



# Garnet Valley Industrial Center

**55,102 SF & 25,581 SF of Fully Climate Controlled Flex/Warehouse Space Available for Lease**

**UNDER NEW OWNERSHIP & RECENTLY REDEVELOPED!**

## THE PROPERTY

1515 Garnet Mine Road  
Garnet Valley, PA 19060

## FLEX/INDUSTRIAL

### Premier Location

- 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.

## OVERVIEW

### Property Highlights

- 25,581 SF or 55,102 SF Units Available
- Fully Climate Controlled Space
- Possible Outdoor Storage
- Trailer Parking
- Wet Sprinkler System
- Heavy Power
- New Roof (2022)
- Recent Upgrades to Parking Lot, Landscaping, Exterior Façade

## FOR MORE INFORMATION

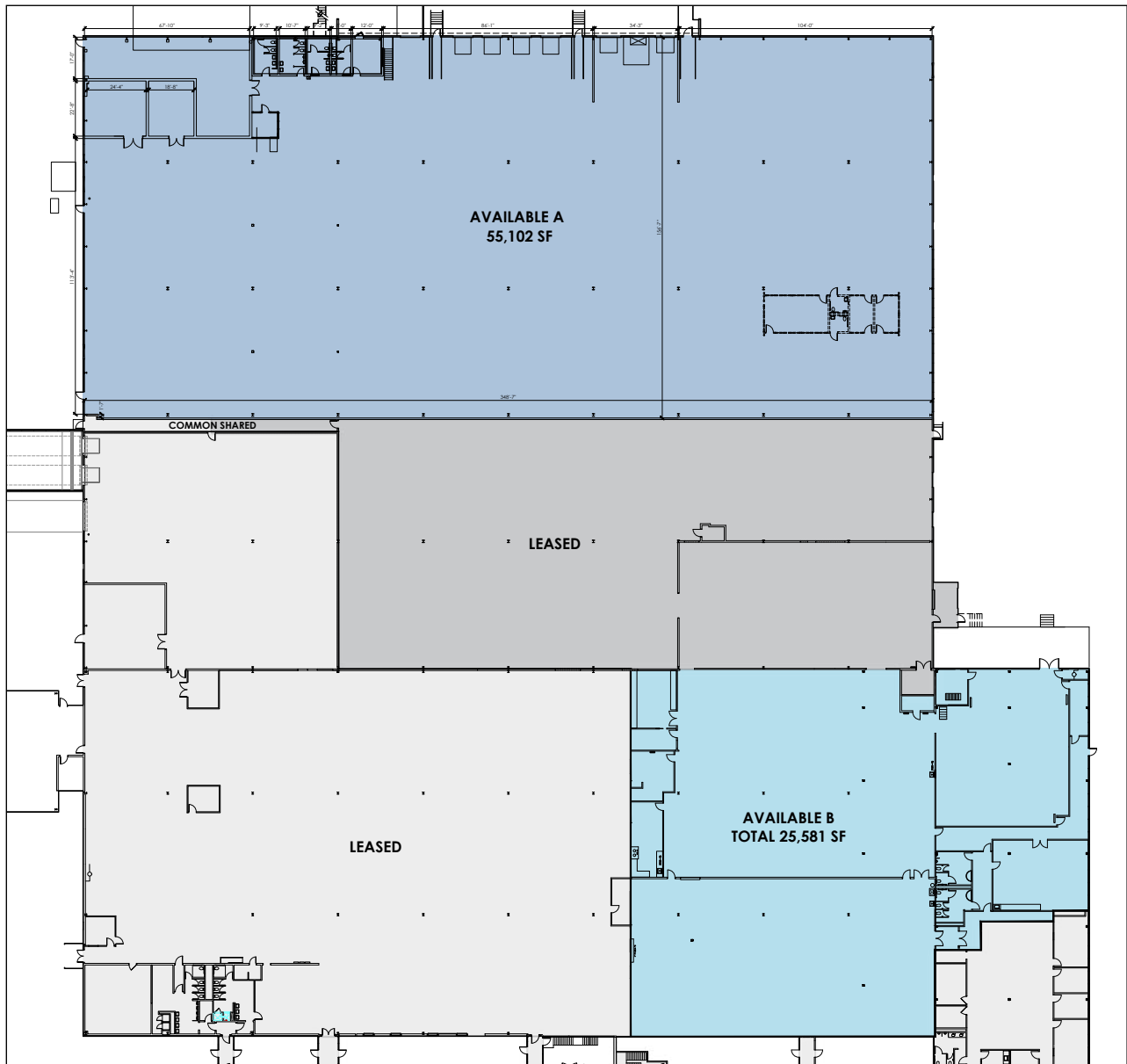
Don Grimes, Senior Vice President  
e: [dgrimes@sshco.com](mailto:dgrimes@sshco.com)  
d: 610-601-4204

Kevin Hagenberg, Managing Director  
e: [khagenberg@sshco.com](mailto:khagenberg@sshco.com)  
d: 610-601-4203

Brendan Schneider, Sr. Associate  
e: [bschneider@sshco.com](mailto:bschneider@sshco.com)  
d: 610-601-4207

1515 GARNET MINE ROAD

# Floor Plan & Layout



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d: 610-601-4204

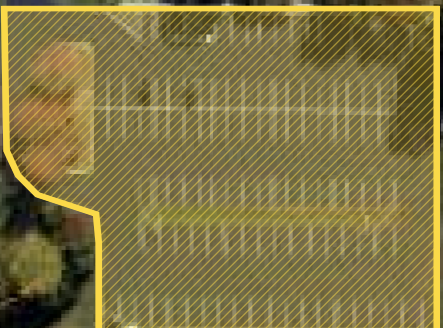
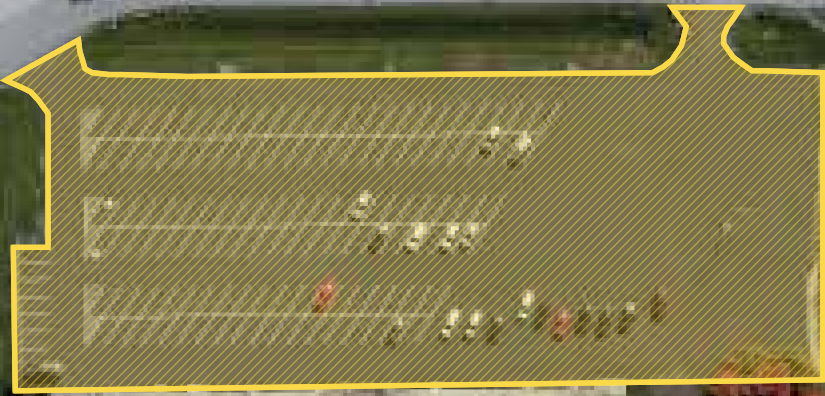
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d: 610-601-4207



## GARNET VALLEY INDUSTRIAL CENTER: AERIAL VIEW

- New Roof: Warranty Through 2042
- Ample Parking
- Possible Outdoor Storage

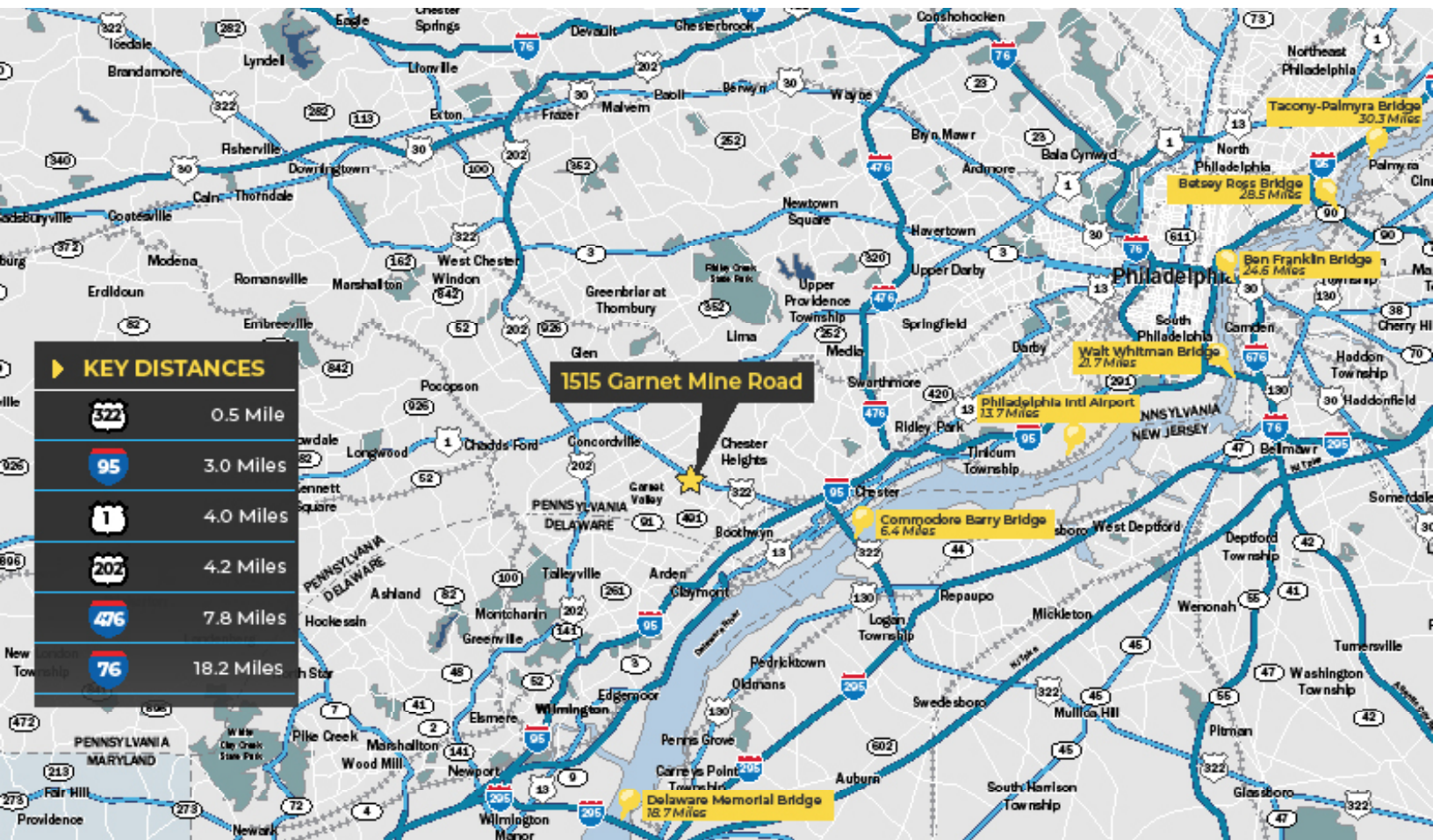


### OUTDOOR USAGE

-  Parking and/or Possible Outdoor Storage

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