

**AVISON
YOUNG**

1 HORNE DRIVE

FOLCROFT, PA



FOR SUBLEASE

+/- 20,792 SF Industrial warehouse

WELL-LOCATED INDUSTRIAL SPACE NEAR PHILAPORT & PHL

Property Overview

1 Horne Drive presents a premier industrial sublease opportunity in one of the Philadelphia region's most established logistics and distribution corridors. Ideally suited for warehousing, distribution, light manufacturing, and supply chain operations, the facility offers immediate occupancy, a functional layout, and exceptional access to I-95, I-476 (Blue Route), Philadelphia International Airport, PhilaPort, and the greater Northeast transportation network. Its strategic infill location provides efficient access to the Philadelphia metropolitan area, major East Coast markets, and a deep industrial labor pool, making it a cost-effective solution for a wide range of industrial users.

Strategic Industrial Sublease with Excellent Regional Access

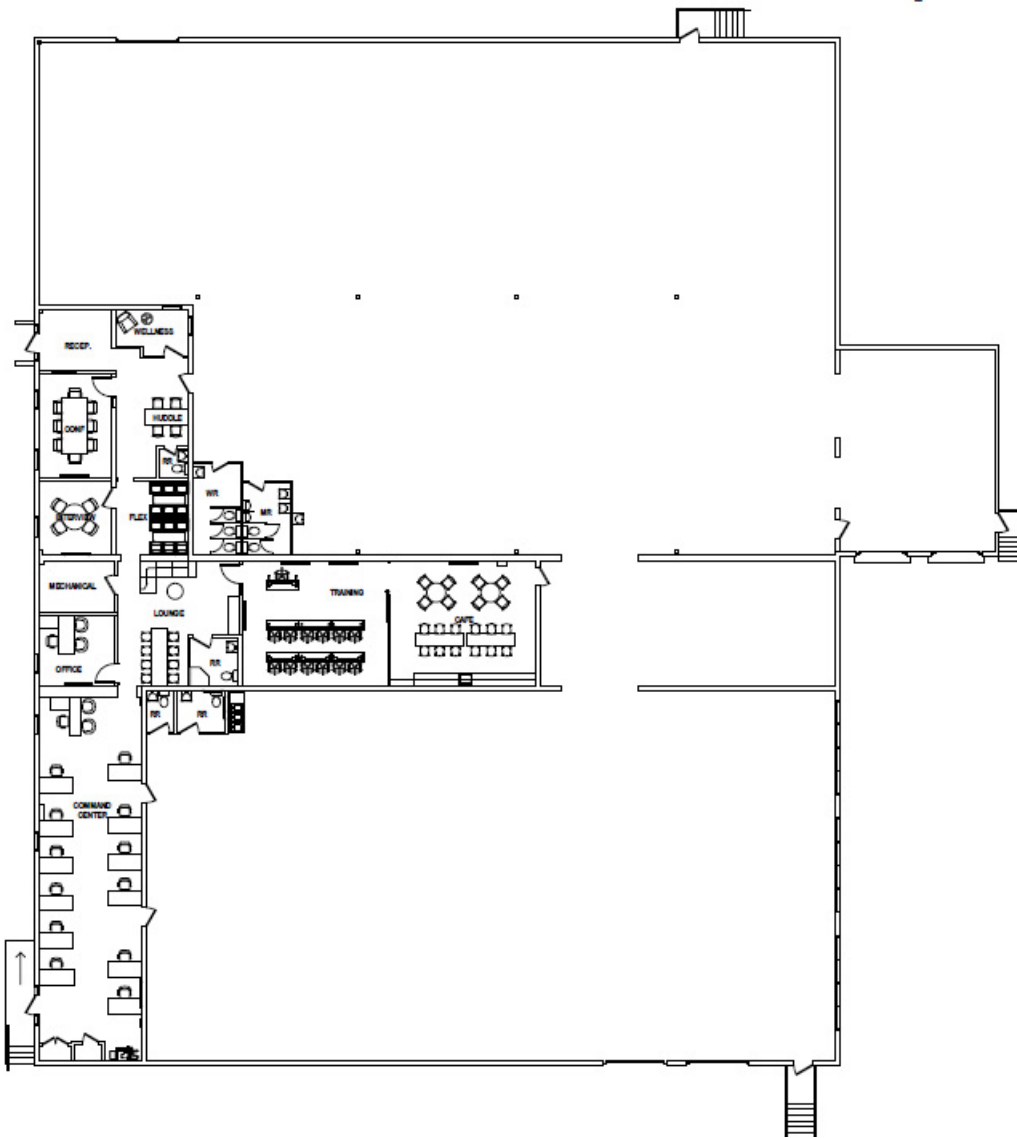


BUILDING SPECS

Address	1 Horne Drive, Folcroft, PA
Premises	20,792 SF
Expiration	6/30/2028
Ceiling Height	22ft clear
Loading Docks	4 docks
Sprinkler System	Fully sprinklered
Office Build-Out	New office space fully renovated in 2022

Floor Plan

20,792 SF



WELLNESS ROOM

8 PERSON CONFERENCE ROOM

INTERVIEW ROOM

HUDDLE ROOM

LOUNGE

FLEX SPACE

OFFICE

12 PERSON TRAINING ROOM

CAFE

WAREHOUSE 1

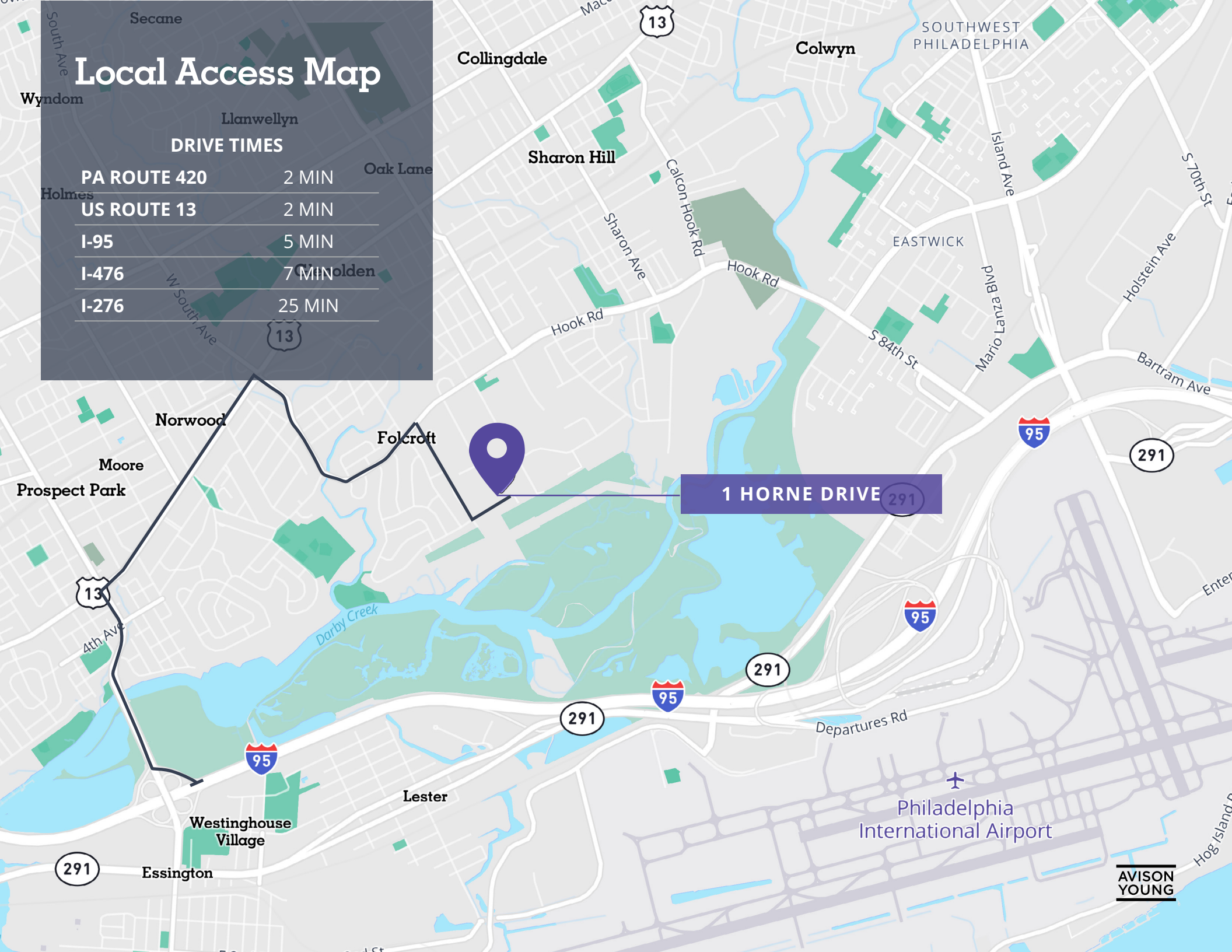
WAREHOUSE 2

COMMAND CENTER - 12 BENCH
STATIONS AND 1 DIRECTOR STATION

Local Access Map

DRIVE TIMES

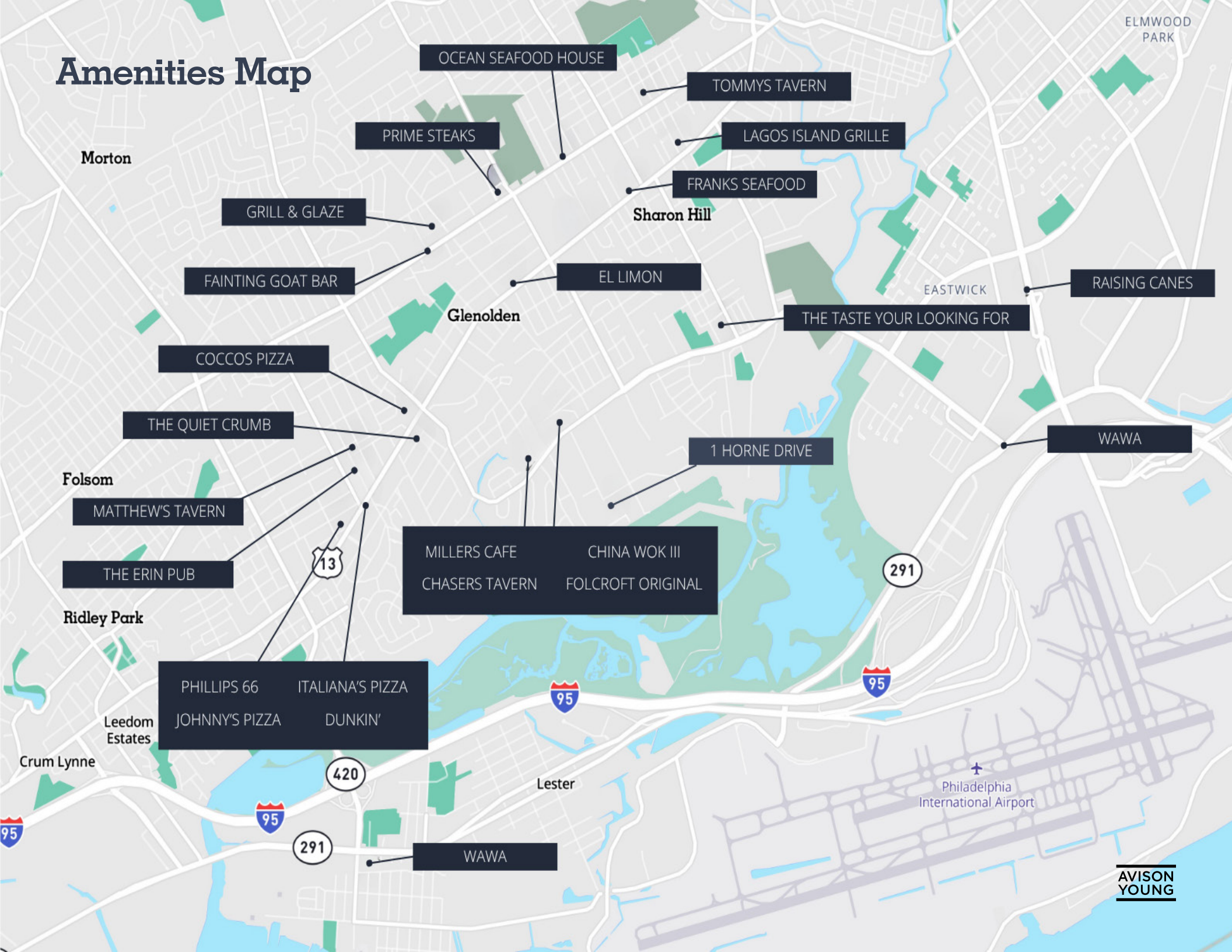
PA ROUTE 420	2 MIN
US ROUTE 13	2 MIN
I-95	5 MIN
I-476	7 MIN
I-276	25 MIN



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Amenities Map





1 HORNE DRIVE

FOLCROFT, PA

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