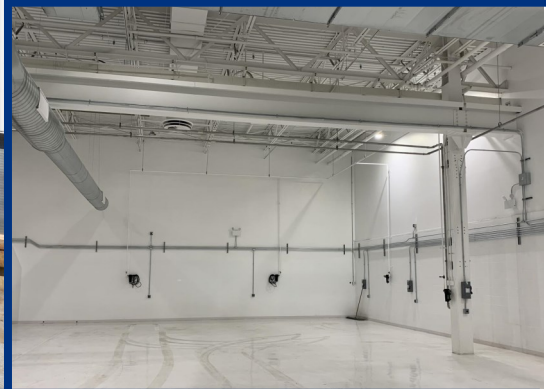


INDUSTRIAL SPACE AVAILABLE FOR LEASE

2 NEW ROAD, ASTON, PA

RIDDLE VALLEY INDUSTRIAL PARK



PROPERTY HIGHLIGHTS:

- 196,000 SF Industrial/Flex Building
- \$8.50 NNN (\$2.40)
- 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

AVAILABLE SPACES

5,000 SF
(Warehouse/Lab—Shared Loading)

15,322 SF
Available 2-1-2026
(Shared Drive-in & Loading)

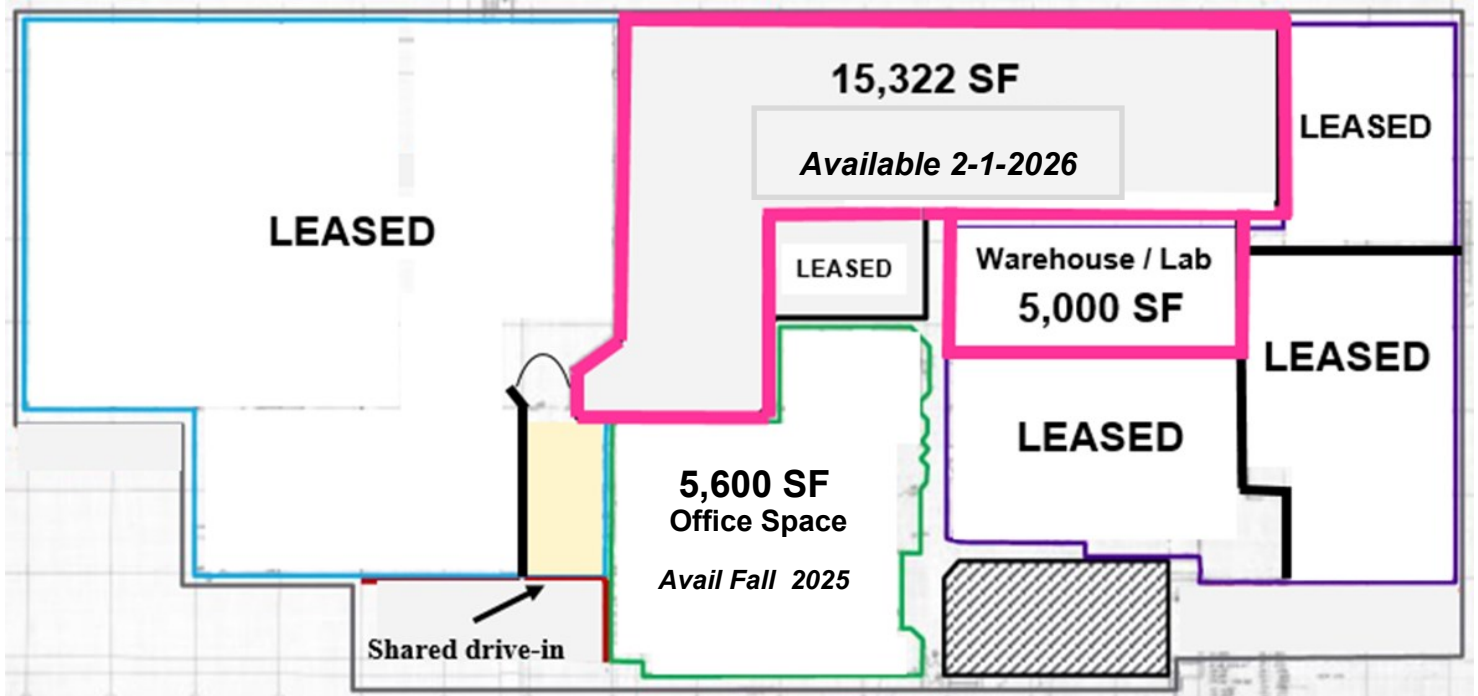
5,600 SF
Available Fall 2025
(Office Space—\$18.00 Gross)

Colin McHale, SIOR cmchale@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

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