



**2221 E. CLEARFIELD STREET
Philadelphia, PA 19134**

**FOR SALE OR LEASE
INDUSTRIAL / WAREHOUSE OPPORTUNITY**



SALE PRICE: \$2,450,000 LEASE RATE: \$8.25 PSF NNN

PROPERTY OVERVIEW

Excellent opportunity to acquire or lease a ±32,815 SF industrial warehouse in the Kensington submarket of Philadelphia. The property is well-suited for a variety of uses including distribution, storage, light manufacturing, and automotive-related operations. With strong fundamentals and flexible layout, the asset also presents a compelling redevelopment or value-add opportunity.

Property Features:

- ±32,815 SF warehouse building
- Available for Sale or Lease
- Excellent development opportunity
- 16' clear ceiling height
- 3 large drive-in doors
- Functional layout with fitted office space
- Ample restroom facilities
- Single-tenant industrial building
- ±0.60-acre site
- Masonry construction (built 1925)

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH |

Rocco Yedman
P: 267-391-5859
O: 215-395-6277



Joe Sternberg
P: 215-285-2224
O: 215-395-6277



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