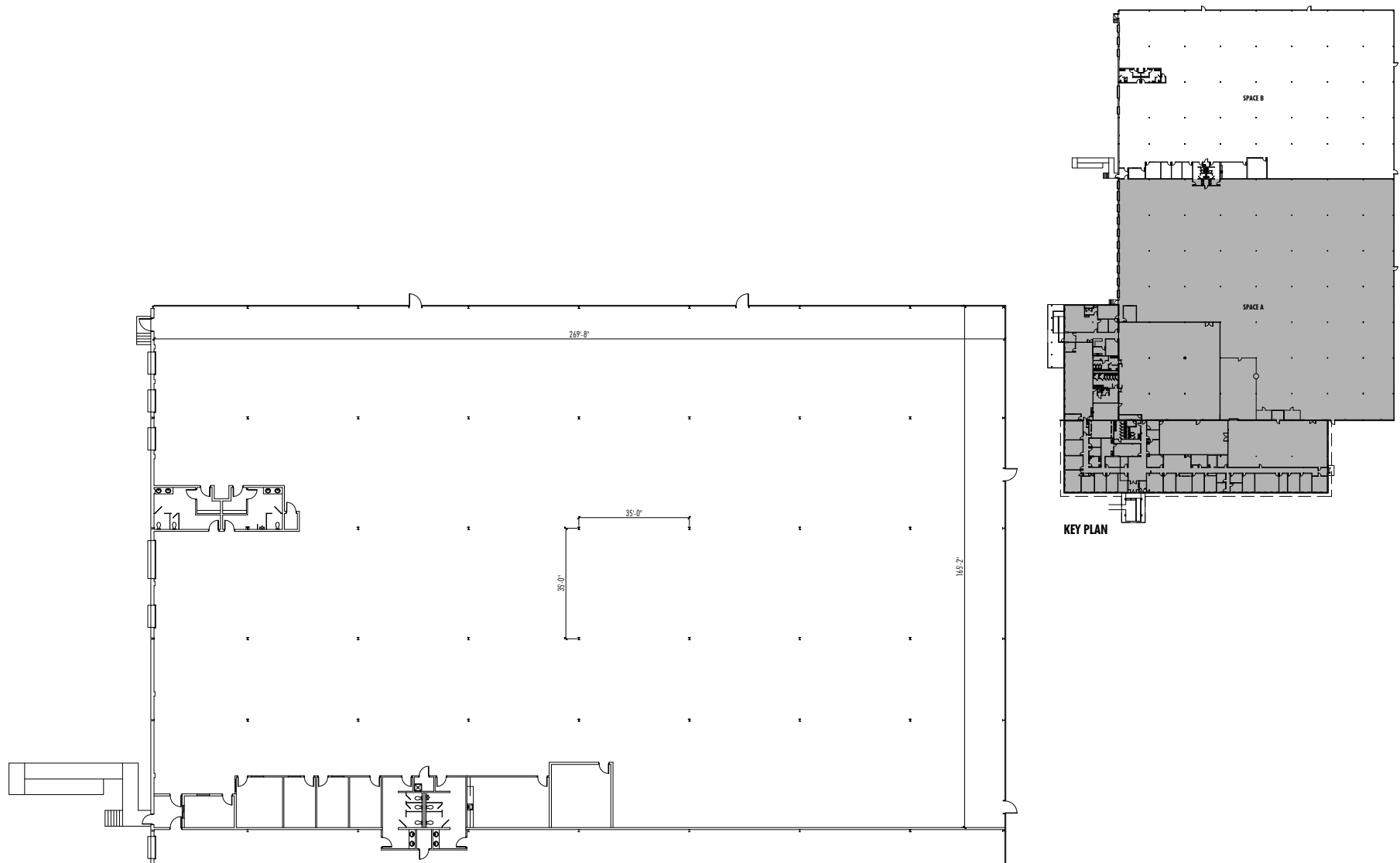
- **AVAILABLE SF:**  
20,000 - 44,508 SF
- **ACREAGE:**  
18.36 acres
- **CEILING HEIGHTS:**  
21' clear
- **COLUMN SPACING**  
35' x 34'3"
- **LOADING DOCKS:**  
Five (5) Tailgate Loading Docks
- **ZONING:**  
LI - Limited Industrial (Aston Township)
- **HEATING:**  
Radiant heating in warehouse
- **FIRE 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



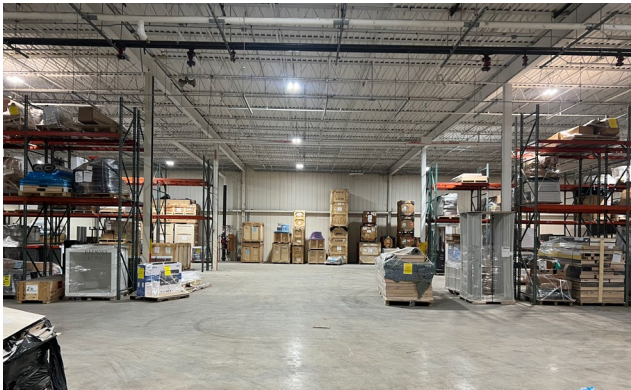
# FLOOR PLAN













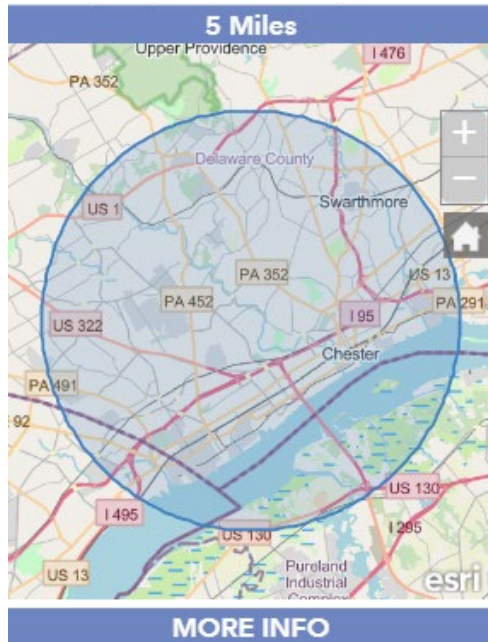


The property is located in close proximity to Interstate 95 as well as the Commodore Barry Bridge which provides direct access to New Jersey.

Case	Time
I-95	10 Min
I-476	13 Min

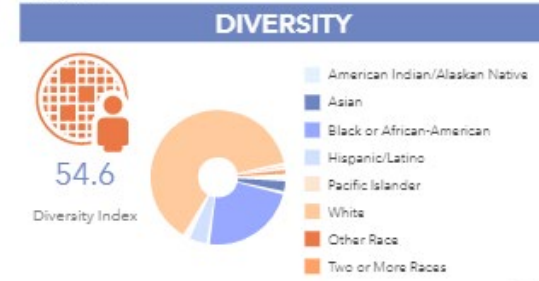
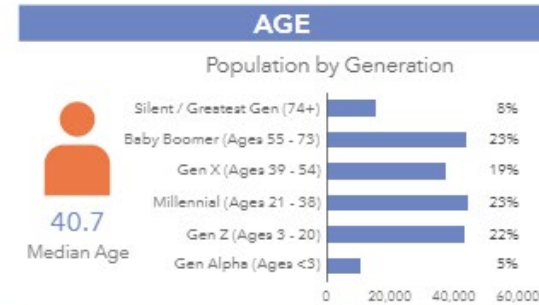
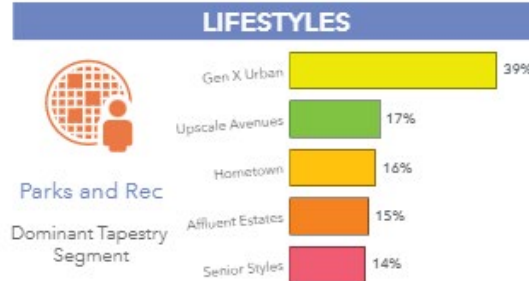
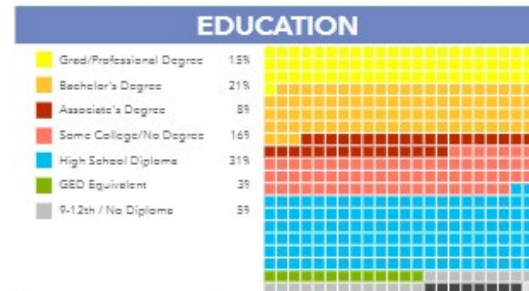


# DEMOGRAPHICS



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v1.0

## 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.



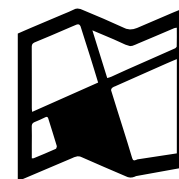
**5,400,000**

Philadelphia Region  
Population



**4th Largest**

Metro GDP in the Nation



**3rd Most**

Populous Downtown





## CONTACT



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