

**KLINGHOFFER
CARPET CO.**

TILE COMMERCIAL RESIDENTIAL WOOD

18,500
SQUARE FOOT
FREE-STANDING BUILDING

AVAILABLE FOR SALE OR LEASE
2051 BYBERRY ROAD
PHILADELPHIA, PA

BUILDING DESCRIPTION

18,500 SF free-standing retail facility with excellent showroom and ample warehouse space

(1) 18' x 14' interior tailgate door that can accommodate loading for 2 trucks at a time

(1) 8' x 10' drive-in door

Fully air conditioned

Power: 1,200a/480v

37 parking spaces

Electronic pylon signage

traffic counts: 7,251 VPD on Byberry Road / 21,538 VPD on Evans St



SALE PRICE \$2,999,000
LEASE RATE \$17.50 PSF (GROSS)

Joe Sternberg
215-285-2224
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Jennifer DiNardo
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Distance to

Woodhaven Rd (Route 63)	0.2 mi
Roosevelt Blvd (Route 1)	0.5 mi
Street Road (Route 132)	2.5 mi
PA Turnpike (I-276)	2.9 mi
I-95	9.7 mi
Center City Philadelphia	18 mi



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