

3650 3RD STREET
PHILADELPHIA, PA 19148

INDUSTRIAL OUTSIDE STORAGE / FOOD DISTRIBUTION CENTER



AVAILABLE FOR LEASE

- OWNER WILL DEMO BUILDING FOR IOS USE
- LOT SIZE: 0.75 ACRES
- BUILDING SIZE: 3,800 SF
- LOADING: 3 DOCK DOORS
- CEILING HEIGHT: 9'
- ZONING: I-2



The
Flynn
Company

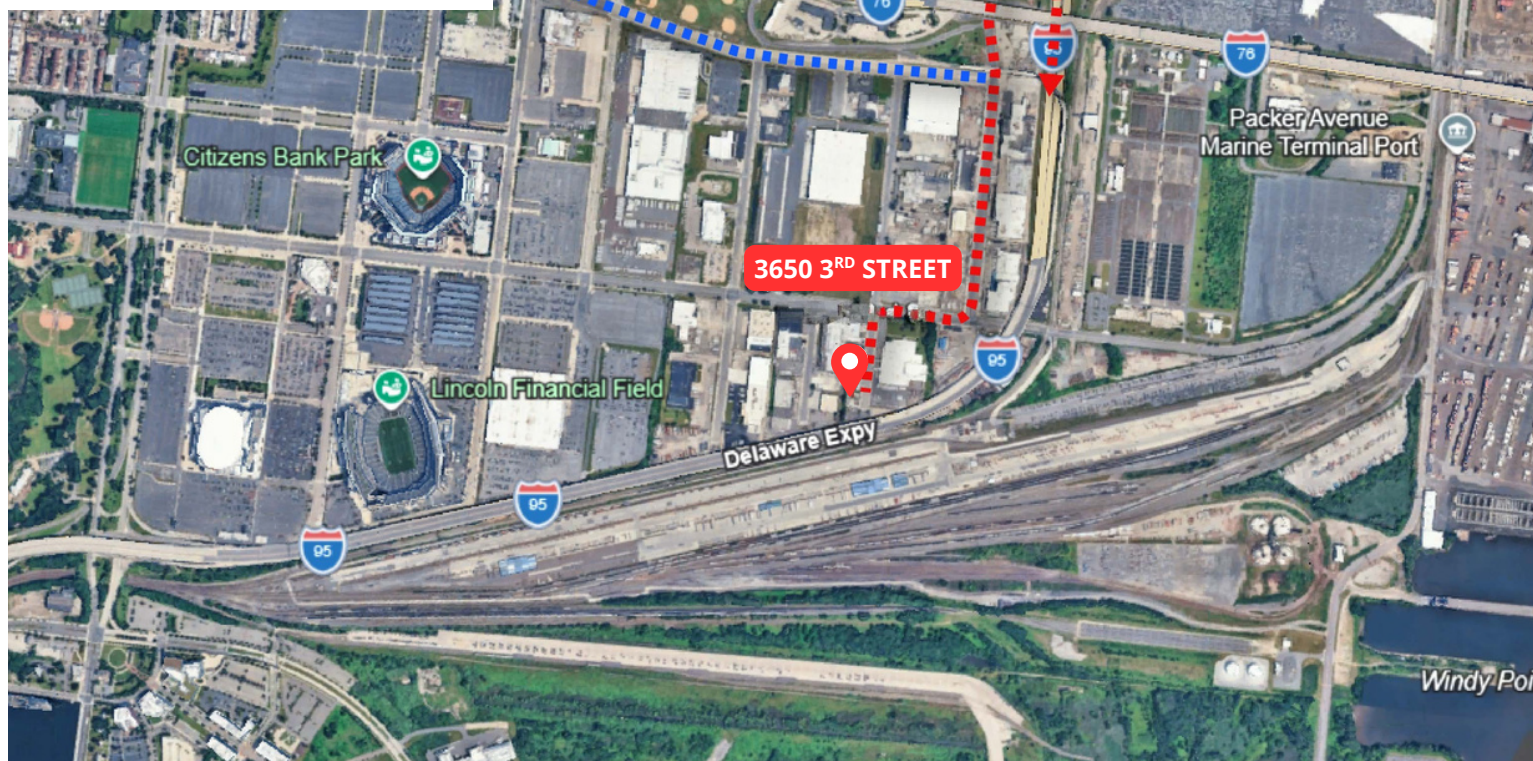
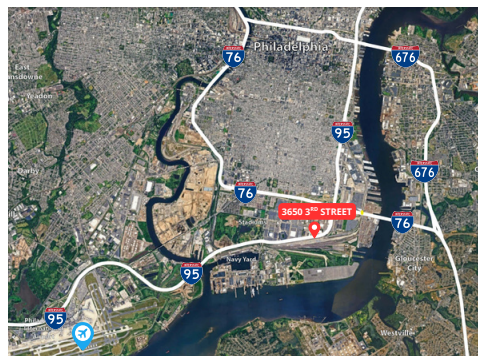
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PERMITTED USES

Y = Yes permitted as of right N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY					
Household Living (as noted below)					
Multi-family	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	
Group Living	N	N	N	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	N	N	N	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY					
Adult Care	N	N	N	N	
Child Care	N	N	N	N	14-603 (5)
Detention and Correctional Facilities	N	S	Y	N	14-603 (13)
Educational Facilities	N	N	N	N	
Fraternal Organization	N	N	N	N	
Libraries and Cultural Exhibits	N	N	N	N	
Re-Entry Facility	S	S	Y	S	14-603 (12)
Religious Assembly	N	N	N	N	
Safety Services	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	
Utilities and Services, Major	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	14-603 (16)(17)
OFFICE USE CATEGORY					
Business and Professional	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	Y	N	N	N	
Group Practitioner	Y	Y	Y	N	
Government	Y	Y	N	N	
RETAIL SALES USE CATEGORY [4]					
Adult-Oriented Merchandise	N	S	Y	N	14-603 (13)
Building Supplies and Equipment	Y	Y	Y	Y	14-603 (3)
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	S	Y	N	14-603 (13)
Gun Shop	N	S	Y	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	
Pets and Pet Supplies	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
COMMERCIAL SERVICES USE CATEGORY					
Adult-Oriented Service	N	S	Y	N	14-603 (13)
Animal Services (except as noted below)	Y	Y	Y	N	
Boarding and Other Services	S	S	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	N	N	N	14-603 (18)
Casino	N	N	N	N	
Building Services	Y	Y	Y	N	
Business Support	Y	Y	Y	N	
Eating and Drinking Establishments (as noted below)	N	N	N	N	
Take-Out Restaurant	N	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	Y	Y	
Personal Credit Establishment	N	S	Y	N	14-603 (13)
Funeral and Mortuary Services	N	N	N	N	
Maintenance & Repair of Consumer Goods	Y	Y	Y	Y	
Marina	Y	Y	N	N	
Parking, Non-Accessory	Y	Y	Y	Y	14-603 (10)
Personal Services	N	N	N	N	
Radio, Television, and Recording Services	Y	Y	Y	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES					
Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	Y	Y	N	
Vehicle Fueling Station	Y	Y	Y	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
Vehicle Paint Finishing Shop	Y	Y	Y	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY					
Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
Moving and Storage Facilities	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	
Wholesale Sales and Distribution	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603 (1)
INDUSTRIAL USE CATEGORY					
Artist Studios and Artisan Industrial	Y	Y	Y	N	
Limited Industrial	Y	Y	Y	N	
General Industrial	N	Y	Y	N	
Intensive Industrial	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	S	Y	N	14-603 (9)
Marine-Related Industrial	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	Y	Y	Y	N	
Mining/Quarrying	N	N	Y	N	
Research and Development	Y	Y	Y	N	
Trucking and Transportation Terminals	Y	Y	Y	Y	
URBAN AGRICULTURE USE CATEGORY					
Community Garden	Y	Y	Y	N	14-603 (15)
Market or Community-Supported Farm	Y	Y	N	N	14-603 (15)
Animal Husbandry	Y	Y	Y	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

LOCATION



DRIVING DISTANCES

- Immediate access to I-95 and I-76

Entrance to I-95	0.9 miles
Entrance to I-76	0.9 miles
Walt Whitman Bridge	1.4 miles
Packer Ave Marine Terminal	1.4 miles
Philadelphia International Airport	7.7 miles
Commodore Barry Bridge	22.5 miles

