

WAREHOUSE | OUTSIDE YARD AREA FOR LEASE

100 MAIN STREET

TULLYTOWN, PA



+/- 23,064 SF CLEAR SPAN WAREHOUSE
24' CLEAR WITH 1.4 ACRES OF SECURED IOS

**AVISON
YOUNG**



Strategic Tullytown Location for Logistics & Manufacturing

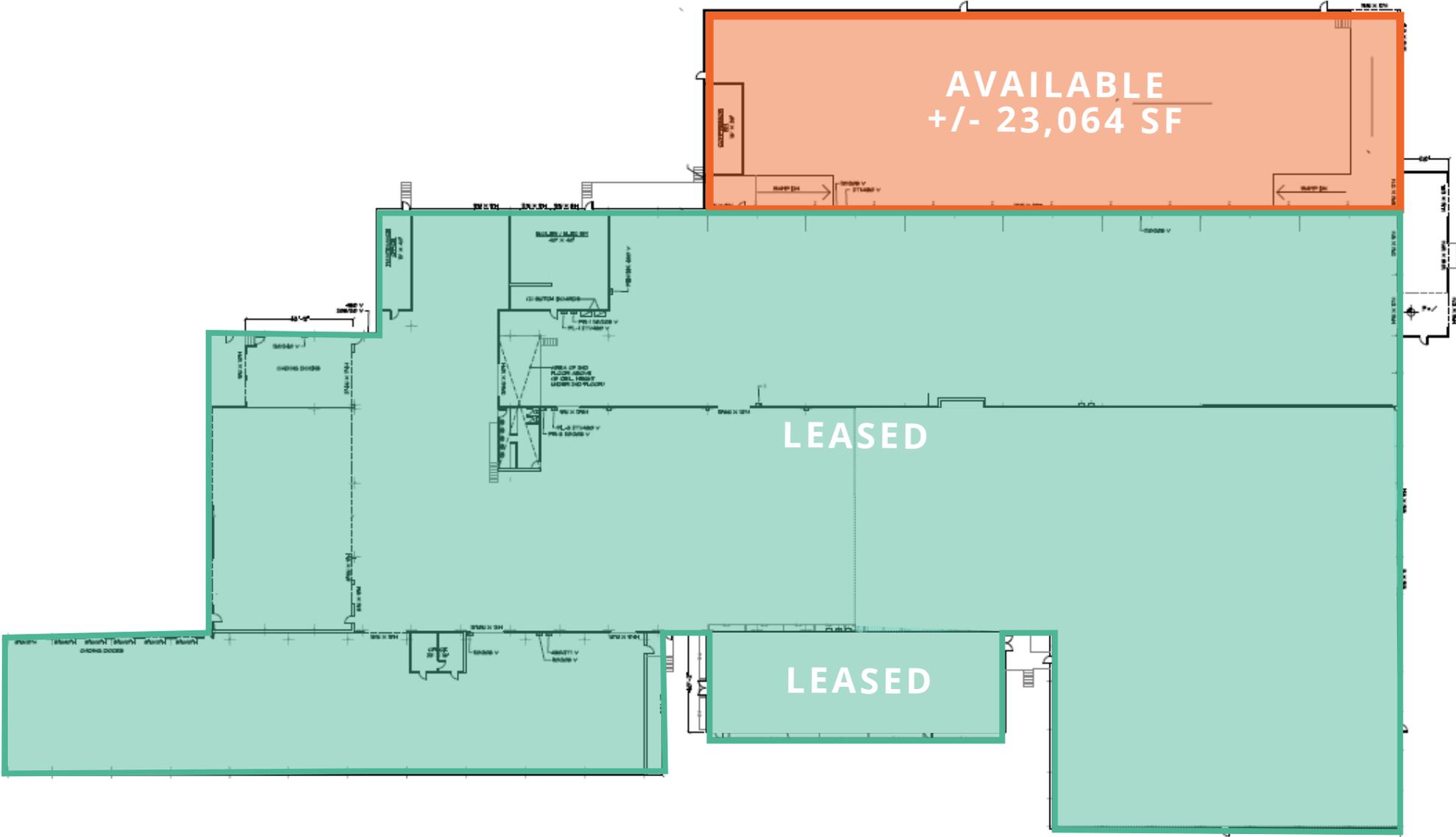


Property Overview

Prime industrial space in Tullytown, PA, offering flexible layouts and office support. Features high ceilings, multiple loading docks, and ample parking/yard space. Strategically located near I-95, the PA Turnpike, and Route 1, providing quick access to Philadelphia, Trenton, and the New York metro area. Well suited for distribution, logistics, or light manufacturing operations.

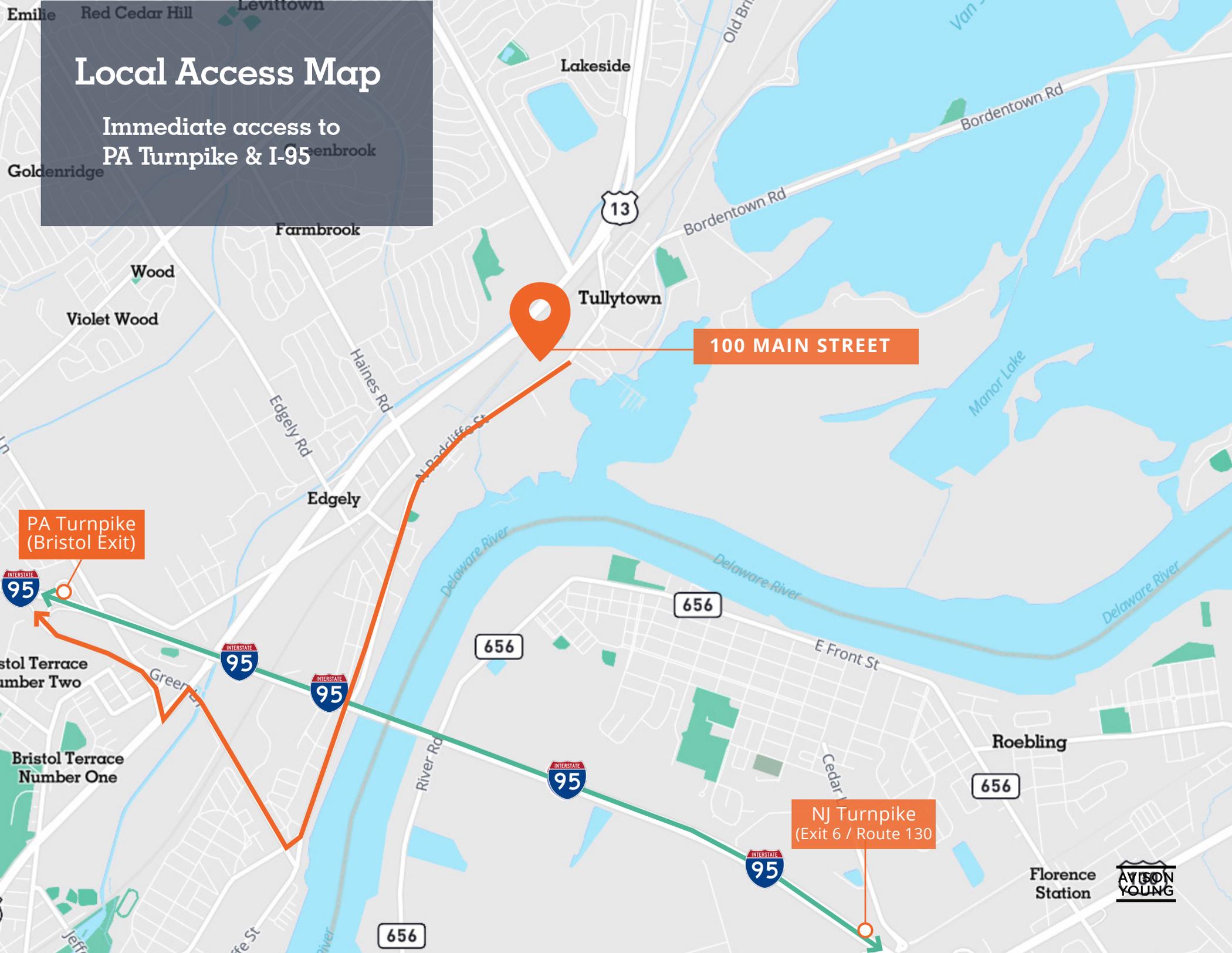
- +/- 23,064 SF clear-span warehouse
- 24' - 30' clear height
- +/- 1,500 SF office
- (3) over-sized drive-in doors: Two of which measuring 12'x12' and one measuring 10'x10'
- (1) tailgate position - expansion of additional doors possible
- 1.4 acres of fenced and paved storage area, directly contiguous to warehouse space
- Ideal for equipment storage, lay down yard or fleet parking

Floor Plan



Local Access Map

Immediate access to
PA Turnpike & I-95



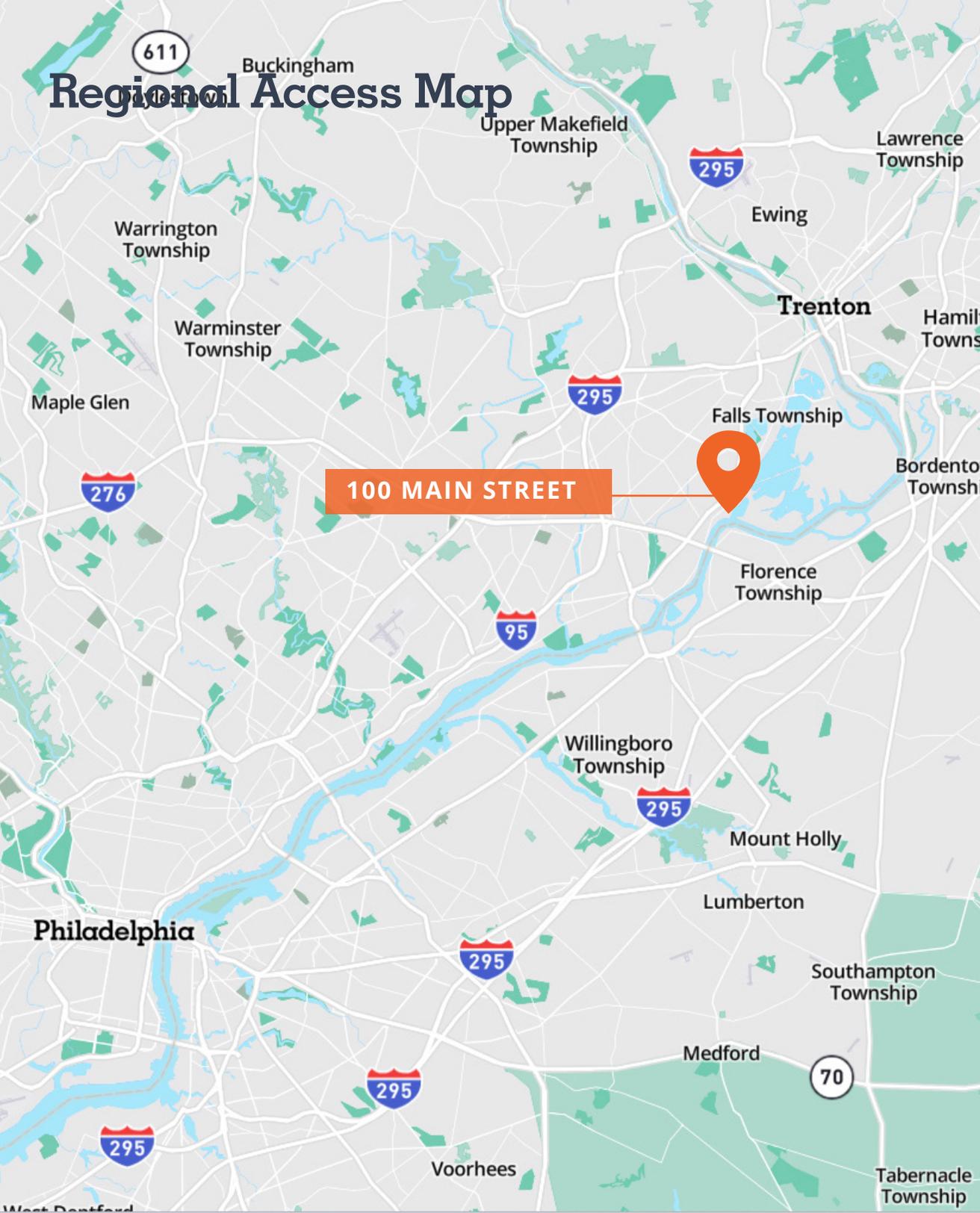
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PA Turnpike
(Bristol Exit)

NJ Turnpike
(Exit 6 / Route 130)



Regional Access Map



DRIVING DISTANCES

I-95 **3 MILES** **8 MIN**

I-276 **5 MILES** **8 MIN**

I-295 **12 MILES** **15 MIN**

DRIVING TIMES

TRENTON, NJ **13 MIN**

PHILADELPHIA, PA **34 MIN**



100 MAIN STREET

TULLYTOWN, PA

Jim Scott

Principal

215.932.1157

jim.scott@avisonyoung.com

Chris Winnick

Vice President

610.715.8085

chris.winnick@avisonyoung.com

300 Barr Harbor Dr #150, Conshohocken, PA

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