

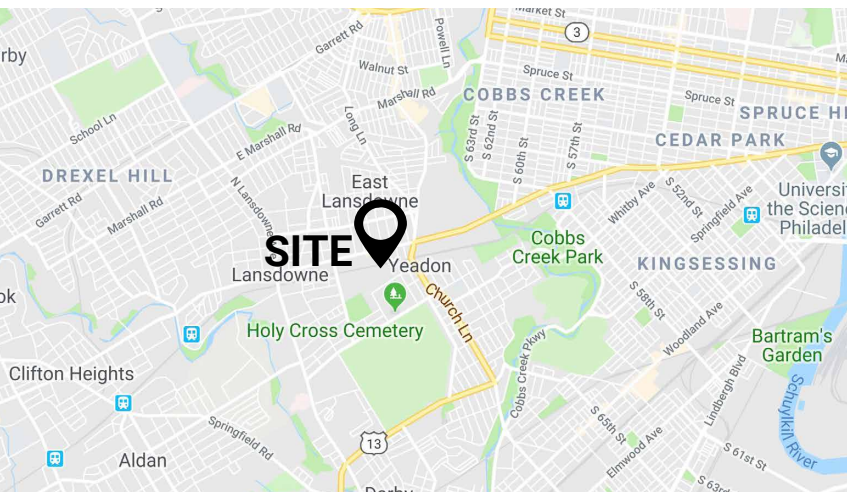
± 45,000 SF INDUSTRIAL BUILDING / LAND

52 SOUTH 3RD STREET, YEADON, PA 19050

FOR SALE: \$2,195,000
FOR LEASE:
\$5.50 PSF + UTILITIES

PROPERTY FEATURES

- ✓ ± 45,000 SF Building on ± 1.8 Acres For Sale / Lease
- ✓ 8 Demised Units ranging from 1,600 up to 8,500 SF - six units with leases in place
- ✓ ± 6,000 to ± 14,500 SF Warehouse Space available for lease, or owner occupancy
- ✓ Additional ± 2.6 Acres of Fenced-in, Industrial Ground for storage, with the opportunity to build
- ✓ Public water & sewer, natural gas, Internet utility services
- ✓ Close Proximity to Philadelphia International Airport, I-95, I-76 and I-476



CONTACT US

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1306 Wilmington Pike, Suite A-2

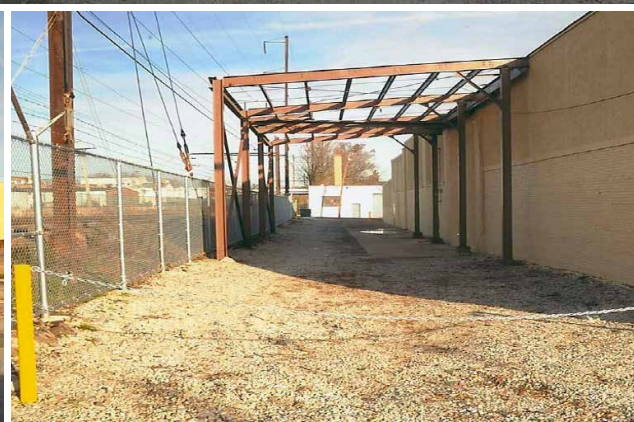
West Chester, PA 19382

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www.zmcre.com

ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

YEADON PROPERTY PHOTOS - 52 S 3RD STREET




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YEADON SITE LOCATION AERIAL - 52 S 3RD STREET




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ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

SOME OF OUR SATISFIED CLIENTS:



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