

AVAILABLE FOR LEASE
1007-11 W. BUTLER STREET
PHILADELPHIA, PA 19140



72,000 SF INDUSTRIAL AVAILABLE

SECURED & LIT PARKING LOT

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PROPERTY DETAILS

1007-11 W. BUTLER STREET PHILADELPHIA, PA



SPACE
AVAILABLE

72,000 SF



CEILING
HEIGHT

19.7-22.5'

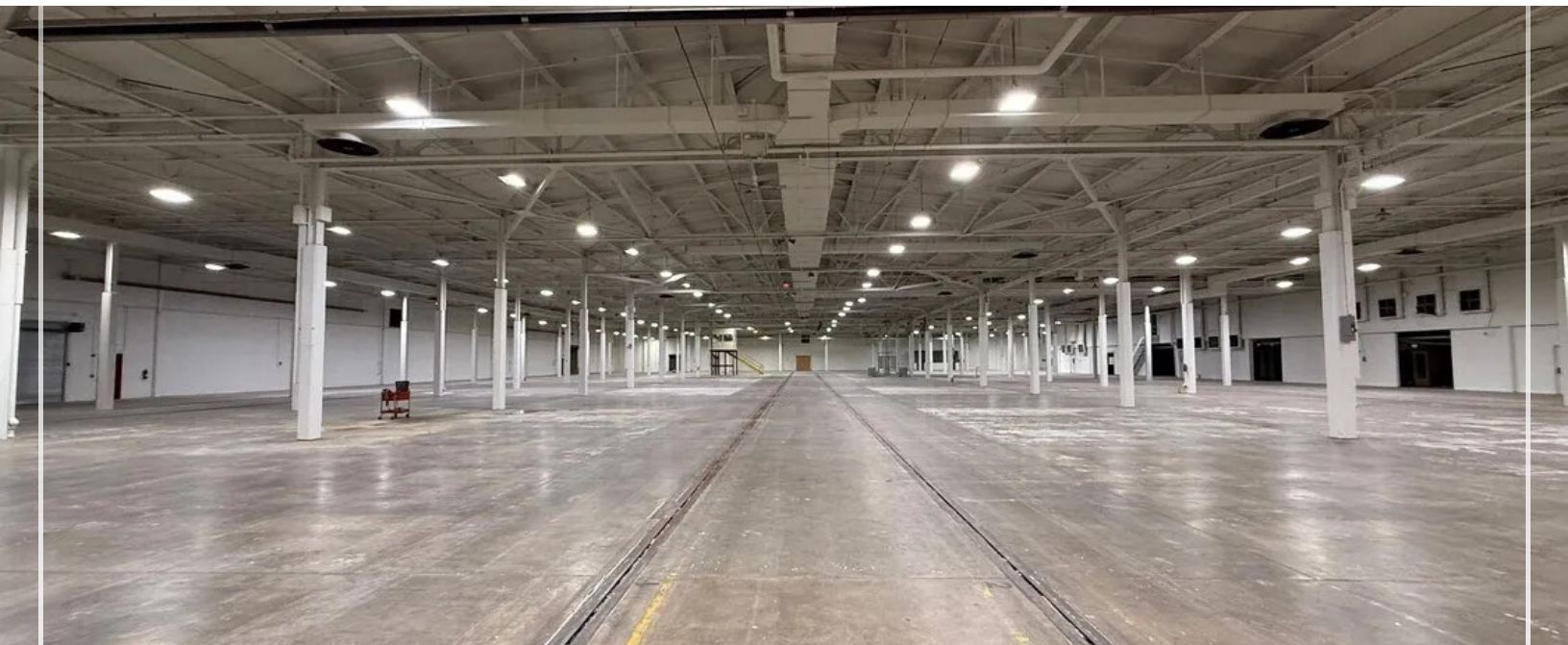


LOADING

18 DOCKS

PROPERTY HIGHLIGHTS

- Lot: Fenced & lit (IOS capabilities)
- Breakdown: 20,300 SF clear span space in center of warehouse with 19.7' clear; remainder of space 22.8' x 26.8 column spacing
- Sprinkler: Wet System
- Loading: Cross-docked, 18 loading docks (6 with levelers). Additional dock doors can be added
- Roof: New roof (20 year warranty)
- Lighting: New LED lighting
- Zoning: I2 (Medium Industrial)
- Miscellaneous: Former use was a pharmaceutical company with conveyor system (conveyor system may be usable)
- Location: Located in lower North Philadelphia, just off Erie Ave. Easy access to Broad Street & Roosevelt Blvd. 4.3 miles to Route 76, 5 miles to I-95. 6.2 mi to New Jersey.



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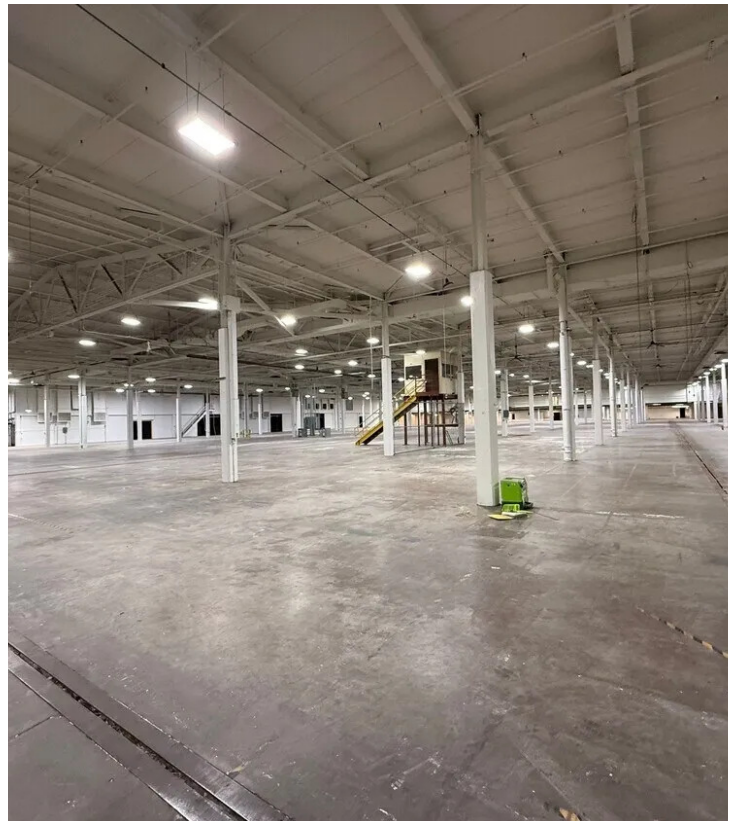
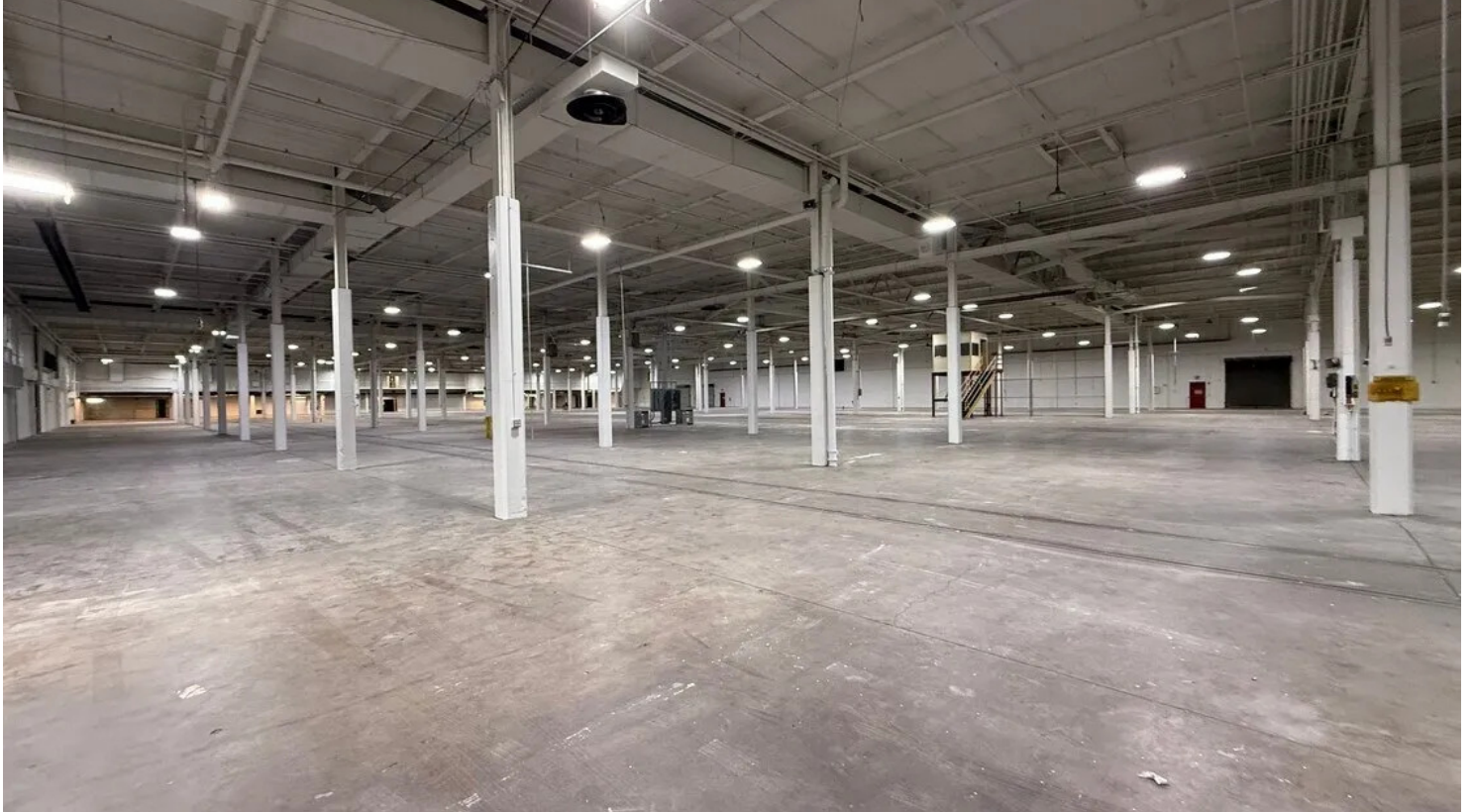
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ADDITIONAL PHOTOS

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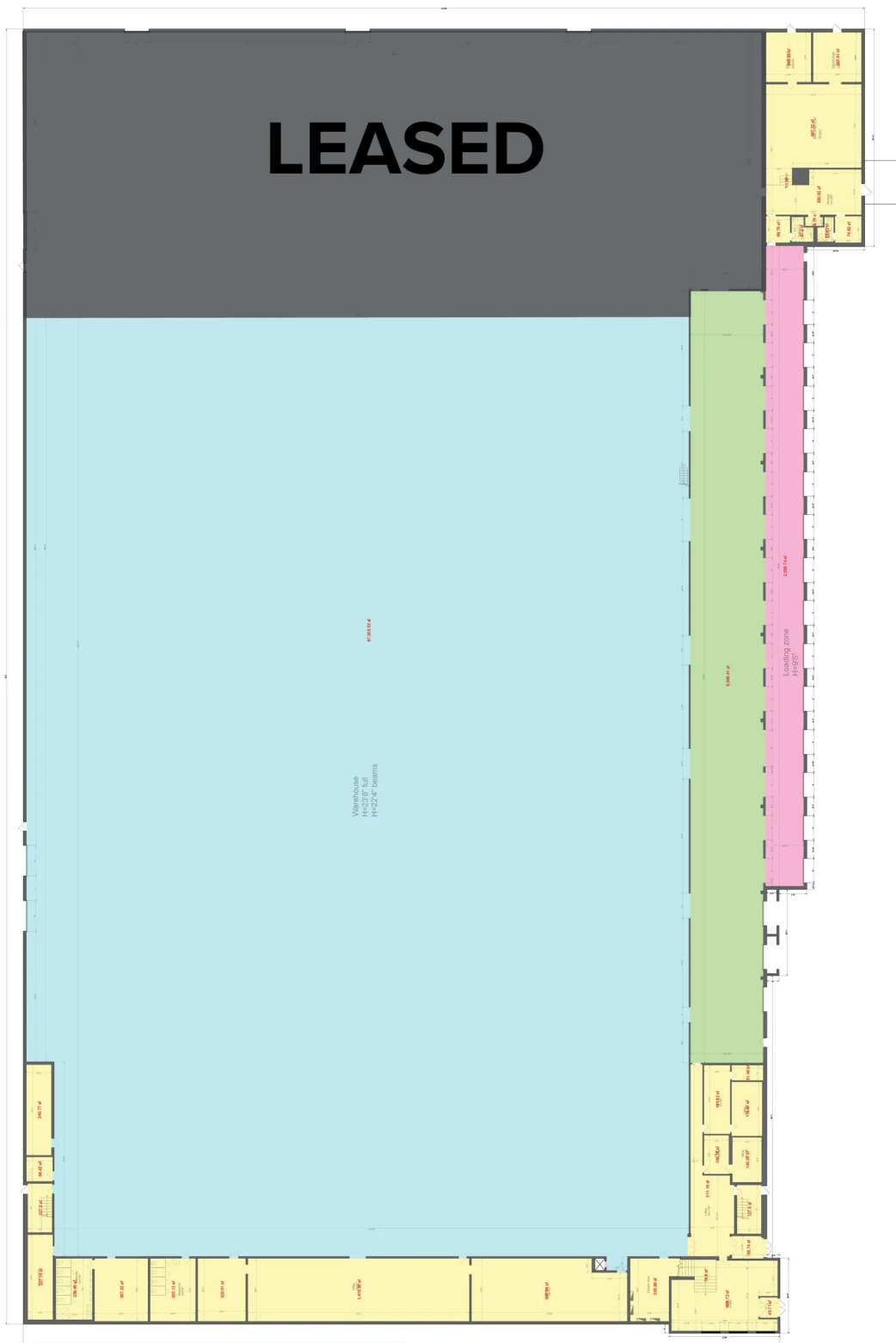
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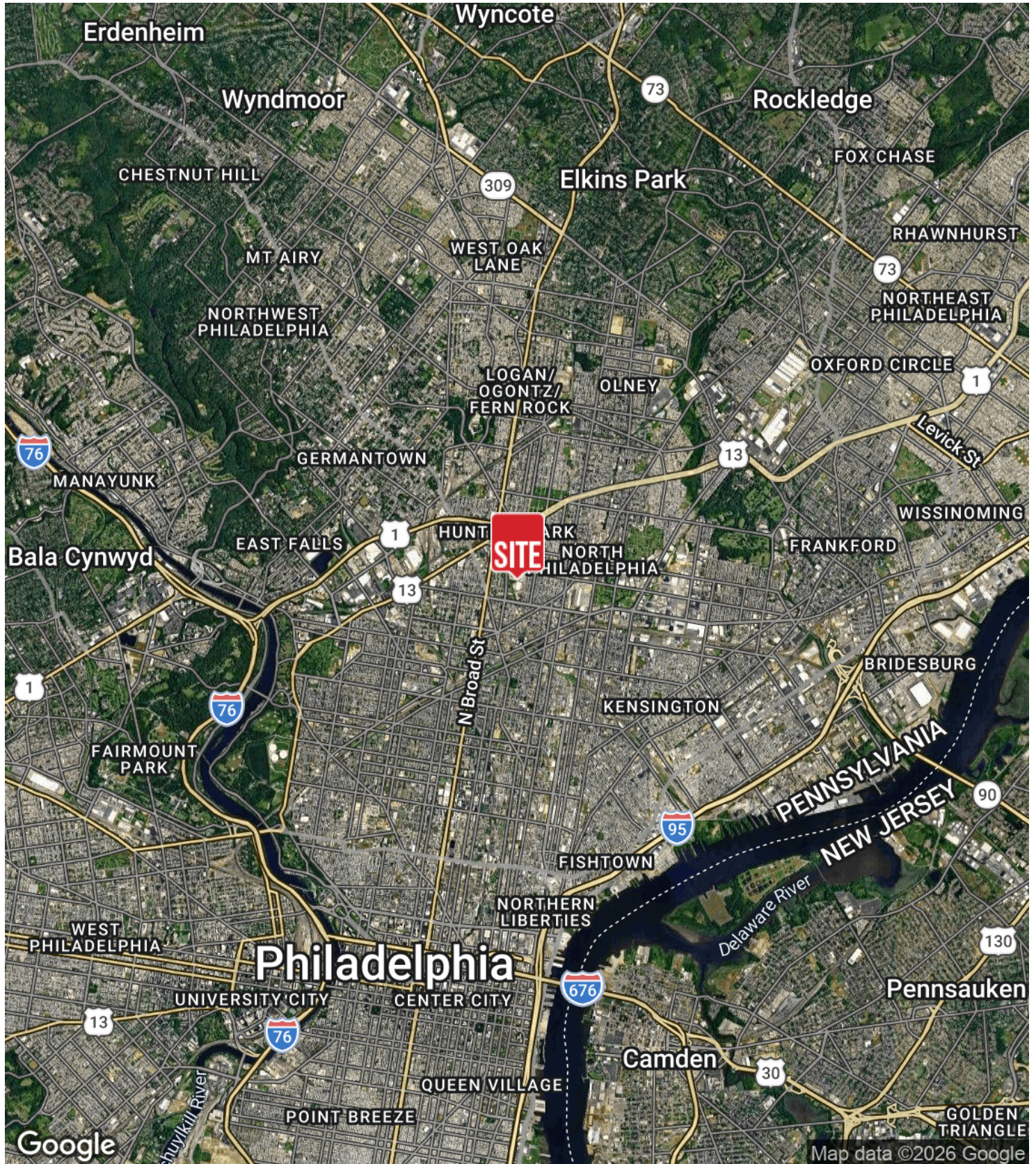
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LOCATION MAP

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