

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

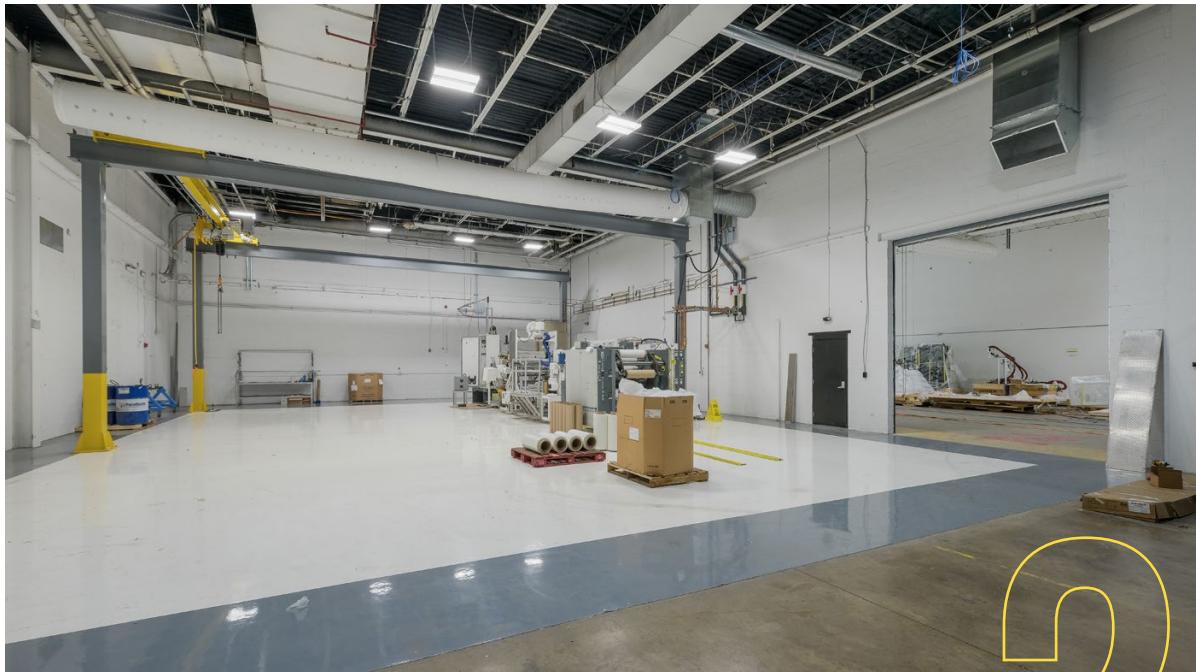
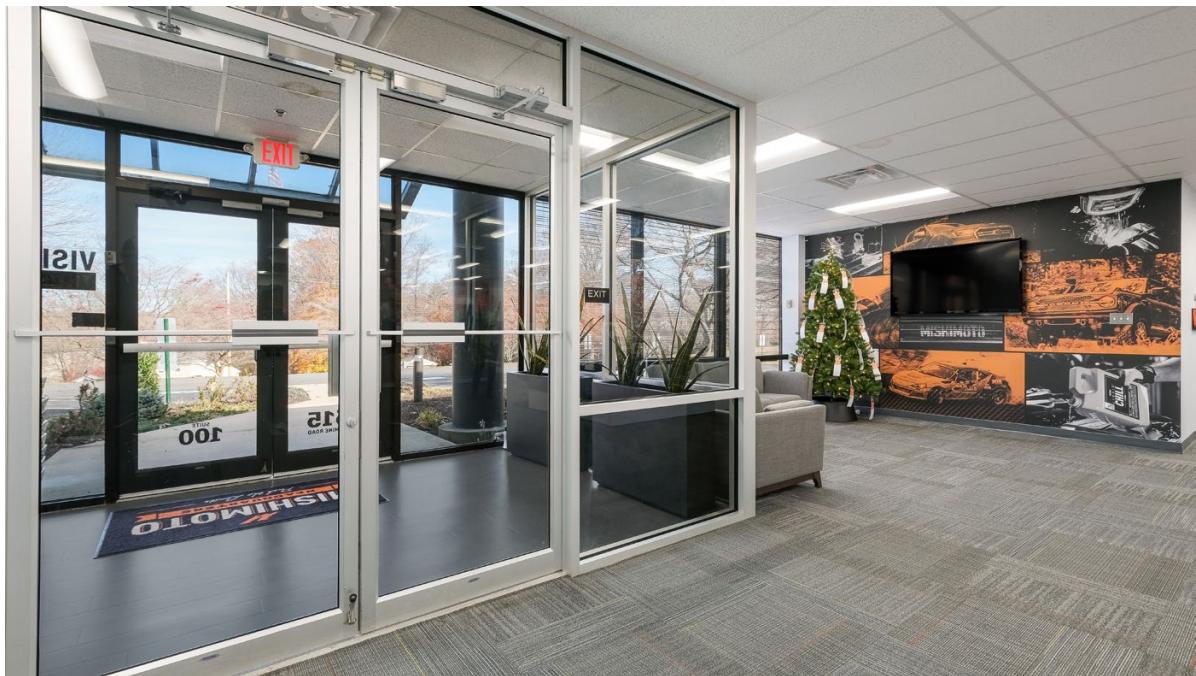


NEW ROOF (2022)



RECENT UPGRADES

To Parking Lot, Landscaping, Exterior Facade

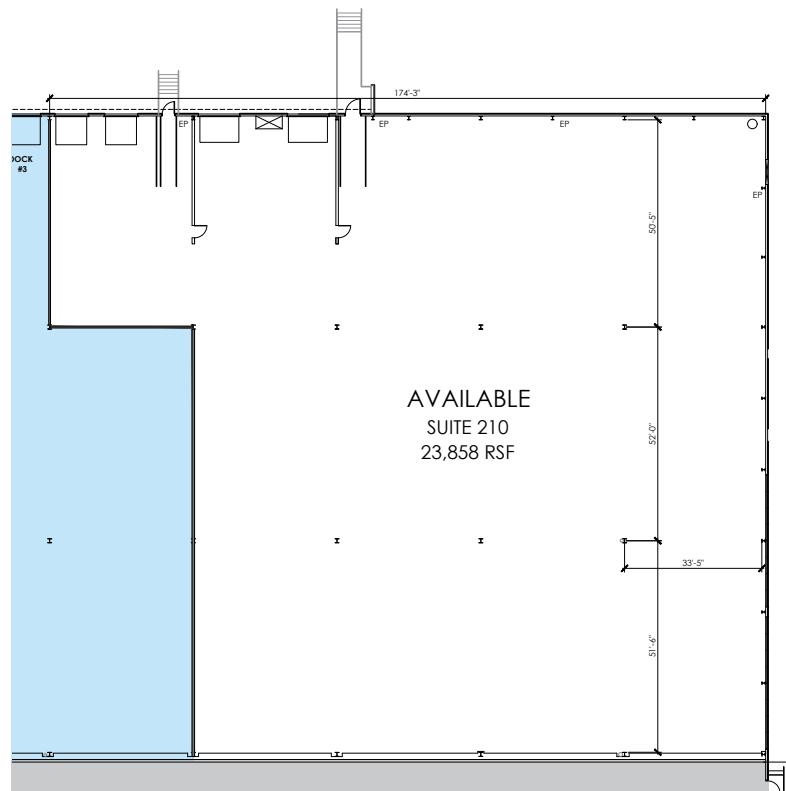


BUILDING PLAN



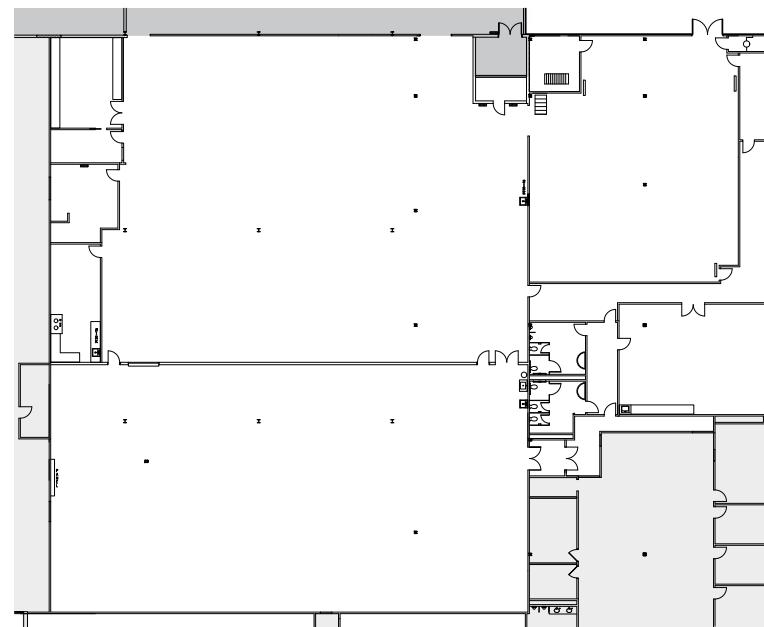


FLOOR PLAN & LAYOUT



UNIT A

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



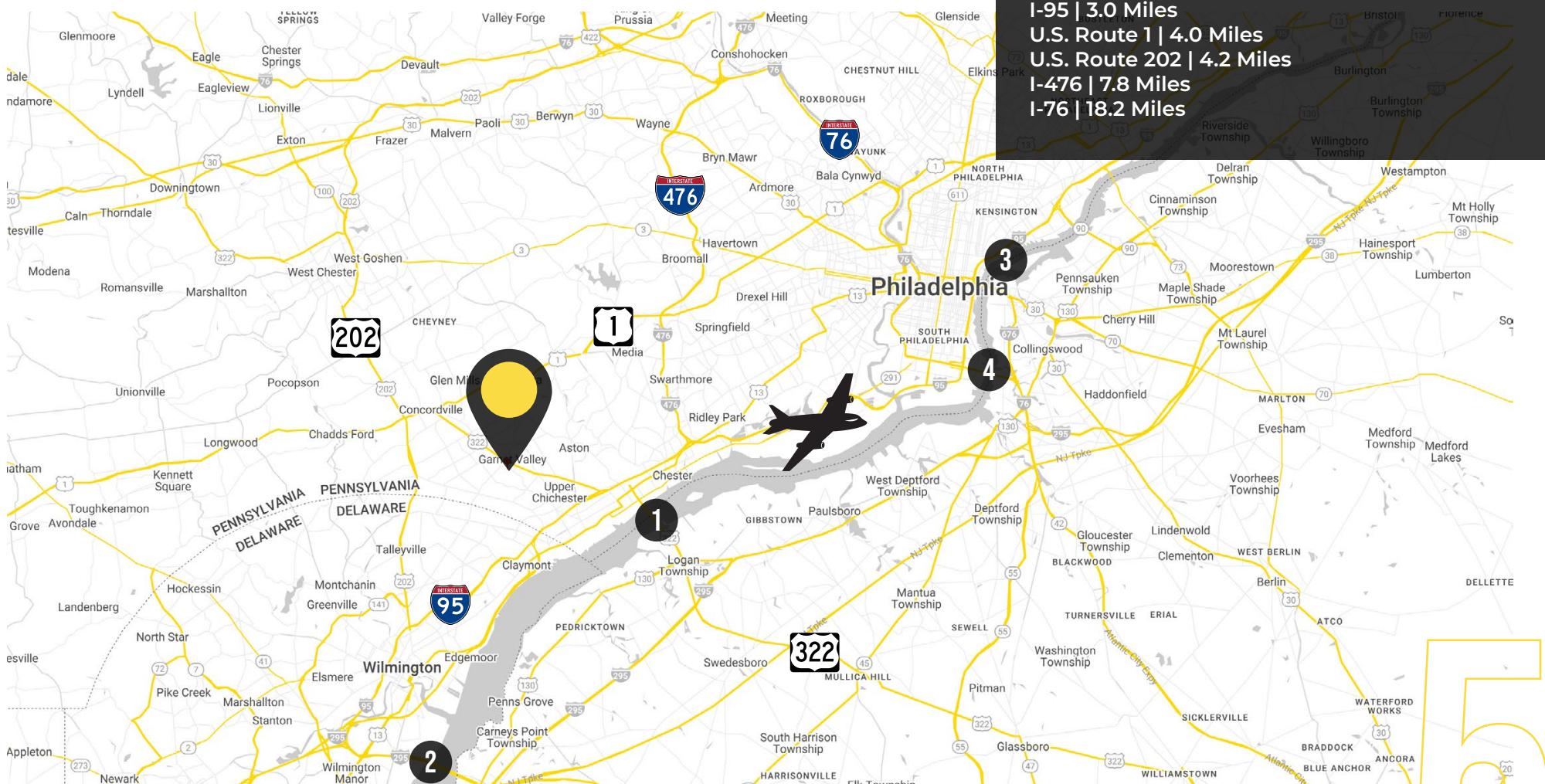
UNIT B

- » **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

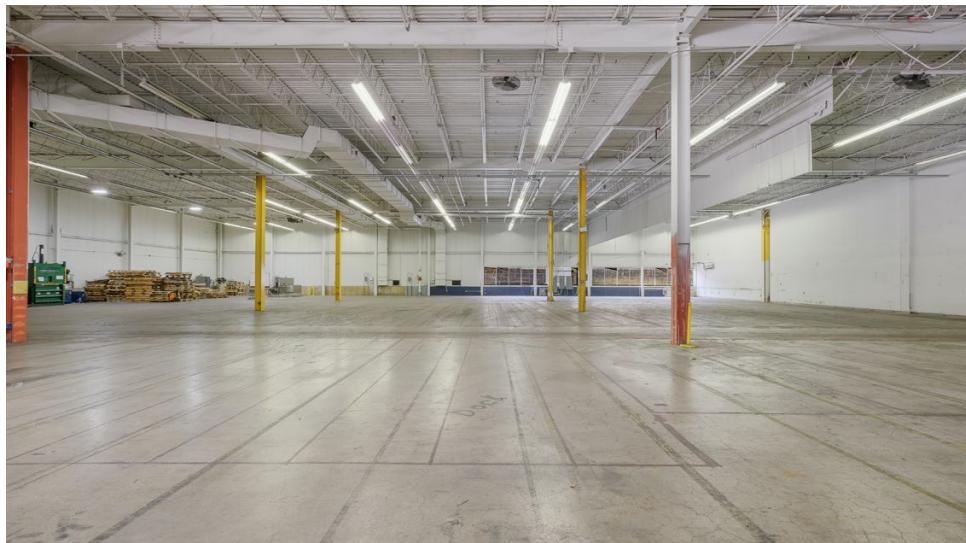
U.S. Route 202 | 4.2 Miles

I-476 | 7.8 Miles

I-76 | 18.2 Miles



PHOTOS

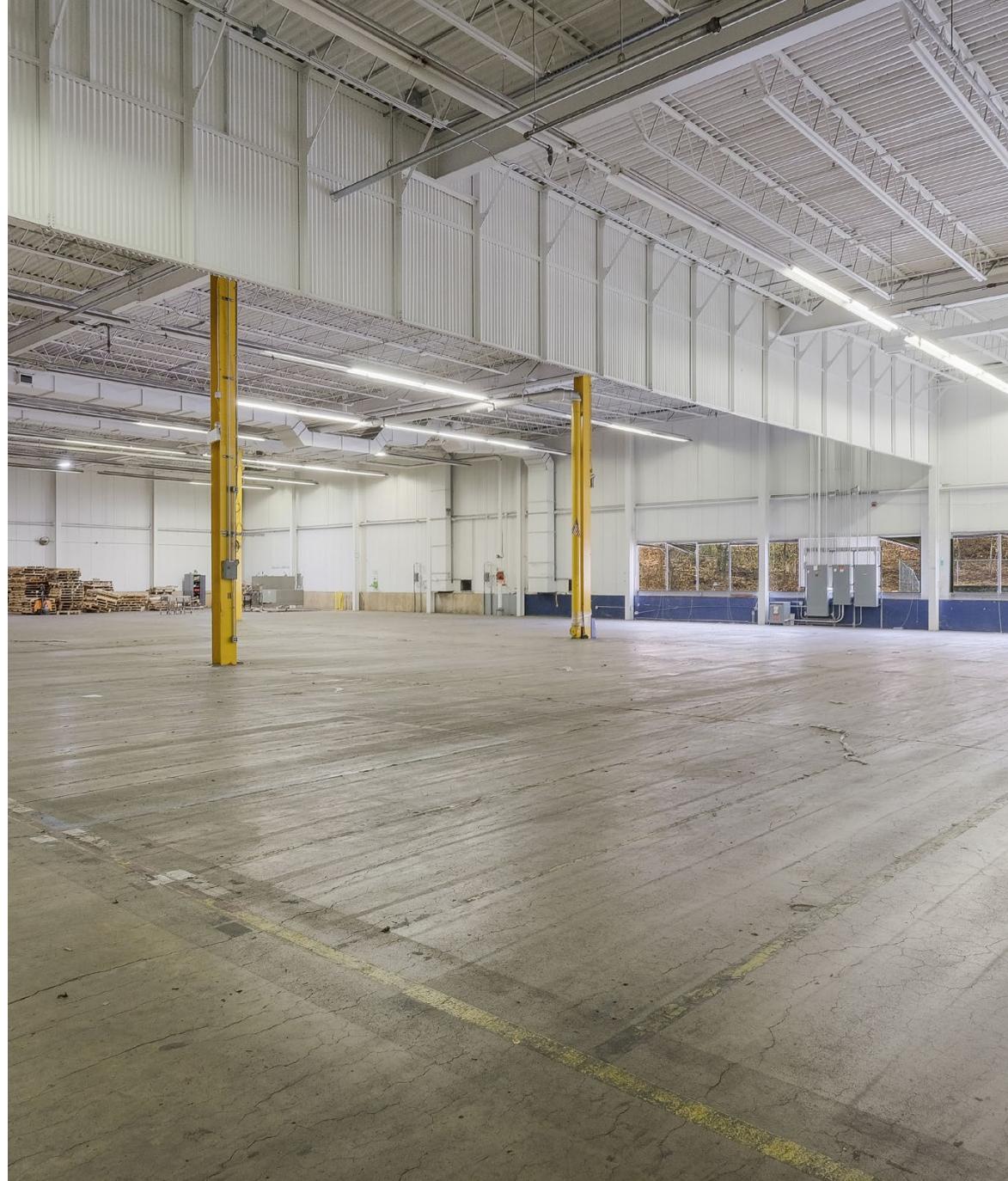


**DON GRIMES**

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

BRENDAN SCHNEIDER

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



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