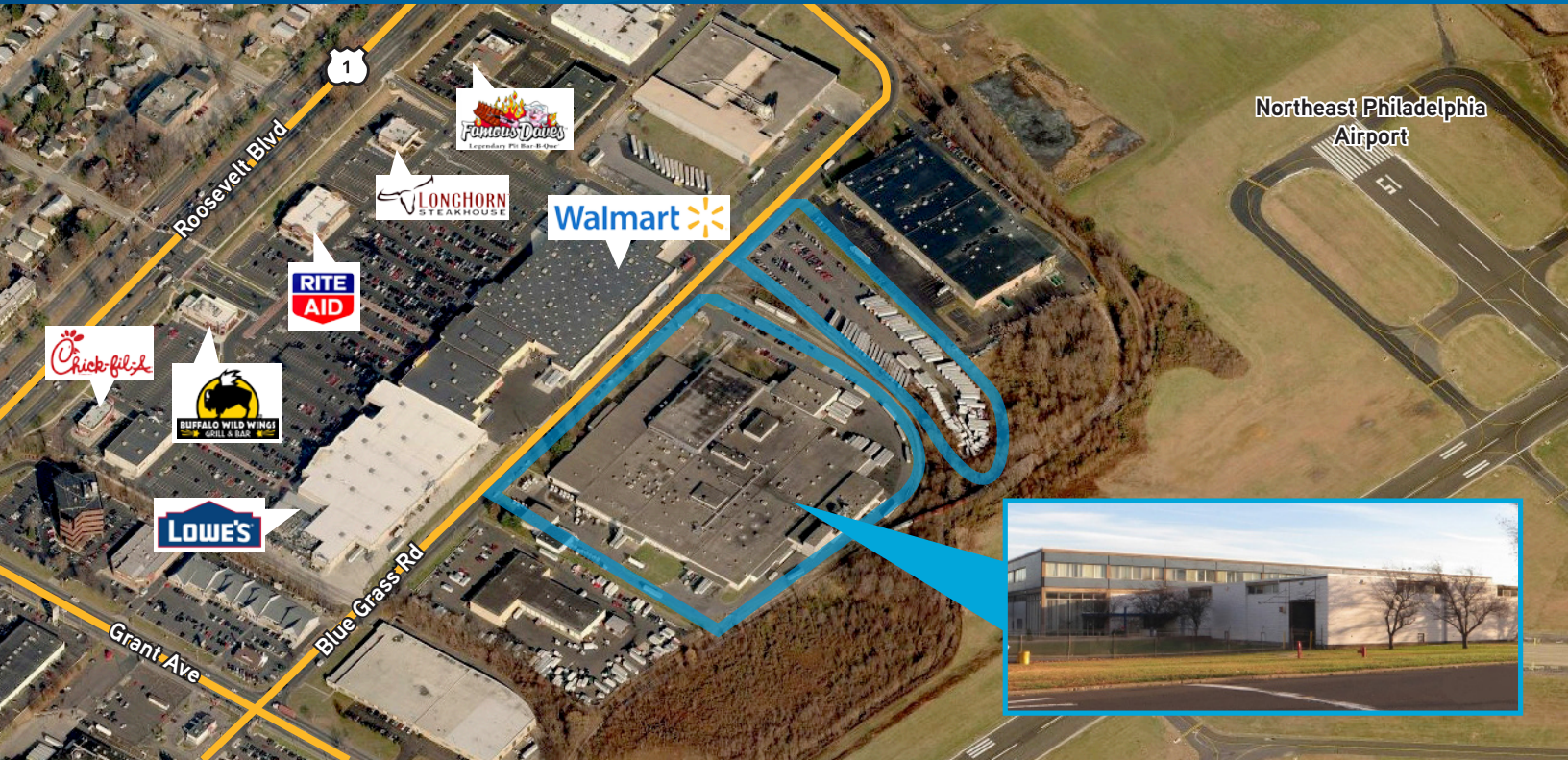


FOR LEASE

# 448,000+/- SF Versatile Industrial Facility on 21+/- Acres



9801 BLUE GRASS ROAD, PHILADELPHIA, PA



## Features

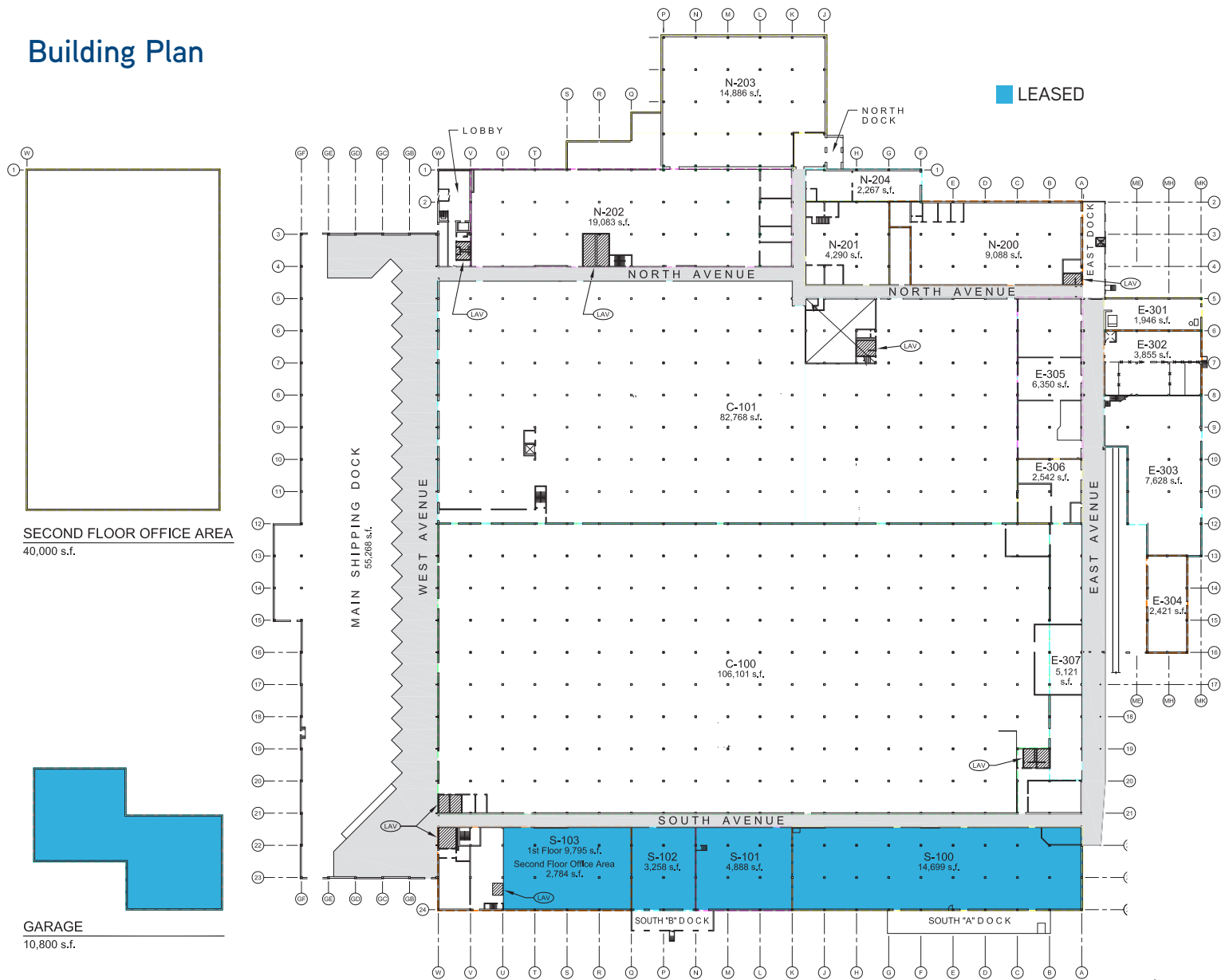
- > 448,000 +/- SF industrial/distribution/manufacturing facility with offices, divisible to 9,000 +/- SF
- > 21 +/- acres, including a 4 +/- acres separate fenced and paved secure lot
- > Interior tailgate loading courtyard, offering protected and secure loading
- > 18' clear ceilings
- > Fully sprinklered and heated
- > Numerous nearby amenities including Lowes, Walmart, Rite Aid, Chick-fil-A, and Buffalo Wild Wings
- > SEPTA public transit routes 14 and 19 within walking distance
- > Superb access to I-95, U.S. Route 1 and I-76 (PA Turnpike)

## Contact

RICHARD GORODESKY, SIOR  
SENIOR VICE PRESIDENT  
+1 215 928 7545  
[richard.gorodesky@colliers.com](mailto:richard.gorodesky@colliers.com)

**COLLIERS INTERNATIONAL**  
Ten Penn Center  
1801 Market Street  
Suite 550  
Philadelphia, PA 19103  
+1 215 925 4600  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)

# Building Plan



Description	SF	Description	SF	Description	SF	Description	SF
S-100	14,699	N-201	4,290	E-303	7,628	2nd Floor Main Office	40,000
S-101	4,888	N-202	19,083	E-304	2,421	Garage	10,800
S-102	3,258	N-203	14,886	E-305	6,350	<b>Sub-Total</b>	<b>220,969</b>
S-103	9,795	N-204	2,267	E-306	2,542	C-100	106,101
S-103 (2nd floor)	2,784	E-301	1,946	E-307	5,121	C-101	82,768
N-200	9,088	E-302	3,855	Main Shipping Deck	55,268	<b>Total</b>	<b>409,838</b>