

**WAREHOUSE | OUTSIDE YARD AREA FOR LEASE**

**100 MAIN STREET**

**TULLYTOWN, PA**



AVAILABLE  
+/- 23,064 SF

LEASED

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

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## Strategic Tullytown Location for Logistics & Manufacturing

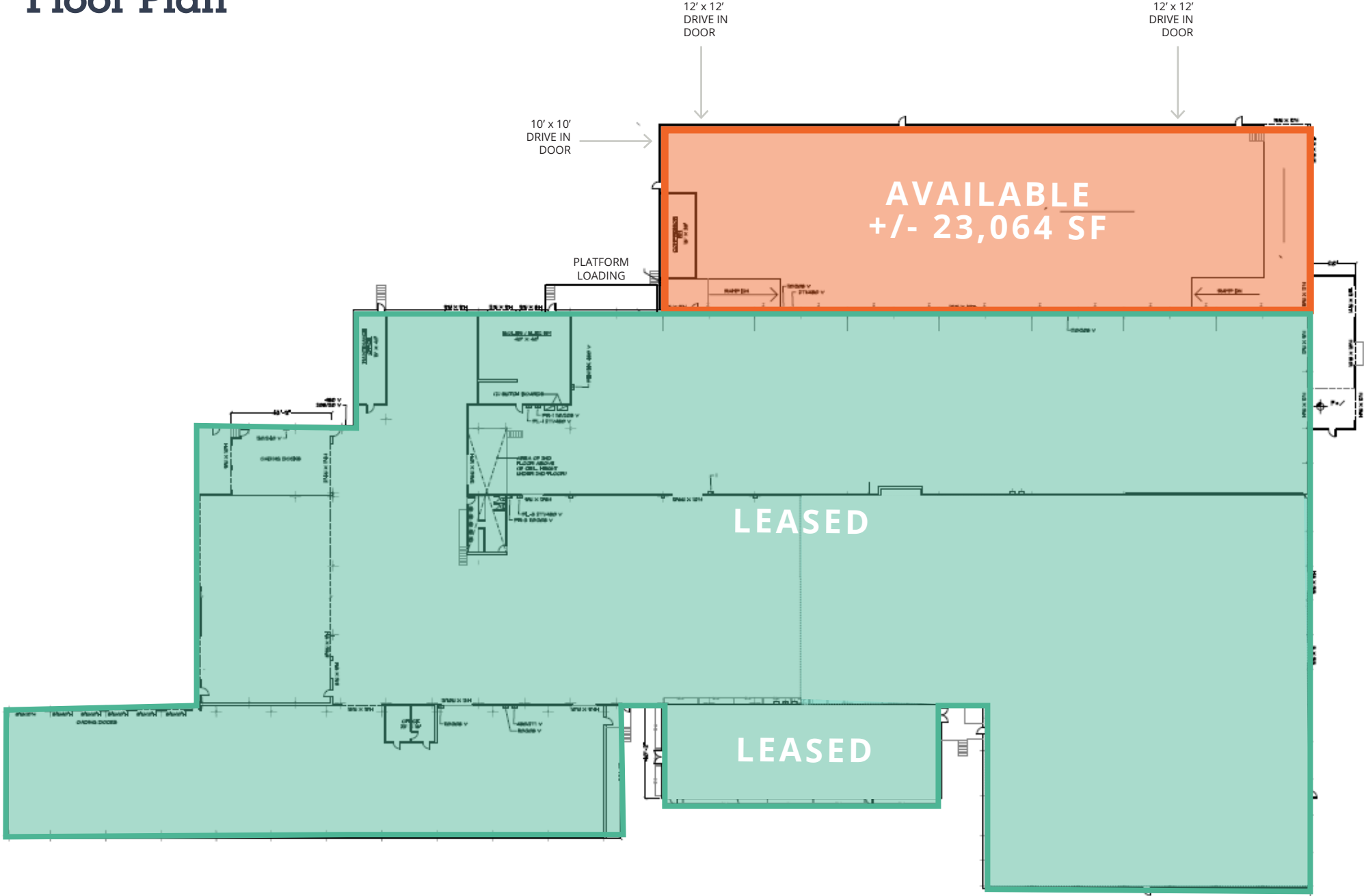


## Property Overview

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.

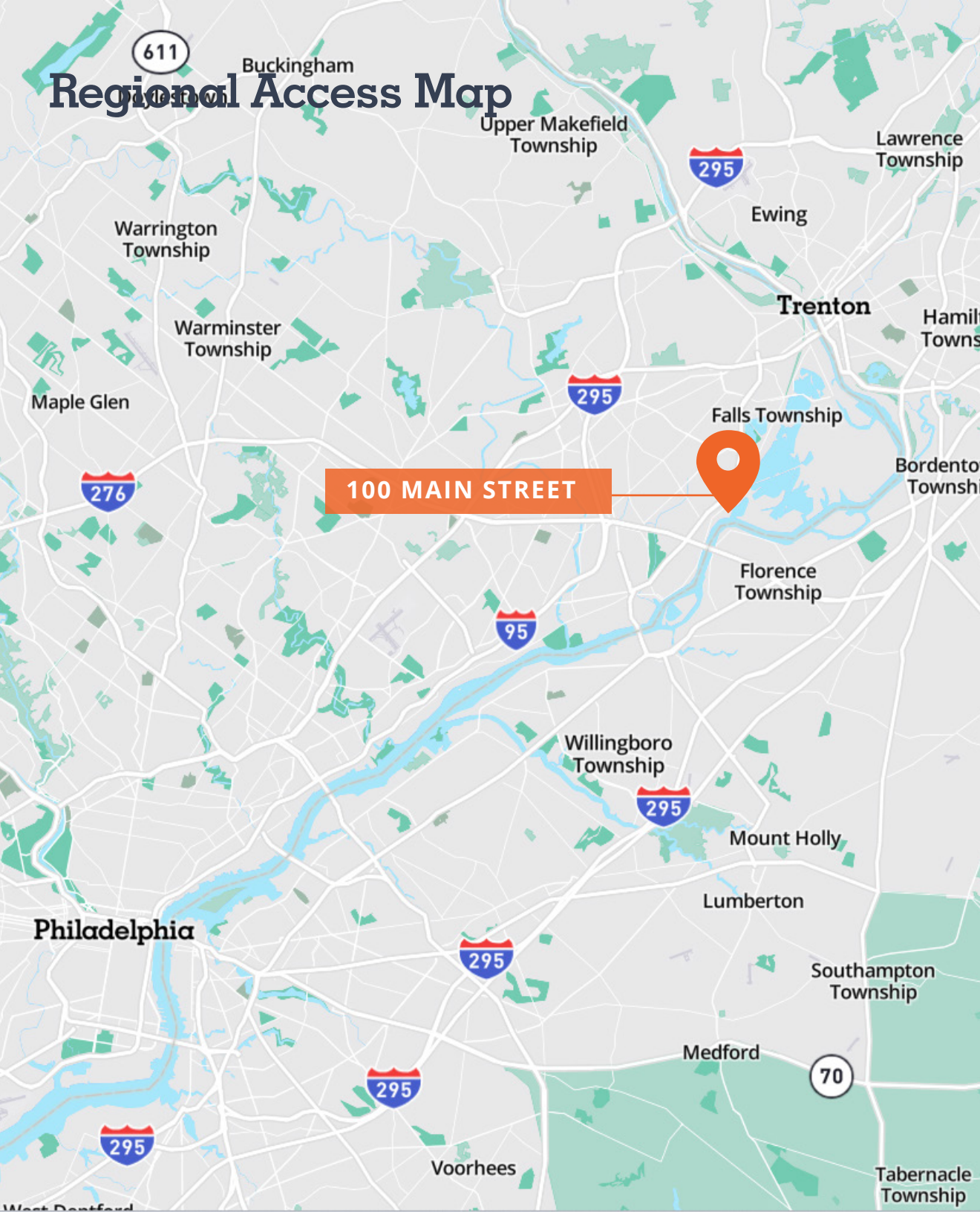
- +/- 23,064 SF clear-span warehouse
- 24' - 30' clear height
- +/- 1,500 SF office
- (3) over-sized drive-in doors: Two of which measuring 12'x12' and one measuring 10'x10'
- (1) tailgate position - expansion of additional doors possible
- 1.4 acres of fenced and paved storage area, directly contiguous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

# Floor Plan





# 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

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