

# 235 New York Dr

235 New York Dr, Fort Washington, PA 19034



Presented by  
ESD, Inc.



## Price: Upon Request

235 New York Drive is a premier 22,500-square-foot flex facility designed for businesses seeking convenience and versatility in the heart of Fort Washington, Pennsylvania. Ideal for single-tenant occupancy, this property combines warehouse and office space, enabling all operations to function seamlessly under one roof.

The facility offers secure fencing and ample outdoor space for storage, fleet parking, and trailer access. Inside, the expansive warehouse ensures efficient loading with four drive-in bays and four exterior dock doors. With 400-amp, 120/208-volt, and 3-phase power, 235 New York Drive is equipped to handle demanding manufacturing and production activities. Complementing the industrial area is move-in-ready office space featuring carpeted floors, an open layout for workstations, and a fully built-out breakroom to support employee productivity and comfort.

235 New York Drive is positioned within a thriving industrial hub just off Commerce Drive with excellent exposure and access to the Fort Washington Expressway at the Pennsylvania Turnpike merger. The property is strategically placed under 40 minutes from Philadelphia and approximately 35 minutes from Trenton and the Pennsylvania-New Jersey border. 235 New York

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235 New York Drive offers 22,500 square feet of versatile flex space, perfect for combining office and warehousing operations under one roof.

Designed for efficiency, features include drive-in and dock loading, 3-phase power, high ceilings, dedicated office space, and outdoor storage.

Strategically located near Fort Washington Expressway and Pennsylvania Turnpike access within 40-minute drives of Philadelphia and Trenton.

Meet all business needs with the help of a skilled local workforce, with over 84,000 residents living within 10 miles employed in warehousing.

**David Shulick**

[david@esdcard.com](mailto:david@esdcard.com)

(215) 628-0860

**ESD, Inc.**

270 Commerce Dr, Suite 101

Fort Washington, PA 19034



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Monument Signage

## Listing space

### 1st Floor

Space Available	22,500 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	TBD
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Single-tenant flex space with drive-in and dock loading, high warehouse ceilings, and move-in-ready office space.

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## Property Photos



Brick Exterior



Expansive Warehouse with Four Drive-In Bays

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## Property Photos



Drive-in Doors



Move-In-Ready Office with Open Layout and Carpeting

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## Property Photos



Recently Updated Office Space



Carpeted Floors

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## Property Photos



Private Office



Move-in-ready Office Space



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## Property Photos



Move-in-ready Office Space



Office Kitchen

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## Property Photos



Restrooms



400-Amp, 3-Phase Power for Manufacturing Needs

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## Property Photos



Premier Facility Tailored for Single-Tenant Occupancy



20-Foot Warehouse Clear Height

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## Property Photos



Dock Doors for Efficient Loading Operations



Warehouse Office Space

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## Property Photos



Proximity to Philadelphia and Trenton for Business Efficiency



Strategically Located Near Fort Washington Expressway

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## Location

