

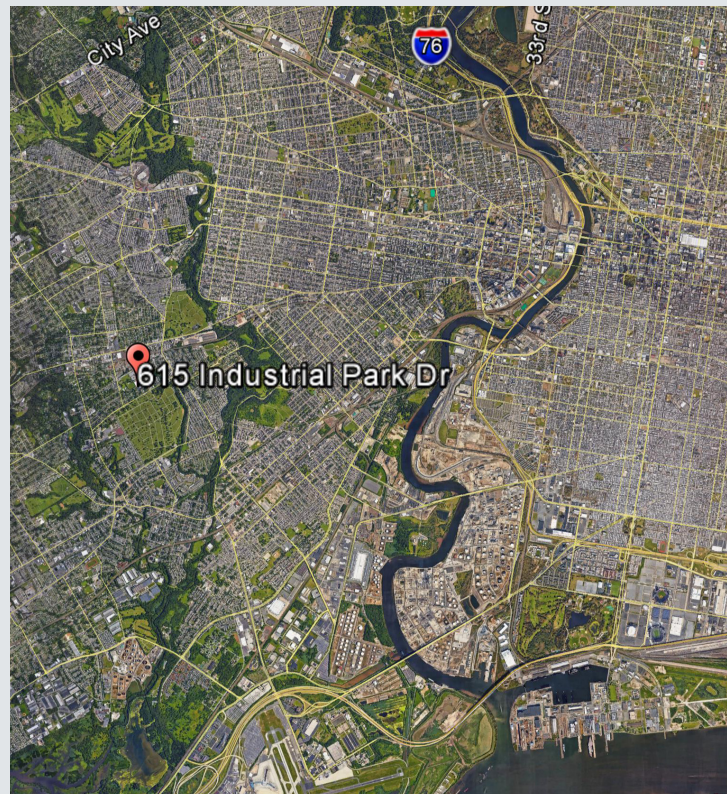


## 615 Industrial Park Drive

Yeadon Industrial Park  
Lansdowne, Pennsylvania

### Property Description

- 18,000 SF industrial building on 1.46 acre fully fenced lot
- Construction: Built in 1991. Fluted block front, remaining building - painted block
- Loading: Five (5) 10' x 10' tailgate loading docks, one (1) 12' x 14' drive-in door
- Ceiling height: 17'2" - 17'6"
- Column spacing: 29' x 32'
- Mercury vapor lighting, 100% wet sprinkler
- 1,320+/- SF office area
- Electric service: 1200 amp, three-phase, 4 wire
- Reznor gas heaters in warehouse and ventilation fans
- Taxes \$31,349.25 (2017)
- Utility providers: PECO electric & heat, Aqua Pennsylvania water, Comcast internet
- Restrooms: Mens - 1 handicap stall, 1 toilet, 1 urinal, 1 sink. Womens - 1 toilet, 1 sink
- Negotiable: 1 air compressor, 40 horsepower Ingersol Rand



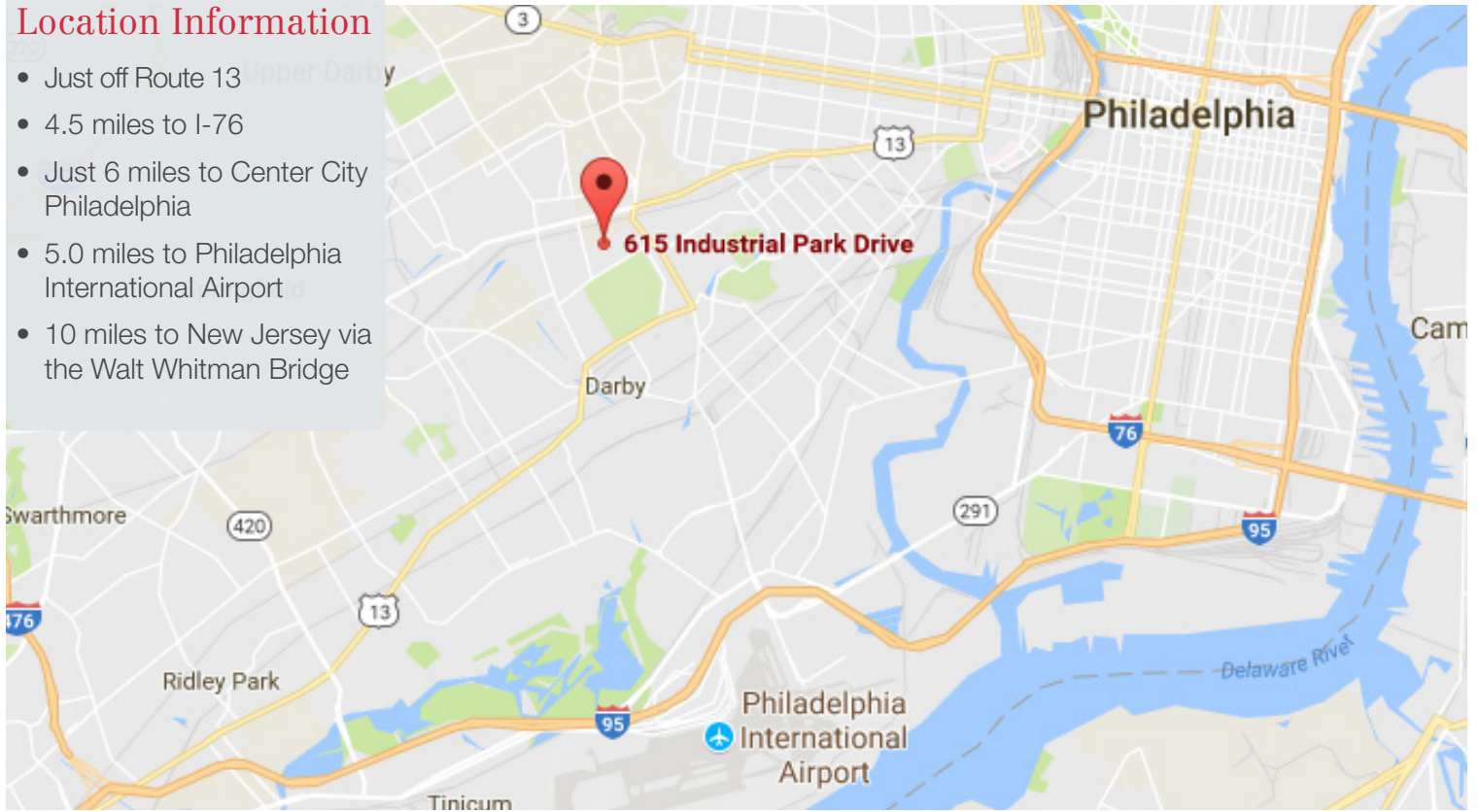
For more information:

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## Location Information

- Just off Route 13
- 4.5 miles to I-76
- Just 6 miles to Center City Philadelphia
- 5.0 miles to Philadelphia International Airport
- 10 miles to New Jersey via the Walt Whitman Bridge



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