



THE SEYON GROUP AND BERKELEY PARTNERS ACQUIRE 144,319 SF PORTFOLIO IN BOOTHWYN, PA

(October 5, 2021) The Seyon Group (“Seyon”), in partnership with Berkeley Partners (“Berkeley”), announced it has acquired 1, 3 & 7 Chelsea Parkway in Boothwyn, PA (together, the “Property”). This three-building industrial and life science portfolio is located less than six miles from both New Jersey and Delaware, approximately 20 miles from Center City Philadelphia, and 11 miles from Philadelphia International Airport. In addition, the Property is within two miles of Interstate 95, offering unparalleled access to Philadelphia (25 minutes), Baltimore (90 minutes), New York City (2 hours), and Washington, DC (2.25 hours). This acquisition, the fourth by the partnership in the Greater Philadelphia market this year, marked a rare off-market opportunity to purchase three high quality, well-located buildings in a premier industrial submarket with significant supply constraints.

Renovated in 2001, 1, 3 & 7 Chelsea Parkway is a 144,319 SF portfolio that is currently 100% leased to 11 tenants. The Property sits on 23.2 acres and its physical specs include 16’-20’ clear heights, 19 dock doors, 4 drive-in doors, and 546 parking spaces across the three buildings.

“We are excited to acquire these three assets on Chelsea Parkway and add to our growing portfolio in the Philadelphia region,” said Michael Baldwin, Vice President at Seyon. “Establishing a presence in Delaware County was something we felt was a critical next step for this portfolio. The varied tenant rosters of 1 and 7 Chelsea, coupled with the existing Lab/GMP facility at 3 Chelsea, provided a unique opportunity to gain access to both the diverse industrial demand drivers within this submarket and the fast-growing life sciences industry of Greater Philadelphia.”

Gregg D’Ascanio of Blackmore Realty Group exclusively represented the buyer in this transaction.

About Seyon

The Seyon Group is a boutique real estate investment firm that targets institutional quality investments within top-tier Northeast and Southeast markets. Founded in January 2017 by Bryan Blake and Andrew Iglowski, Seyon works to identify the highest quality assets situated in strategic, difficult-to-replicate locations, frequently with a potential for higher future uses. By focusing on the extreme highest point of the quality spectrum, Seyon is a landlord to many leading e-commerce, logistical and other high growth organizations that either prefer or require state-of-the-art logistical facilities.

About Berkeley Partners

Berkeley Partners, along with its affiliated entities, is a fully integrated principal investment firm focused exclusively on light industrial real estate. Since 2005, our affiliates have sponsored a series of value-add and core-plus investment vehicles dedicated to the light industrial sector. The Firm’s vertically integrated platform includes competencies in asset management, property management, leasing management and construction management. As of June 30, 2021, Berkeley Partners owns and operates approximately 8.5 million square feet of light industrial real estate across targeted growth and gateway markets within the United States.

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