



ARES
INDUSTRIAL
MANAGEMENT

279 CANAL ROAD

FAIRLESS HILLS, PA 19030

FOR LEASE | 60,025 SQ FT | Available September 1, 2026



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Licensed Real Estate Broker



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Property FEATURES

Available: 9/1/2026

Column Spacing: 48' x 60'

Total Building SF: 60,025 SF

Sprinkler: 100% wet

Available SF: 60,025 SF

Dock Doors 10

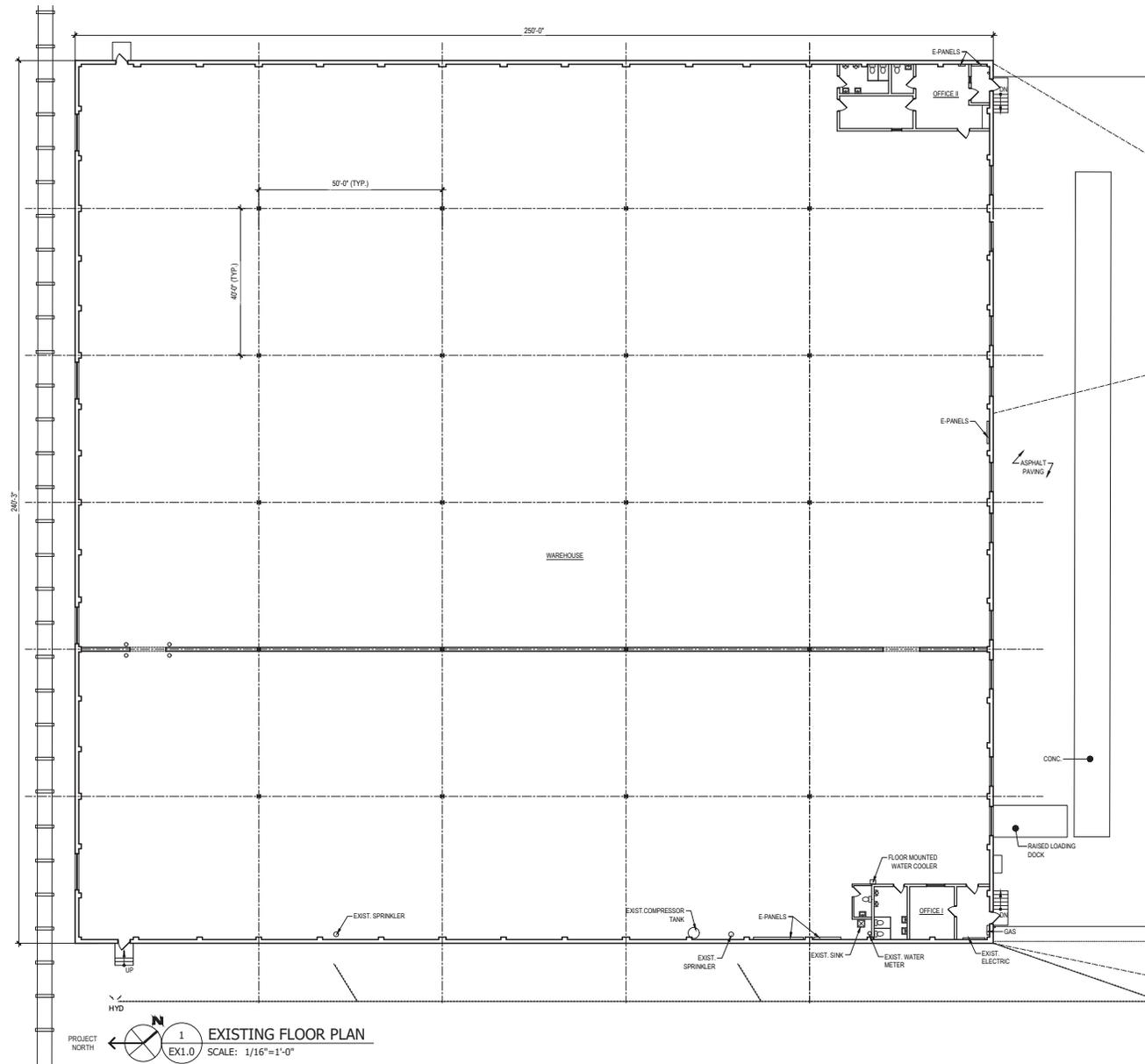
Clear Height: 25'

Loading
Configuration Front-Load



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Floor PLAN



Location HIGHLIGHTS

- 3 minutes (1.7 miles) to US-1
- 35 minutes (26 miles) to Port of Philadelphia
- 48 minutes (40 miles) to PHL International
- 68 minutes (57 miles) to EWR International
- 74 minutes (62 miles) to Port of NY/NJ
- 75 minutes (71 miles) to Port of Wilmington
- 120 minutes (82 miles) to JFK International
- 143 minutes (141 miles) to Port of Baltimore



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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