

# 3640 "I" STREET AT CROWN 95 INDUSTRIAL CENTER PHILADELPHIA, PA 19134

NEWLY RENOVATED

KOZ & PILOT  
THROUGH 2028



## 40,000 SF INDUSTRIAL / WAREHOUSE AVAILABLE

REPRESENTED BY  
THE FLYNN COMPANY

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

The  
Flynn  
Company

### PROPERTY DETAILS:

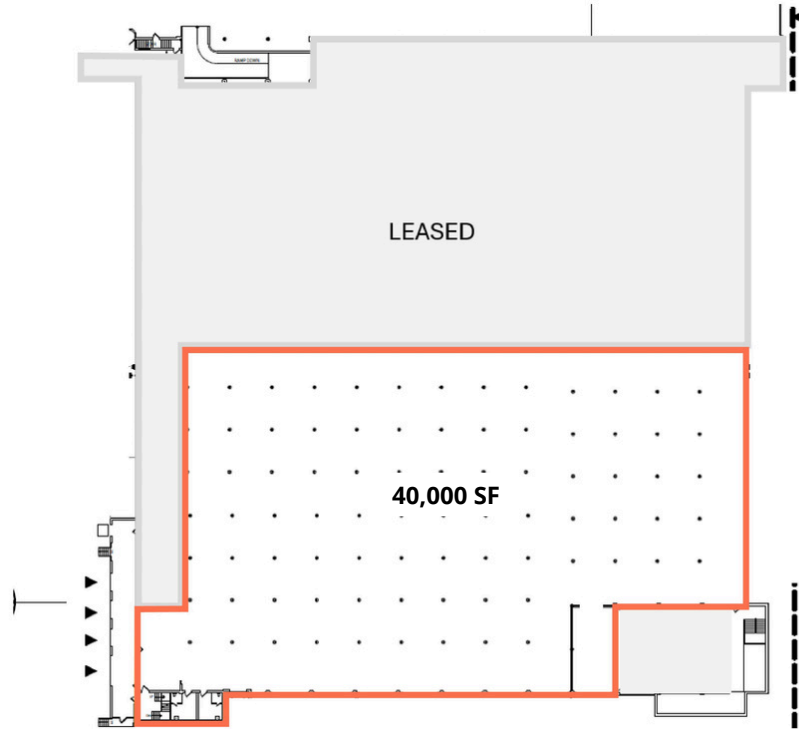
3640 I STREET	
AVAILABLE SPACE	40,000 SF
CEILING HEIGHT	11'
LOADING	1 Loading dock, 1 Drive-in door
PARKING	15 spaces
LIGHTING	LED
SPRINKLERS	100% Wet
HVAC	Gas fired heaters
BATHROOMS	2
OPERATING EXPENSES	< \$1.00 psf
OFFICE	400 SF

THE FLYNN COMPANY

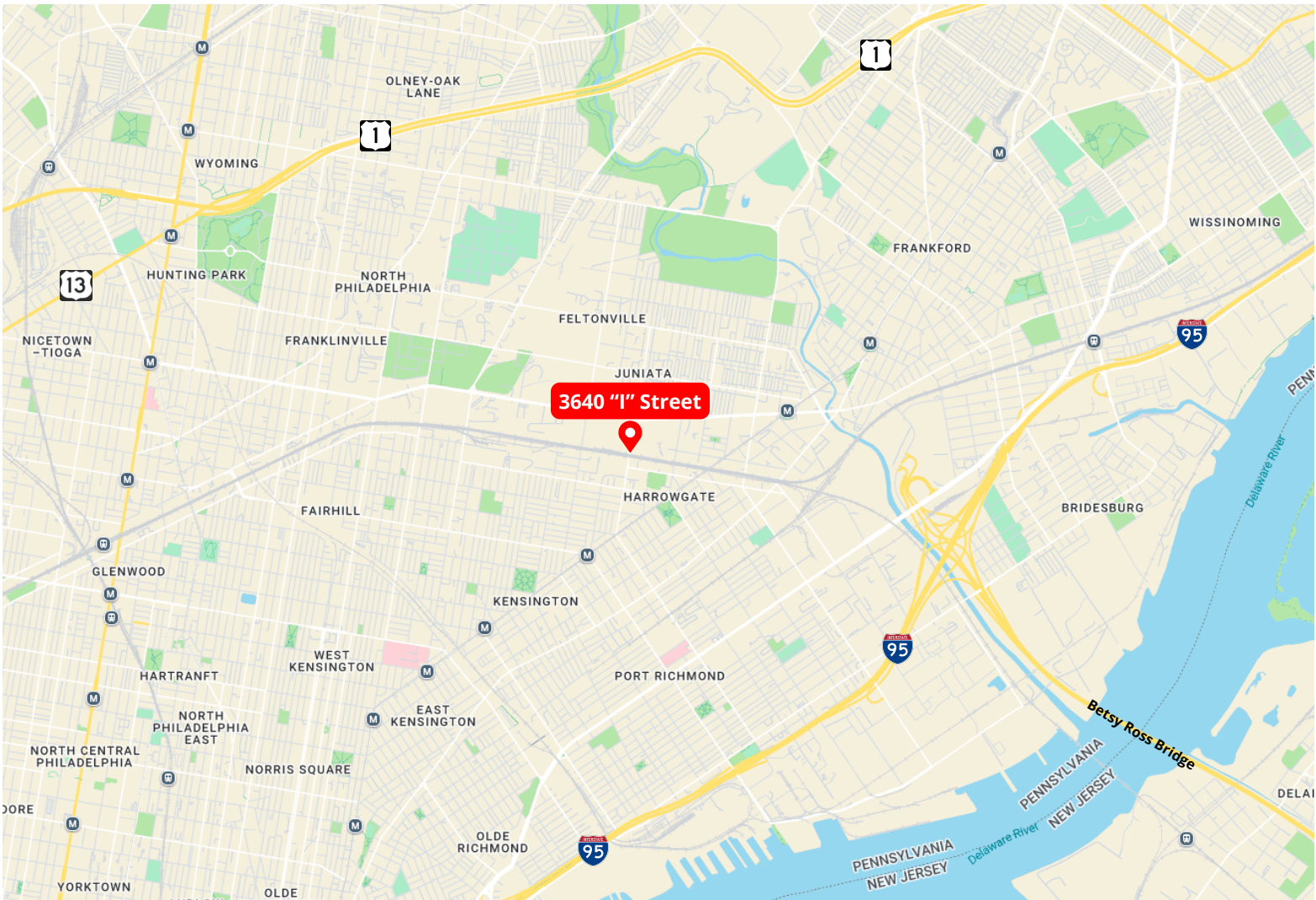
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

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## LOCATION

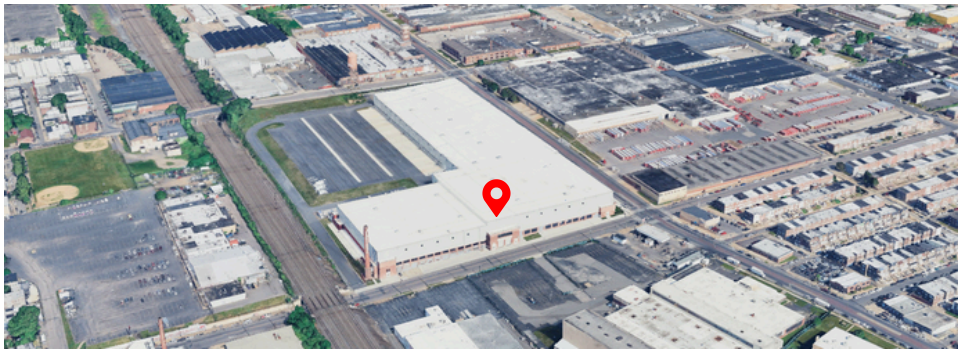


### Distance to:

 1.5 miles

 2.7 miles

**Betsy Ross Bridge** 2.7 miles



### FOR MORE INFORMATION CONTACT:

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