



AVAILABLE

1 JUDY WAY
ASTON, PA

AVAILABLE FOR LEASE
MULTI-TENANT INDUSTRIAL BUILDING

AVAILABLE SF
20,000 to
44,508 SF

PROPERTY HIGHLIGHTS

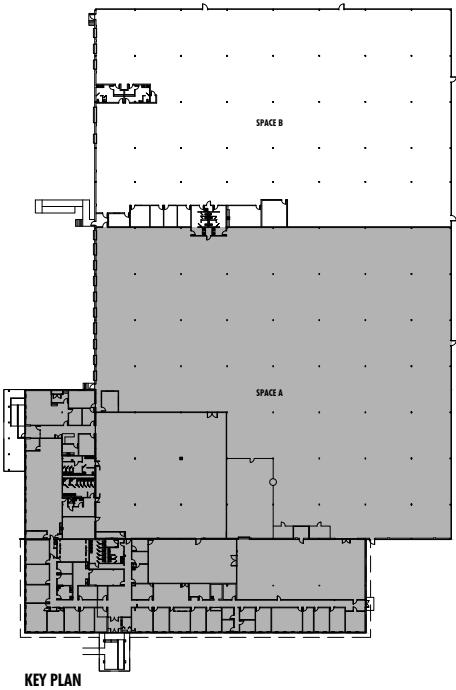
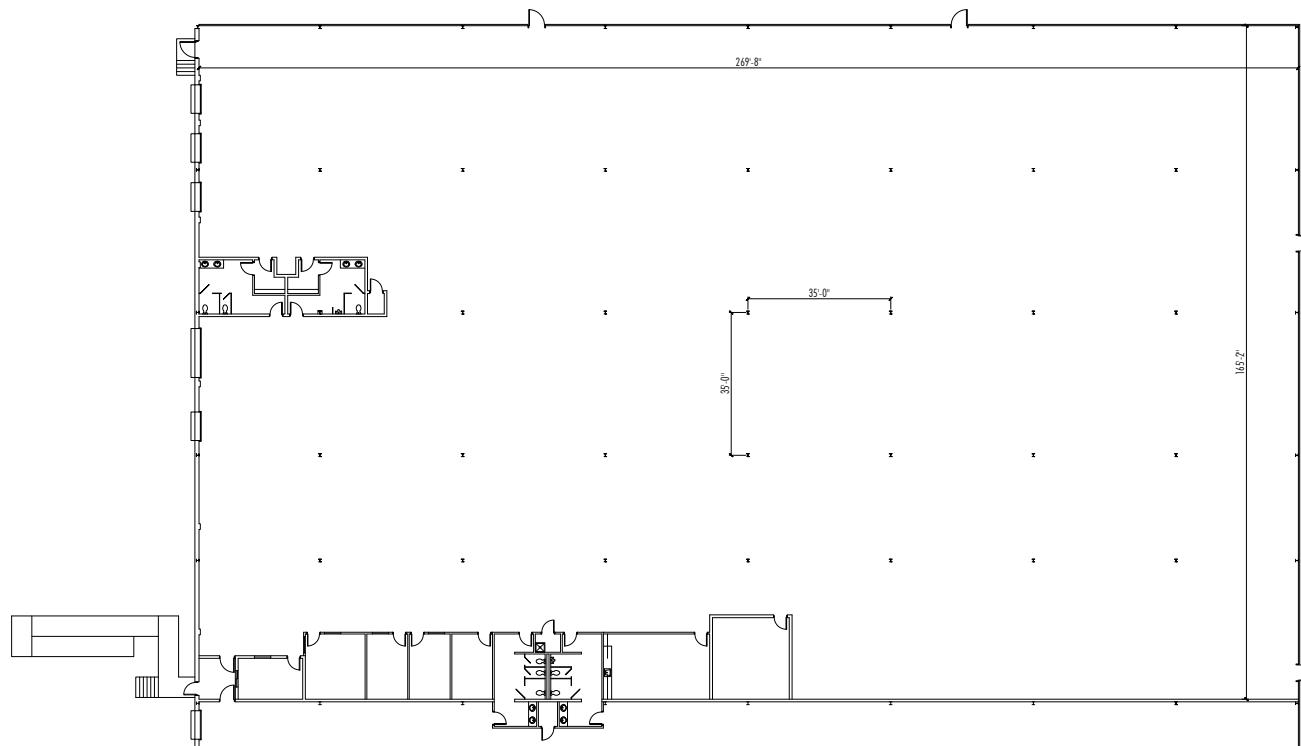
- **AVAILABLE SF:**
20,000 - 44,508 SF
- **ACREAGE:**
18.36 acres
- **CEILING HEIGHTS:**
21' clear
- **COLUMN SPACING**
35' x 34'3"
- **LOADING DOCKS:**
Five (5) Tailgate Loading Docks
- **ZONING:**
LI - Limited Industrial (Aston Township)
- **HEATING:**
Radiant heating in warehouse
- **FIRE PROTECTION:**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

RECENT LANDLORD IMPROVEMENTS INCLUDE:

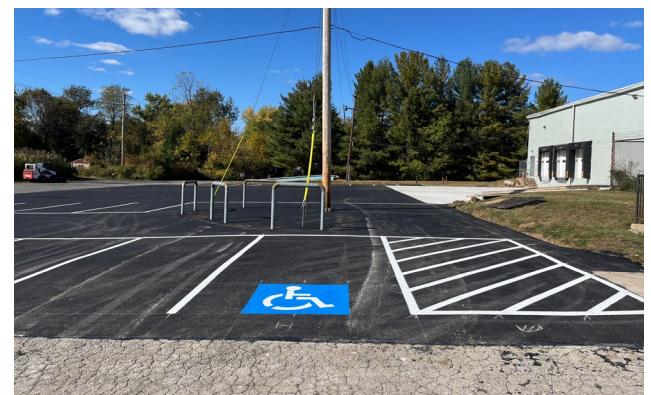
- Full replacement of warehouse roof
- New LED lighting
- Select warehouse demolition
- New landscaping
- New exterior paint
- Newly renovated warehouse bathrooms
- New Dock Doors and Dock Packages
- New Concrete Pad and Asphalt Paving



FLOOR PLAN



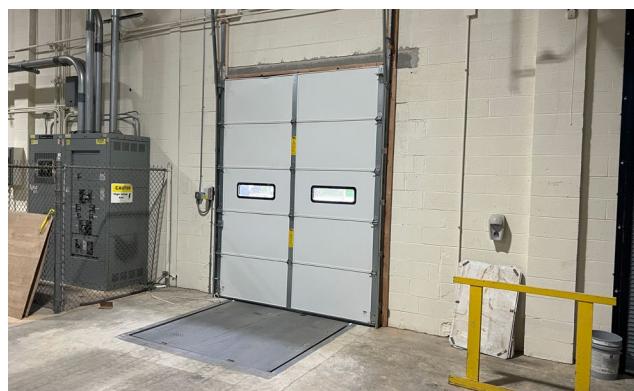
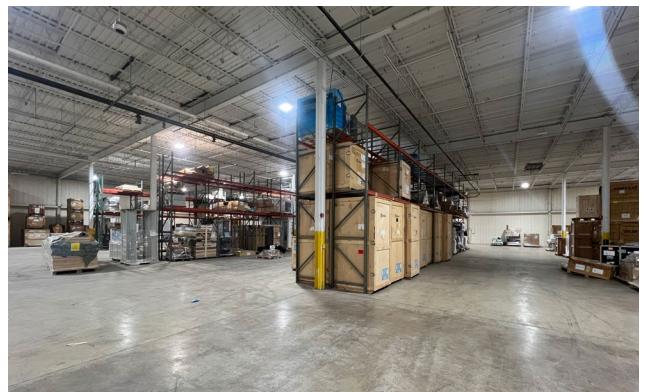
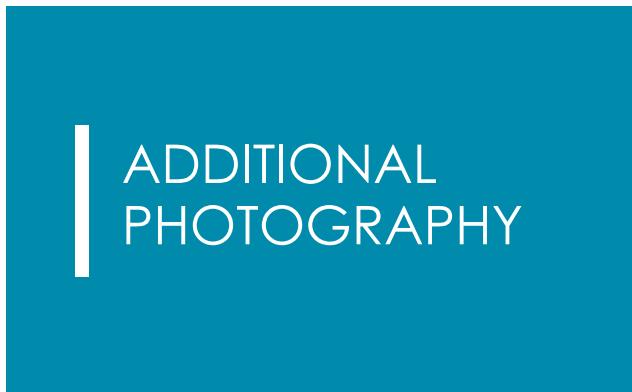
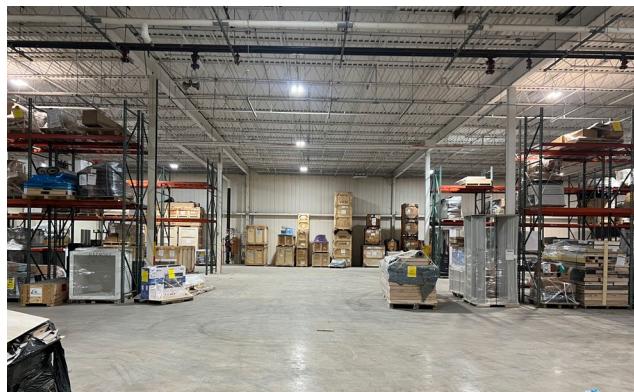
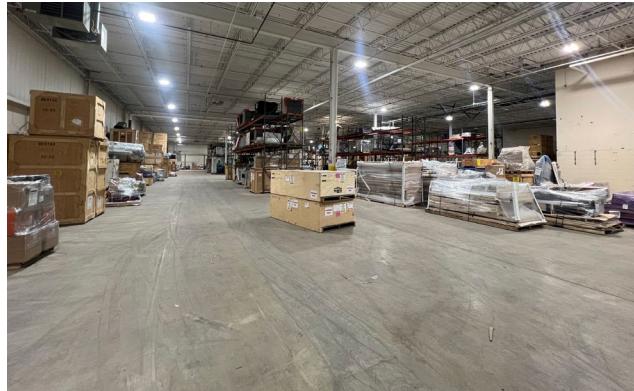
KEY PLAN

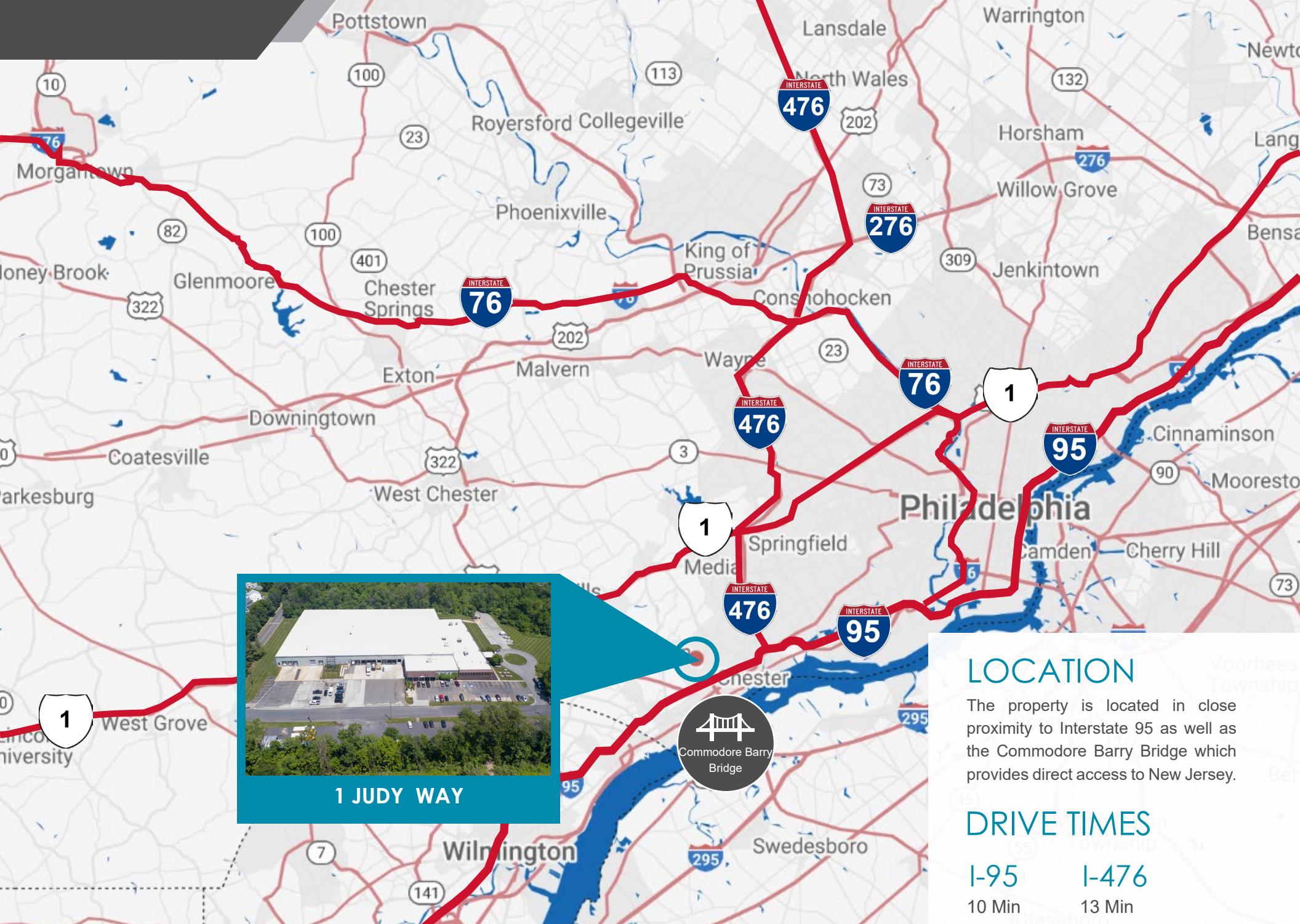


1 Judy Way, Aston, PA

 SEYON

 BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931



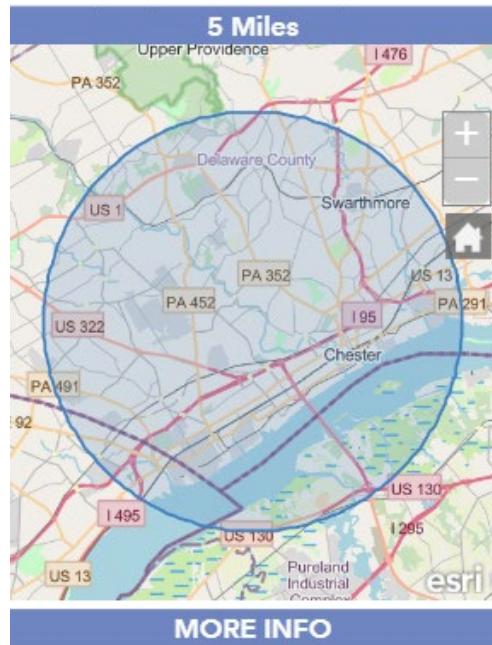


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DEMOGRAPHICS

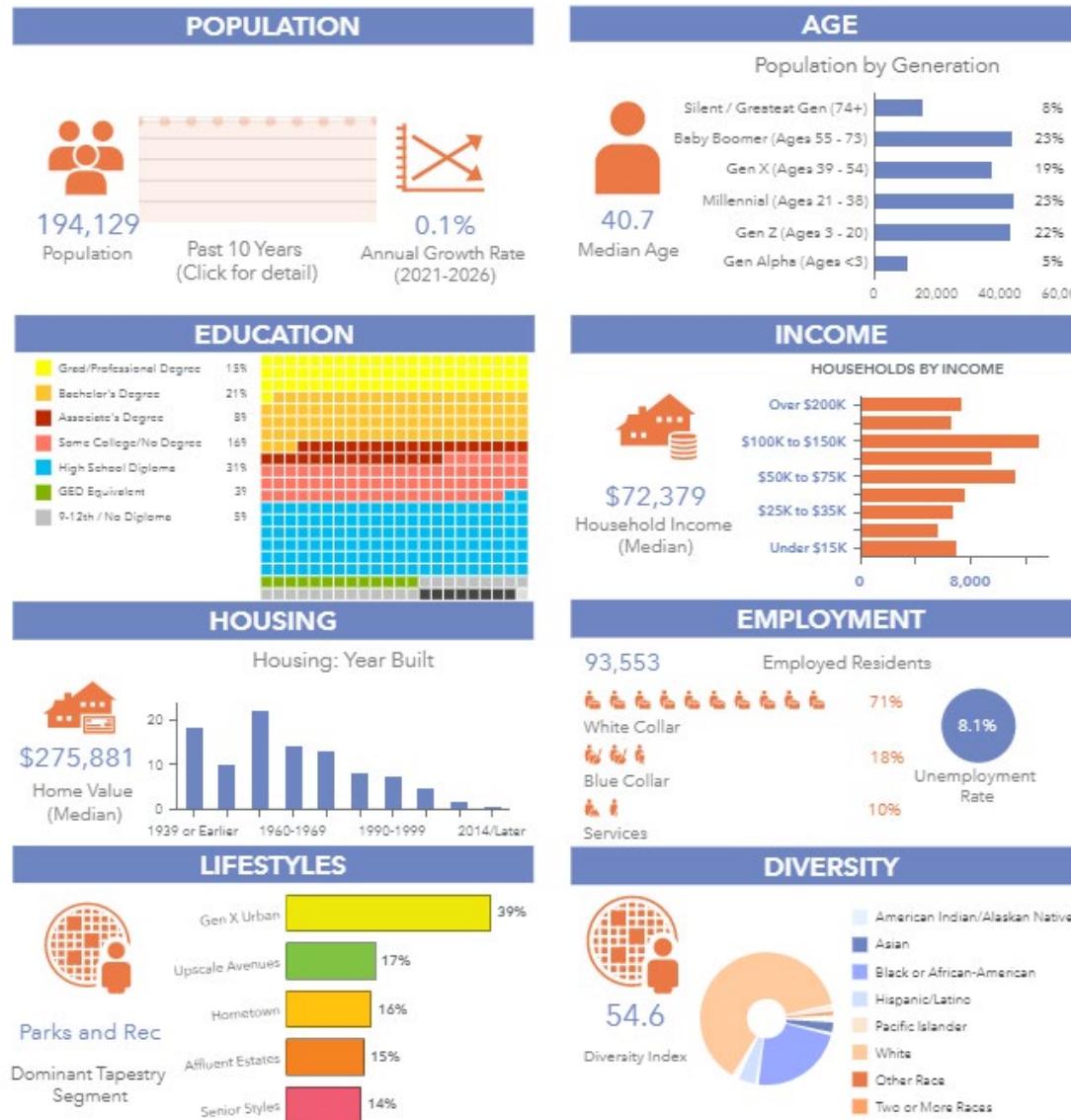


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REGIONAL OVERVIEW

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.



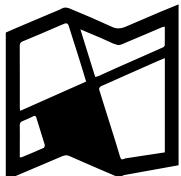
5,400,000

Philadelphia Region
Population



4th Largest

Metro GDP in the Nation



3rd Most

Populous Downtown



CONTACT



Tim Pennington

Partner & Senior Vice President
215.407.1272
tpennington@binswanger.com



Matt Corrigan

Senior Vice President
215.622.0786
mcorrigan@binswanger.com



Chris Pennington

Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Nick Maras

Vice President
215.448.6024
nmaras@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA, 19103
Phone: 215.448.6000
binswanger.com

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