

3620 "I" STREET AT CROWN 95 INDUSTRIAL CENTER PHILADELPHIA, PA 19134

NEWLY RENOVATED

KOZ & PILOT
THROUGH 2035



46,000 SF INDUSTRIAL / WAREHOUSE AVAILABLE

REPRESENTED BY
THE FLYNN COMPANY

PATRICK GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

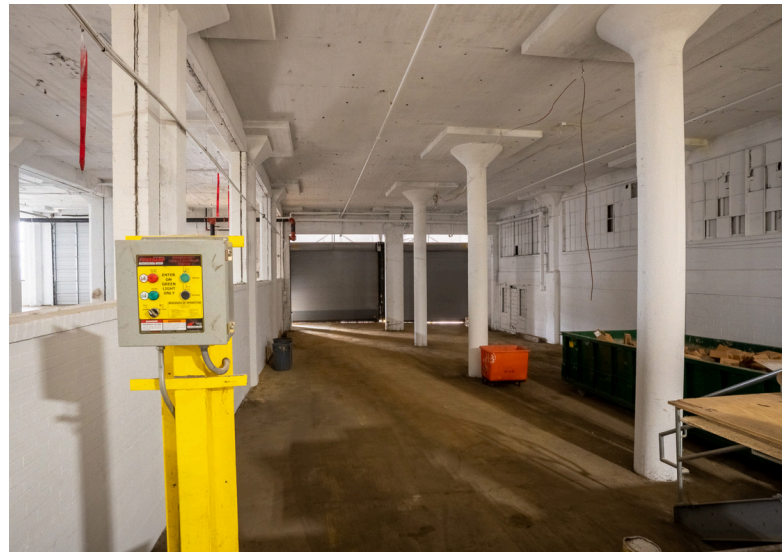
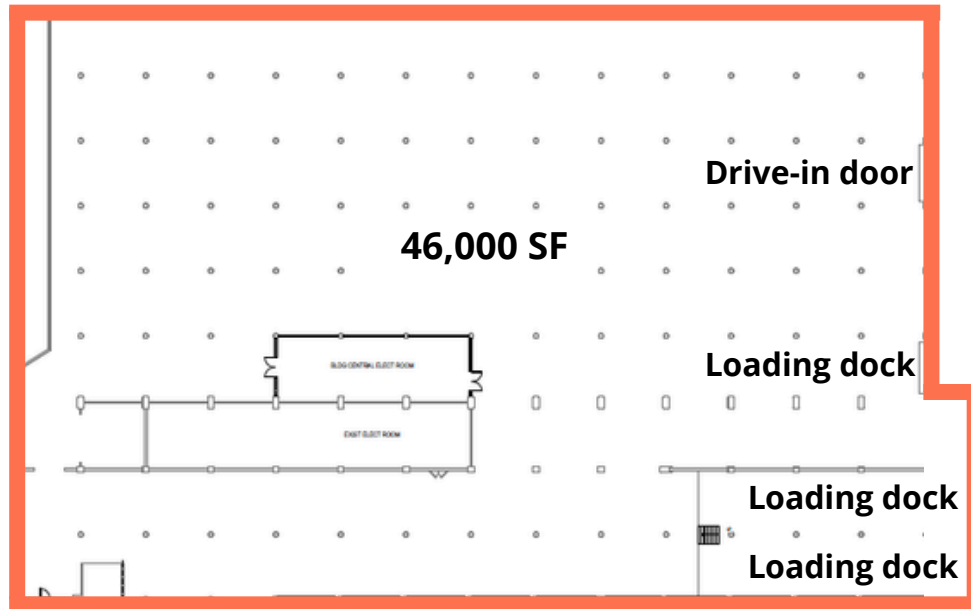
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PROPERTY DETAILS:

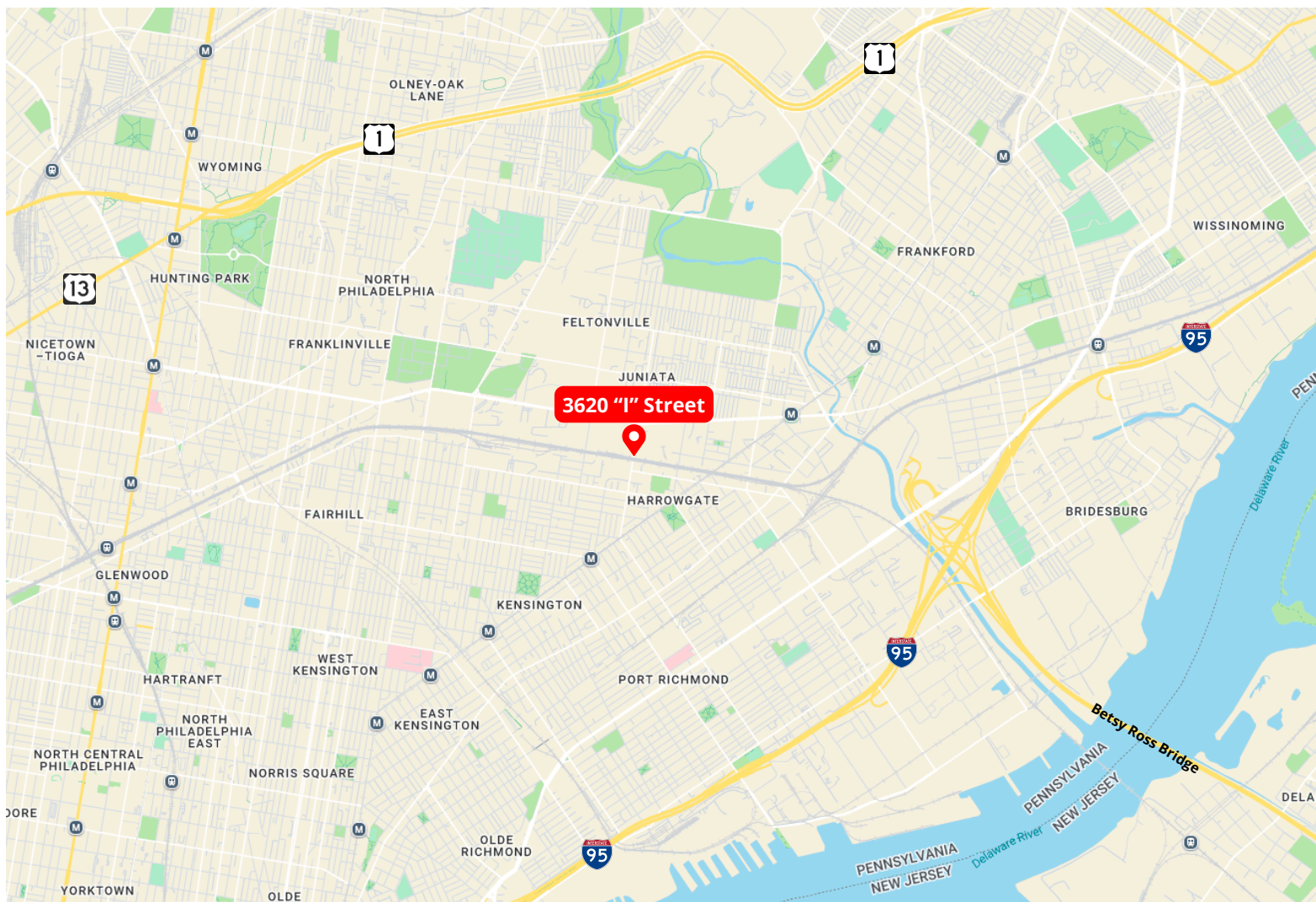
3620 I STREET	
AVAILABLE SPACE	46,000 SF
CEILING HEIGHT	16'
LOADING	3 Loading docks, 1 Drive-in door
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS	100% Wet
HVAC	Gas fired heaters
POWER	225Amp 3Phase 480V Expandable up to 1,200 AMPs
BATHROOMS	To suit
OPERATING EXPENSES	< \$1.00 psf
OFFICE	Build to suit

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565



LOCATION



Distance to:

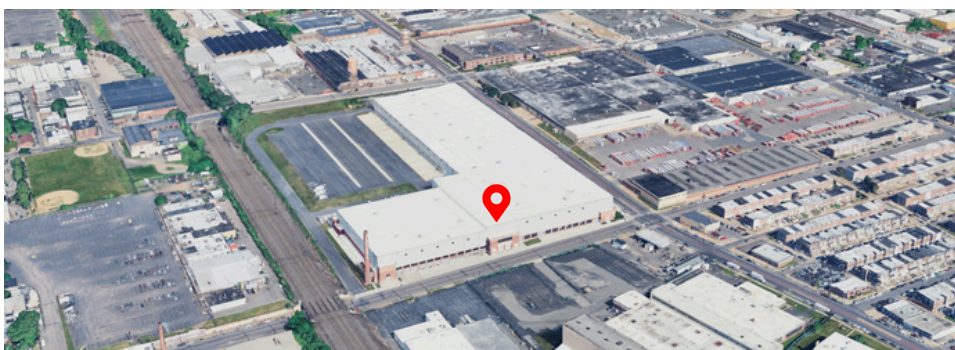


1.5 miles



2.7 miles

Betsy Ross Bridge 2.7 miles



FOR MORE INFORMATION CONTACT:

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