

## INDUSTRIAL SPACE AVAILABLE FOR LEASE 2 NEW ROAD • ASTON, PA



### PROPERTY HIGHLIGHTS:

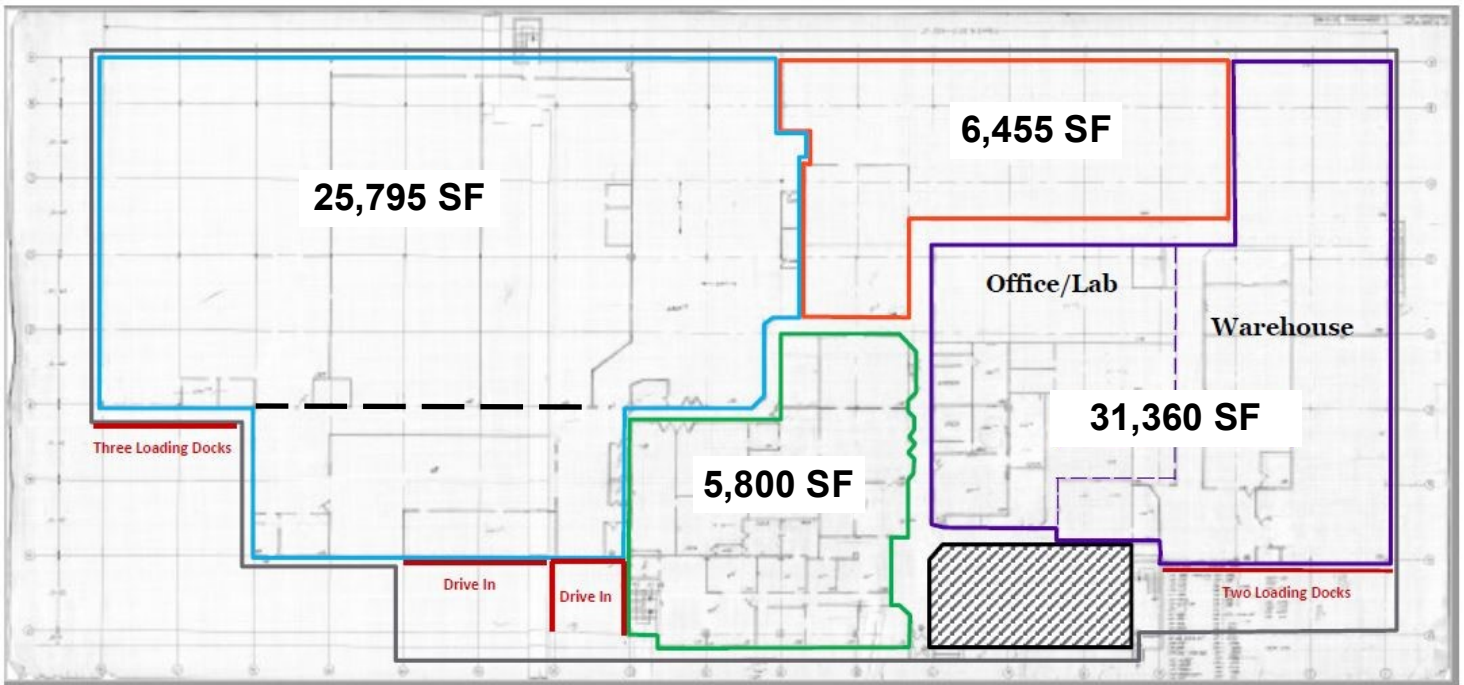
- Riddle Valley Industrial Park
- 196,000 SF Industrial/Flex Building
- Up to **70,000 SF Available Now!** Will demise
- \$6.25 NNN (\$1.92)
- Five (5) existing loading docks
- Ceiling height -18-20 FT clear
- One drive-in
- Utilities: gas heat, water & sewer
- Electric service: 480V—277
- 15 minutes to the Philadelphia International Airport

**Colin McHale** [cmchale@beaconcre.com](mailto:cmchale@beaconcre.com) | **Chris Boylan** [cboylan@beaconcre.com](mailto:cboylan@beaconcre.com) | **610.828.0100**

290 King of Prussia Road | Building 1 | Suite 200 | Radnor, PA 19087 | 610.828.0100 (o) | 610.828.3873 (f) | [www.beaconcre.com](http://www.beaconcre.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

## INDUSTRIAL SPACE AVAILABLE FOR LEASE 2 NEW ROAD • ASTON, PA



**Colin McHale** [cmchale@beaconcre.com](mailto:cmchale@beaconcre.com) | **Chris Boylan** [cboylan@beaconcre.com](mailto:cboylan@beaconcre.com) | **610.828.0100**

290 King of Prussia Road | Building 1 | Suite 200 | Radnor, PA 19087 | 610.828.0100 (o) | 610.828.3873 (f) | [www.beaconcre.com](http://www.beaconcre.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.