

**AVISON  
YOUNG**

# 500 S Ridgeway Avenue

GLENOLDEN, PENNSYLVANIA

INSTITUTIONAL-SCALE MULTI-USE OPPORTUNITY



# 500 S Ridgeway Avenue

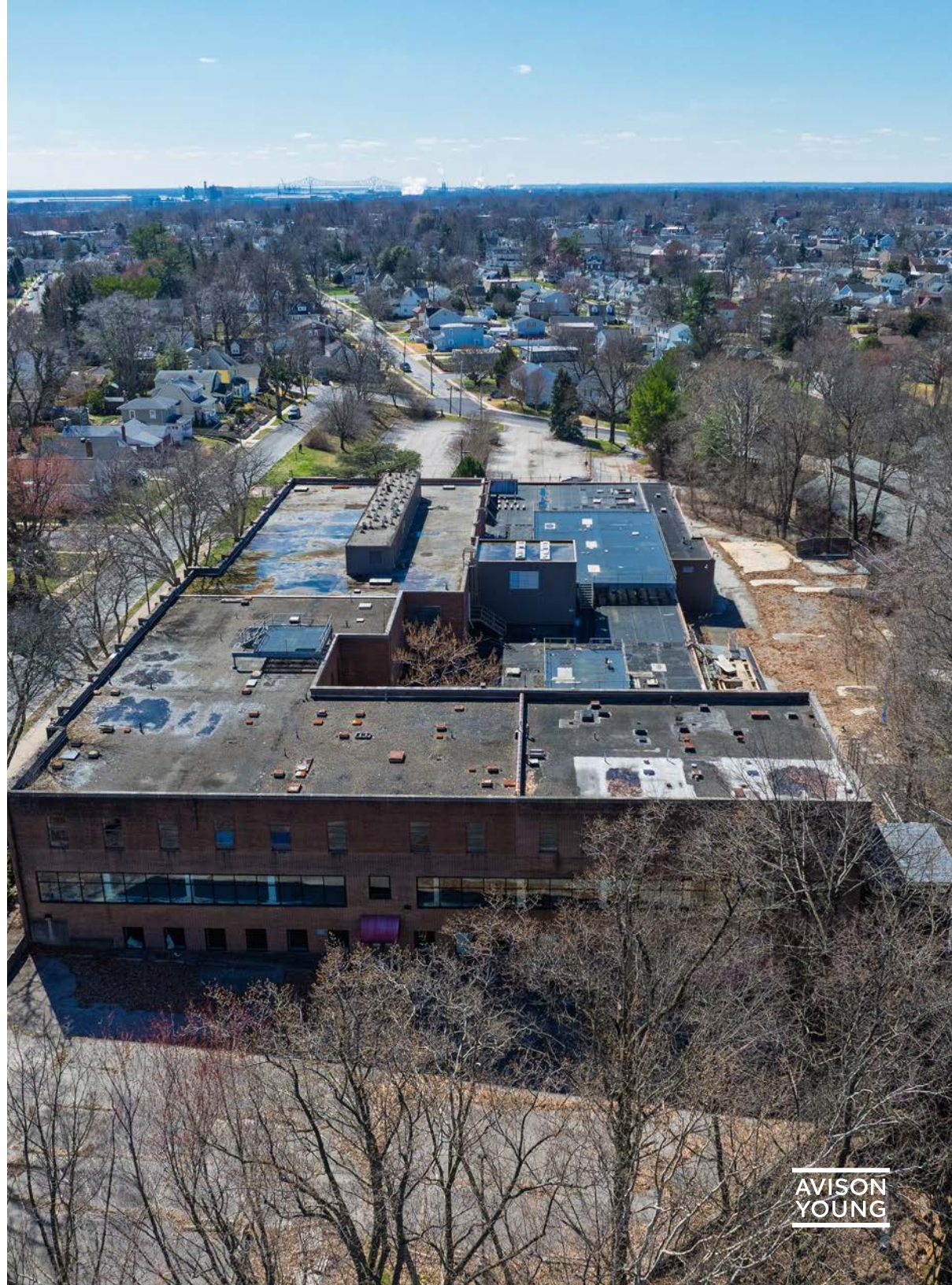
Avison Young is pleased to present the opportunity to acquire or lease 500 S Ridgeway Avenue, a ±127,198 square foot institutional-quality facility situated on 17.56 acres in Glenolden, Delaware County, Pennsylvania. The property offers a rare combination of substantial building scale and expansive land area within the highly supply-constrained Delaware County submarket, creating an attractive opportunity for owner-users, investors, or tenants seeking a flexible campus-style environment.

The property is located within the LOL – Limited Office/Laboratory District, which accommodates a range of professional office, research, laboratory, and related institutional uses. Given the size of the parcel and the building's adaptable layout, the property presents a compelling opportunity for a variety of uses including corporate headquarters, research and development, healthcare and life sciences, educational institutions, and other institutional or office-oriented occupancies.

Strategically positioned in Delaware County, the property benefits from convenient access to Philadelphia International Airport, I-95, and the Chester Pike (Route 13) corridor, allowing for easy connectivity to Center City Philadelphia, the greater Philadelphia suburbs, and Southern New Jersey.

The location provides the advantages of a well-established suburban setting while remaining within close proximity to major employment centers and regional transportation infrastructure.

With a large, contiguous land parcel, a significant building footprint, and the potential for flexible zoning outcomes, 500 S Ridgeway Avenue represents a rare opportunity to reposition or occupy a sizeable institutional campus in an infill Philadelphia suburban market. The site's scale and adaptability provide users and investors with the ability to tailor the property to a wide range of operational needs.



# Property Specs

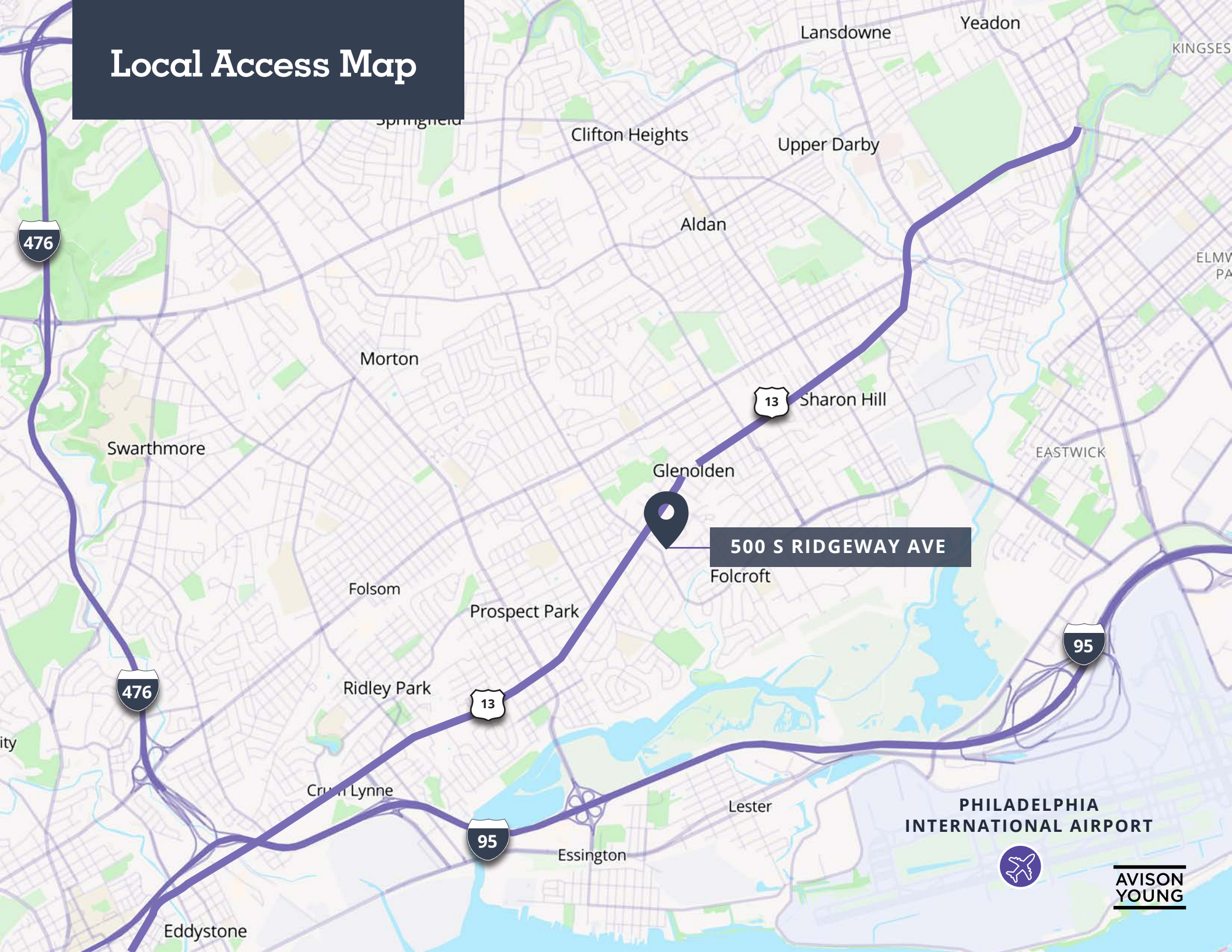
Multi-Use | Shell Space Opportunity

<b>Total Building Size</b>	127,198 SF
<b>Leasable SF</b>	127,198 SF Main building: 99,935 SF
<b>Site Size</b>	17.56 acres
<b>Use</b>	Multi-Use

<b>Building Height</b>	3 stories
<b>Year Built / Renovated</b>	1978 / 1998
<b>Parking Ratio</b>	1.38 / 1,000 SF
<b>Zoning</b>	LOL (Limited Office/Laboratory)



# Local Access Map



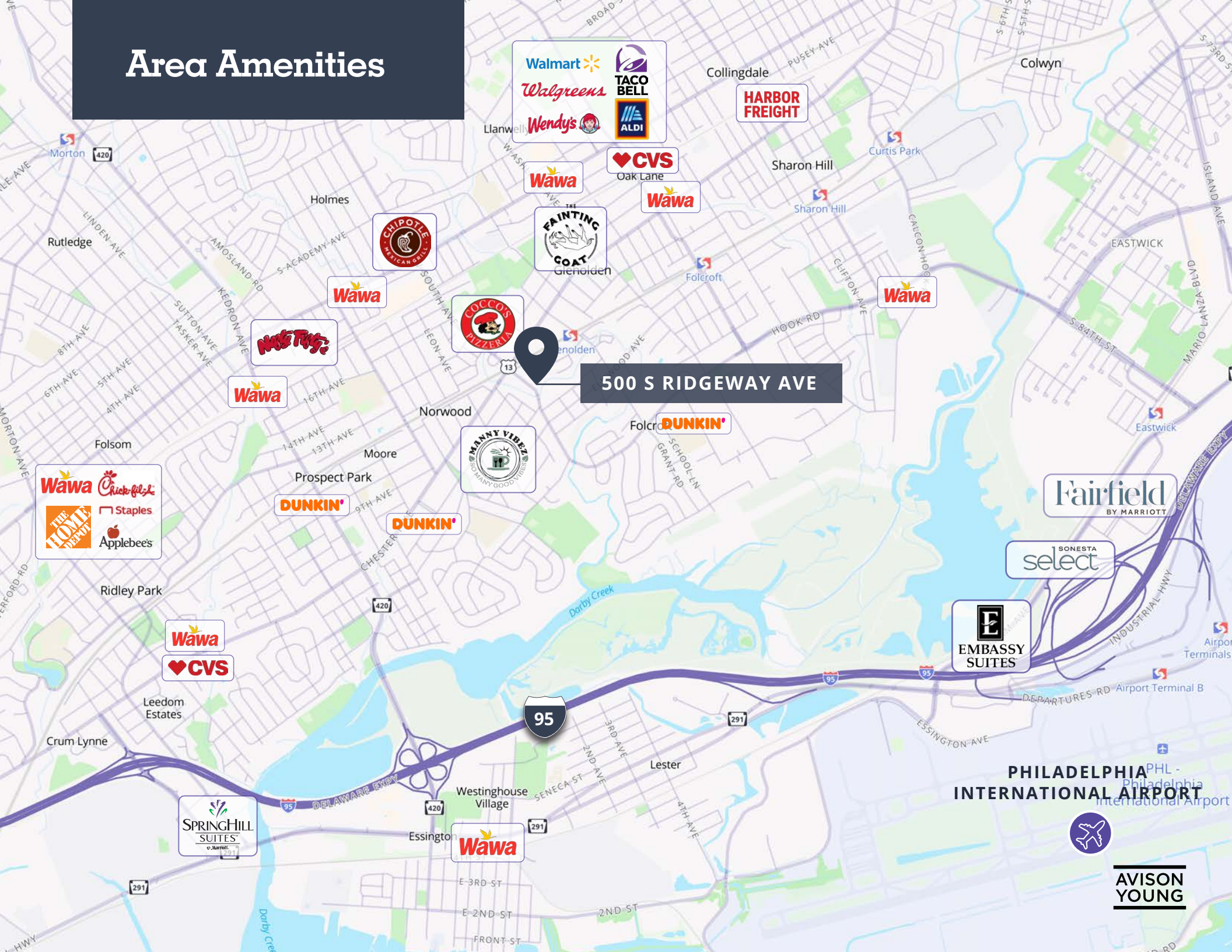
**500 S RIDGEWAY AVE**

**PHILADELPHIA  
INTERNATIONAL AIRPORT**



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# Area Amenities



500 S RIDGEWAY AVE

PHILADELPHIA PHL - Philadelphia International Airport

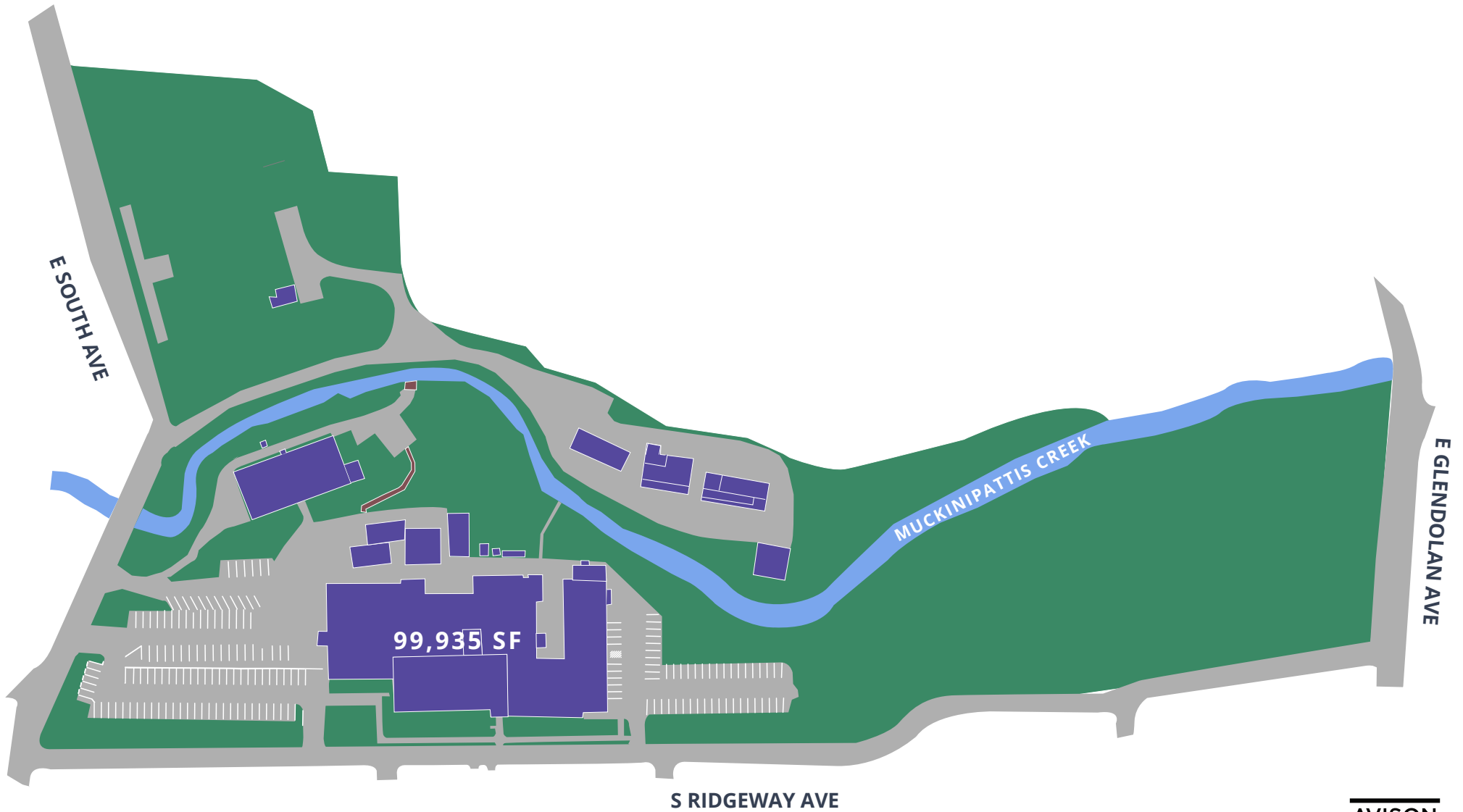
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# Site Plan BASED ON ALTA SURVEY

**127,198**  
SQUARE FEET TOTAL

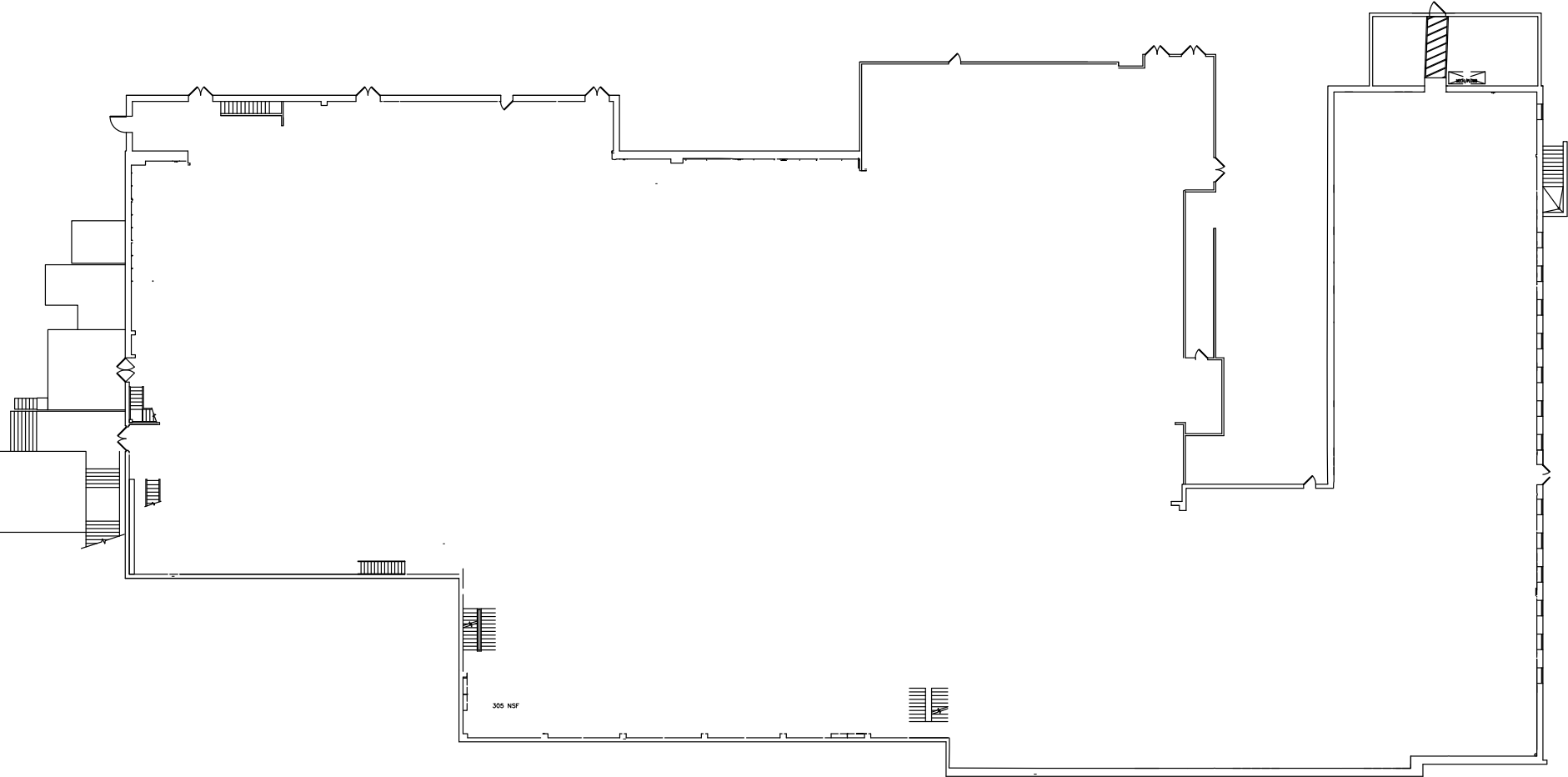
**17.57**  
ACRE SITE

**1.38 / 1,000 SF**  
PARKING RATIO



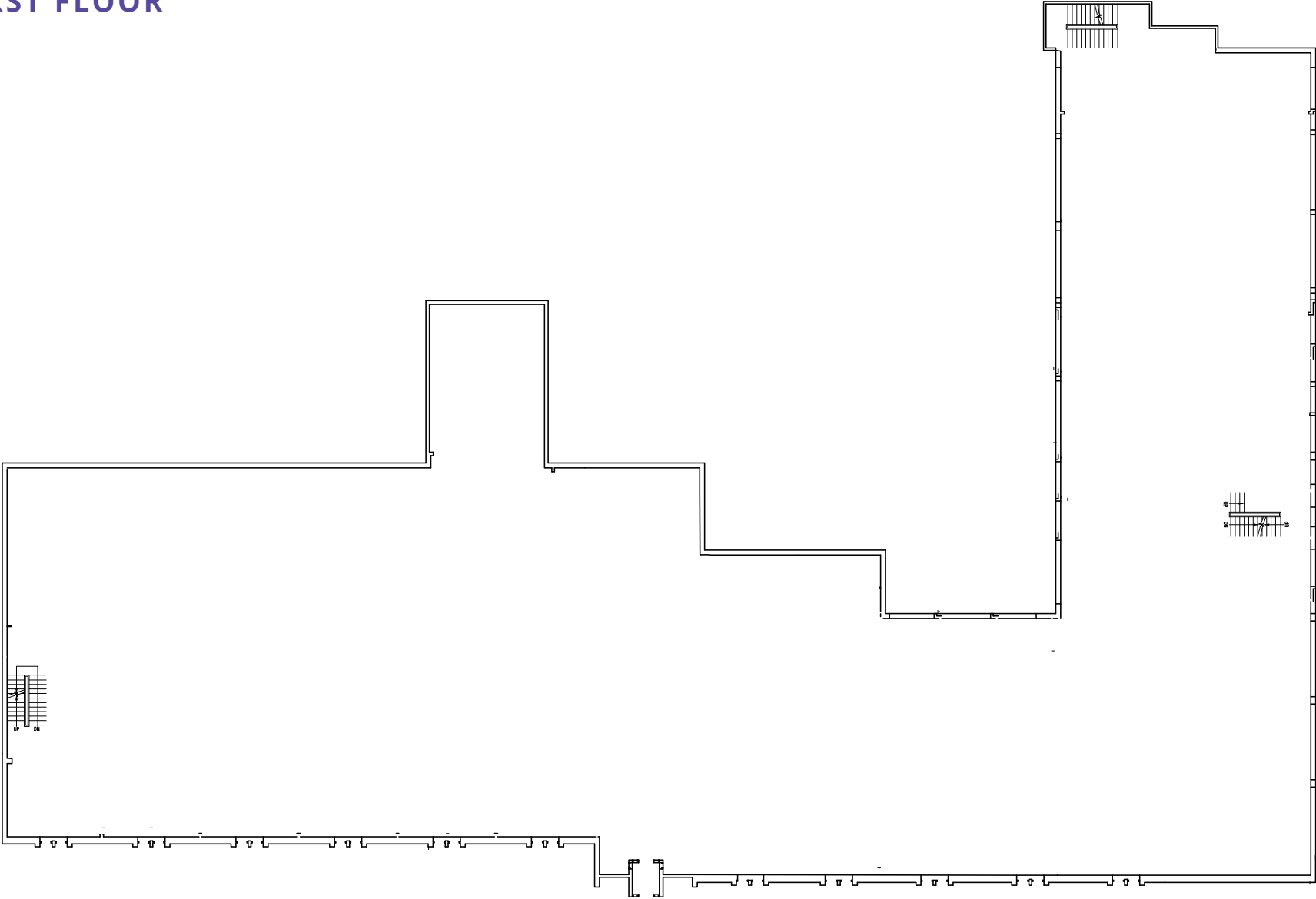
# Floor Plan

## GROUND FLOOR



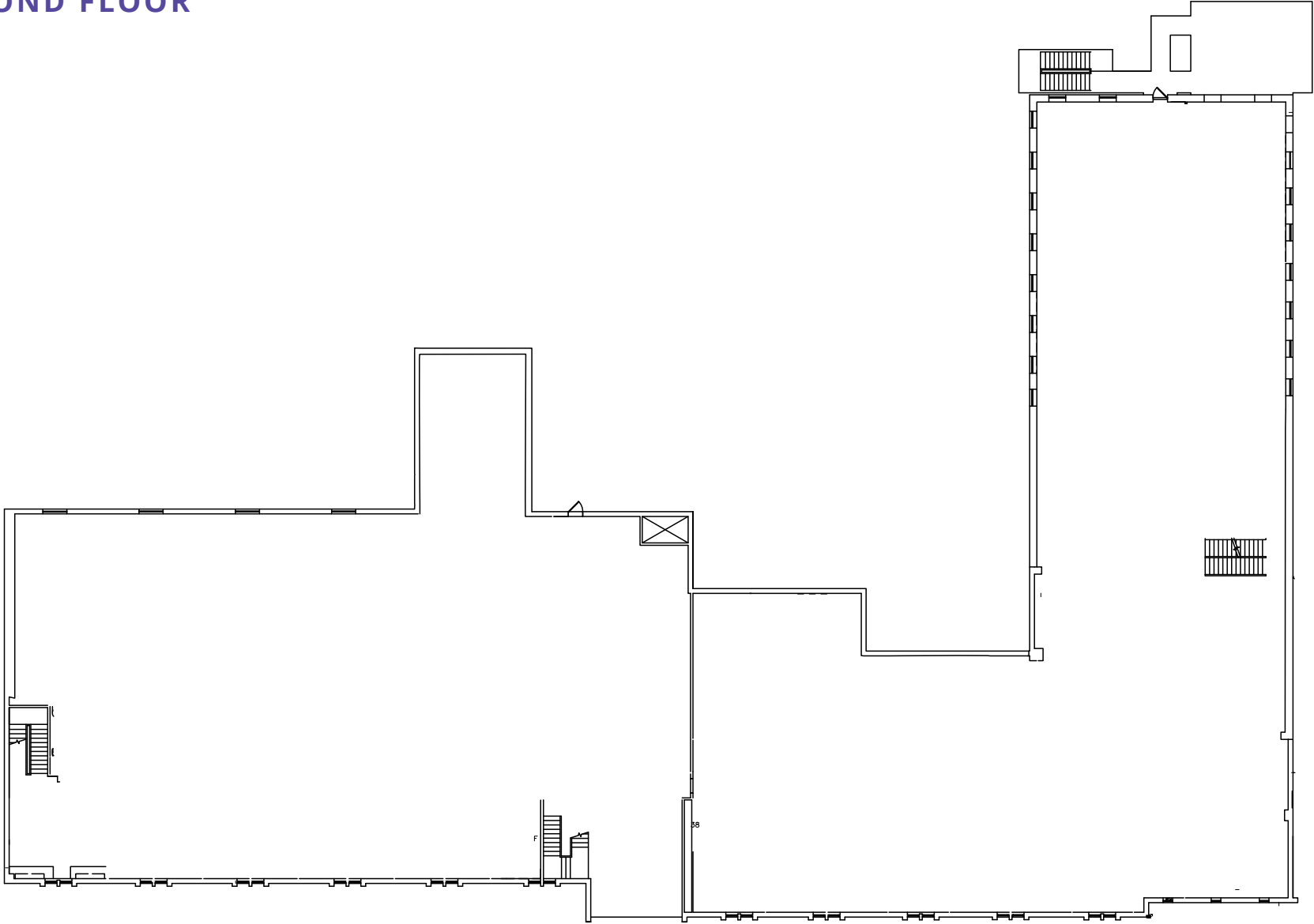
# Floor Plan

## FIRST FLOOR



# Floor Plan

## SECOND FLOOR



# Site Aerials





# 500 S Ridgeway Avenue

GLENOLDEN, PENNSYLVANIA

## FOR MORE INFORMATION

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