

1515 GARNET MINE ROAD

AVAILABLE FOR LEASE



1515 Garnet Mine Rd.
Garnet Valley, PA 19060



SSH Real Estate
A Full Service Real Estate Company

PROPERTY OVERVIEW

Excellent location with close proximity to both I-95 (3.0 miles) and I-476 (7.8 miles) via the immediately adjacent US Route 322 offering convenient access to the greater Mid-Atlantic and Northeast regions.



UNIT A: 23,858 SF



UNIT B: 25,581 SF



POSSIBLE OUTDOOR STORAGE



TRAILER PARKING



WET SPRINKLER SYSTEM



HEAVY POWER



NEW ROOF (2022)

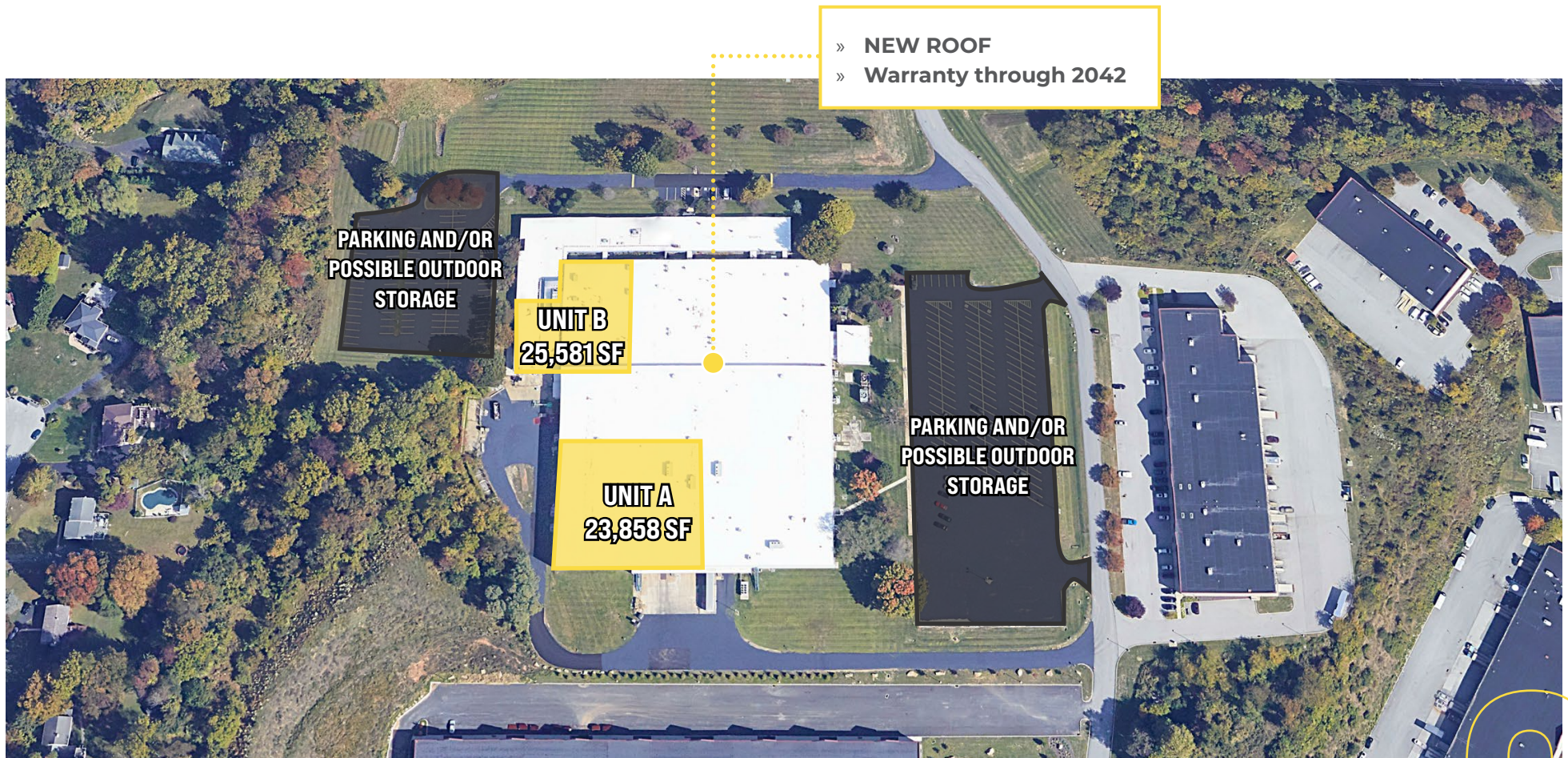


RECENT UPGRADES

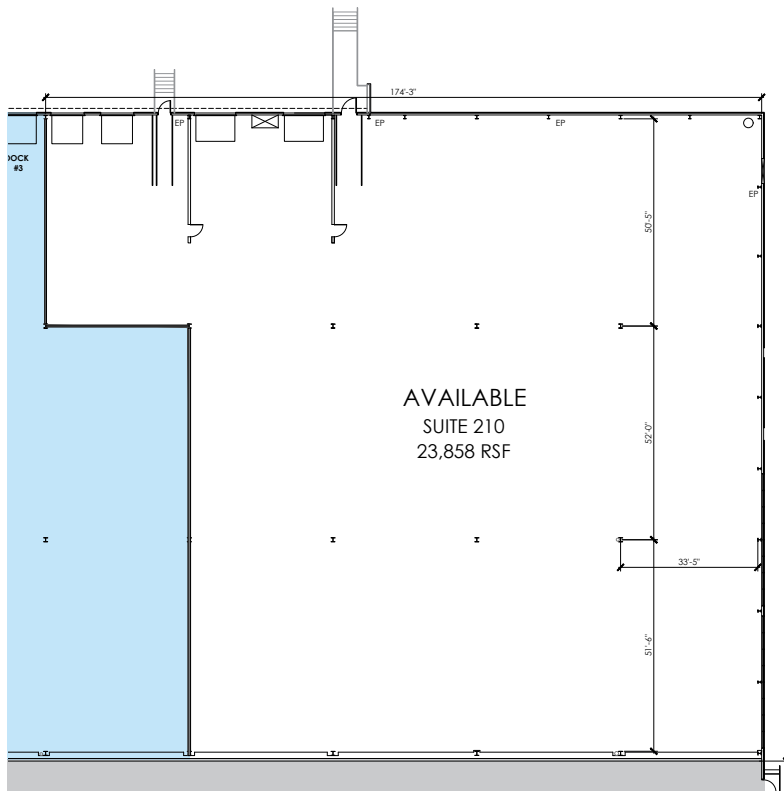
To Parking Lot, Landscaping, Exterior Facade



BUILDING PLAN

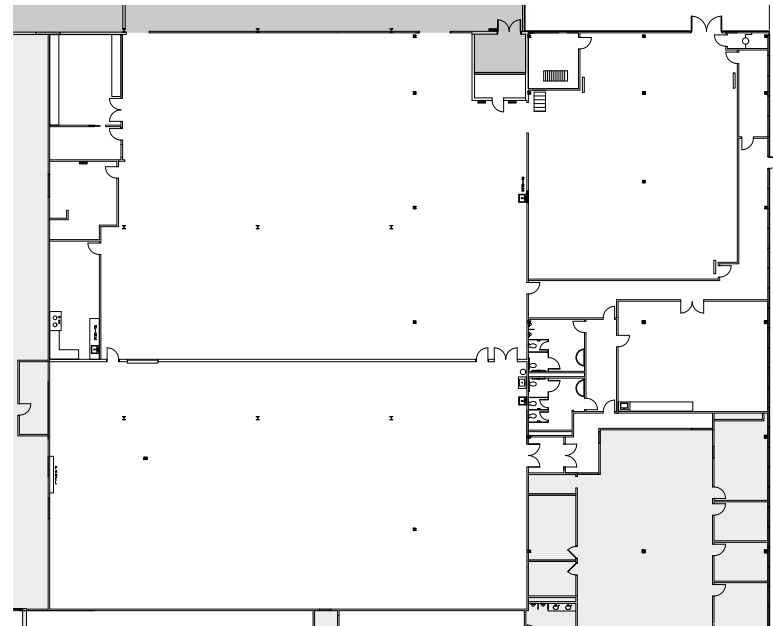


FLOOR PLAN & LAYOUT



UNIT A

- » 23,858 SF
- » 4 Loading Dock Doors
- » 23' Ceiling
- » Column Size: 35' x 50'



UNIT B

- » 25,581 SF
- » 1 Loading Dock Door
- » 10-14' Ceiling
- » Column Size: 35' x 50'

LOCATION OVERVIEW

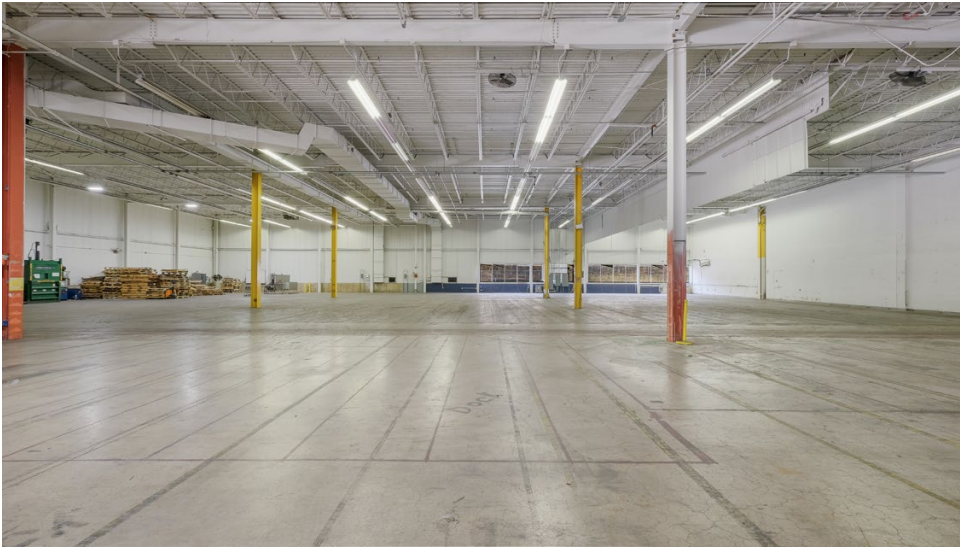
1. Commodore Barry Bridge | 11 mi
2. Delaware Memorial Bridge | 20 mi
2. George C. Platt Memorial Bridge | 20 mi
3. Benjamin Franklin Bridge | 24 mi
4. Walt Whitman Bridge | 27 mi

Downtown Philadelphia | 24.7 mi
Philadelphia International Airport | 12.7 mi

U.S. Route 322 | 0.5 Mile
I-95 | 3.0 Miles
U.S. Route 1 | 4.0 Miles
U.S. Route 202 | 4.2 Miles
I-476 | 7.8 Miles
I-76 | 18.2 Miles



PHOTOS



DON GRIMES

Managing Director
610-601-4204
dgrimes@sshco.com

BRENDAN SCHNEIDER

Vice President
610-601-4207
bschneider@sshco.com



Neither owner nor SSH Real Estate makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between potential projected and actual, and those differences may be material. The property may be withdrawn without notice. Neither owner nor SSH accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.