

# 6250

## BALTIMORE AVENUE

YEADON, PENNSYLVANIA

FOR SUBLEASE

AVAILABLE THROUGH 04/30/2027



# ±7,546 SF

UNIT 18 - AVAILABLE

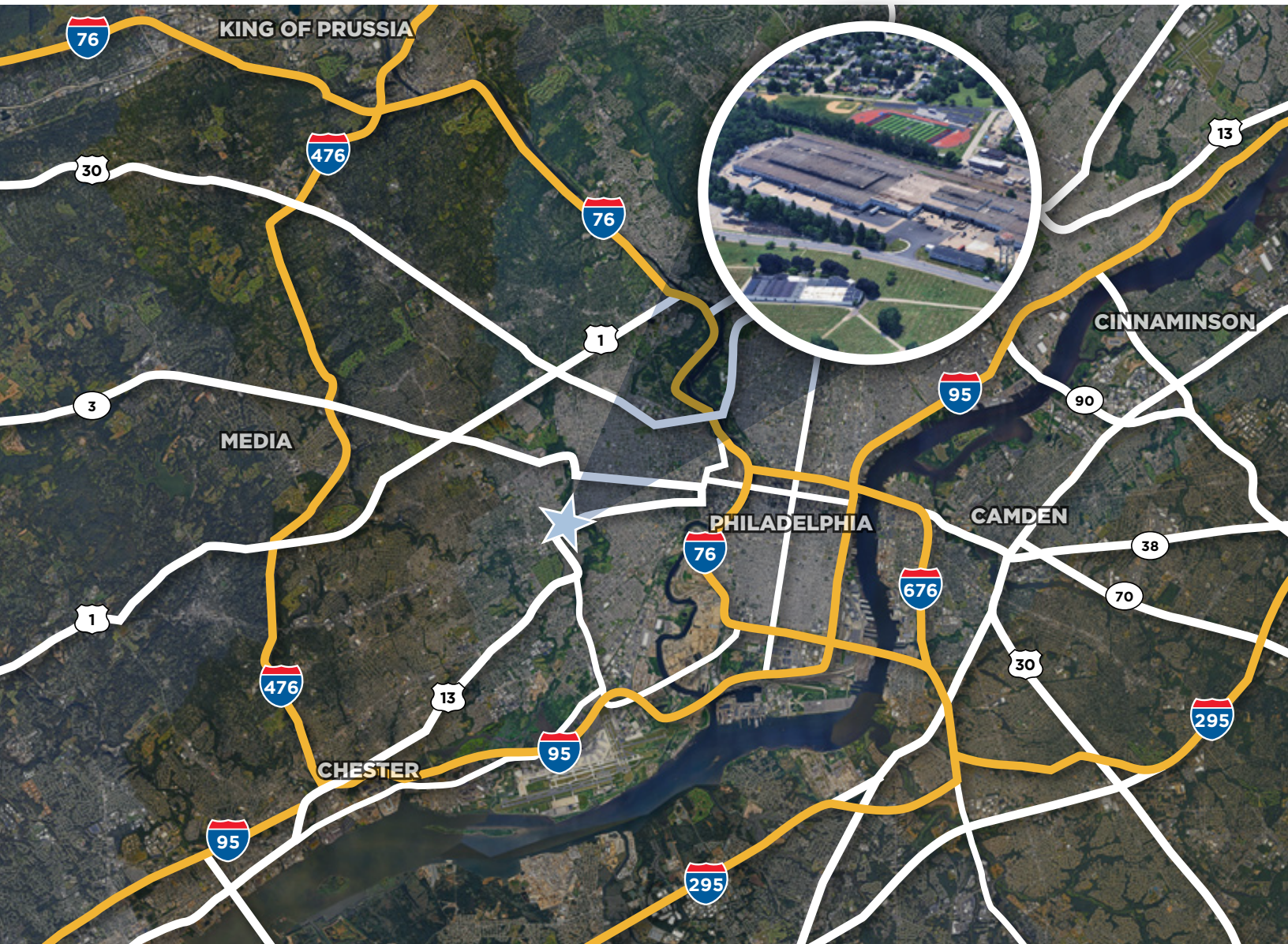


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# LOCATION

6250 BALTIMORE AVE  
YEADON, PENNSYLVANIA



DRIVE TIMES		
PHL International Airport	5 miles	20 min
Philadelphia, PA	6 miles	30 min
Wilmington, DE	26 miles	42 min
Trenton, NJ	40 miles	1 hr 5 min
Baltimore, MD	100 miles	1 hr 56 min
Harrisburg, PA	105 miles	2 hr 8 min
New York, NY	105 miles	2 hr 20 min
Washington, DC	133 miles	2 hr 54 min
Boston, MA	313 miles	5 hr 58 min

# LOCAL ACCESS

6250 BALTIMORE AVE  
YEADON, PENNSYLVANIA



5 MILES  
10-20 MINUTES

5.5 MILES  
12-20 MINUTES



PHL International Airport

**AVAILABLE AREA** ±7,546 SF

**TOTAL BUILDING** ±452,200 SF

**YEAR BUILT** 1955 (renov. 1981)

**CLEAR HEIGHT** 17.5'

**DOCK DOORS** ±2

**FIRE PROTECTION** Dry System



±2 Dock Doors

OFFICE

## SITE ADVANTAGES



### IMMEDIATE PROXIMITY TO PHILADELPHIA

Only ~6 miles from Center City Philadelphia, giving users rapid access to city markets without paying city wage tax or dealing with urban logistics constraints.



**STRONG SUBMARKET** Delaware County is one of the Philadelphia metro's most sought-after industrial zones.



### PRIME INDUSTRIAL INFILL LOCATION

siting along Route 13 with excellent access to the broader Mid-Atlantic logistics network.

For More Information,  
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