

# CAPITAL

Commercial Real Estate Group

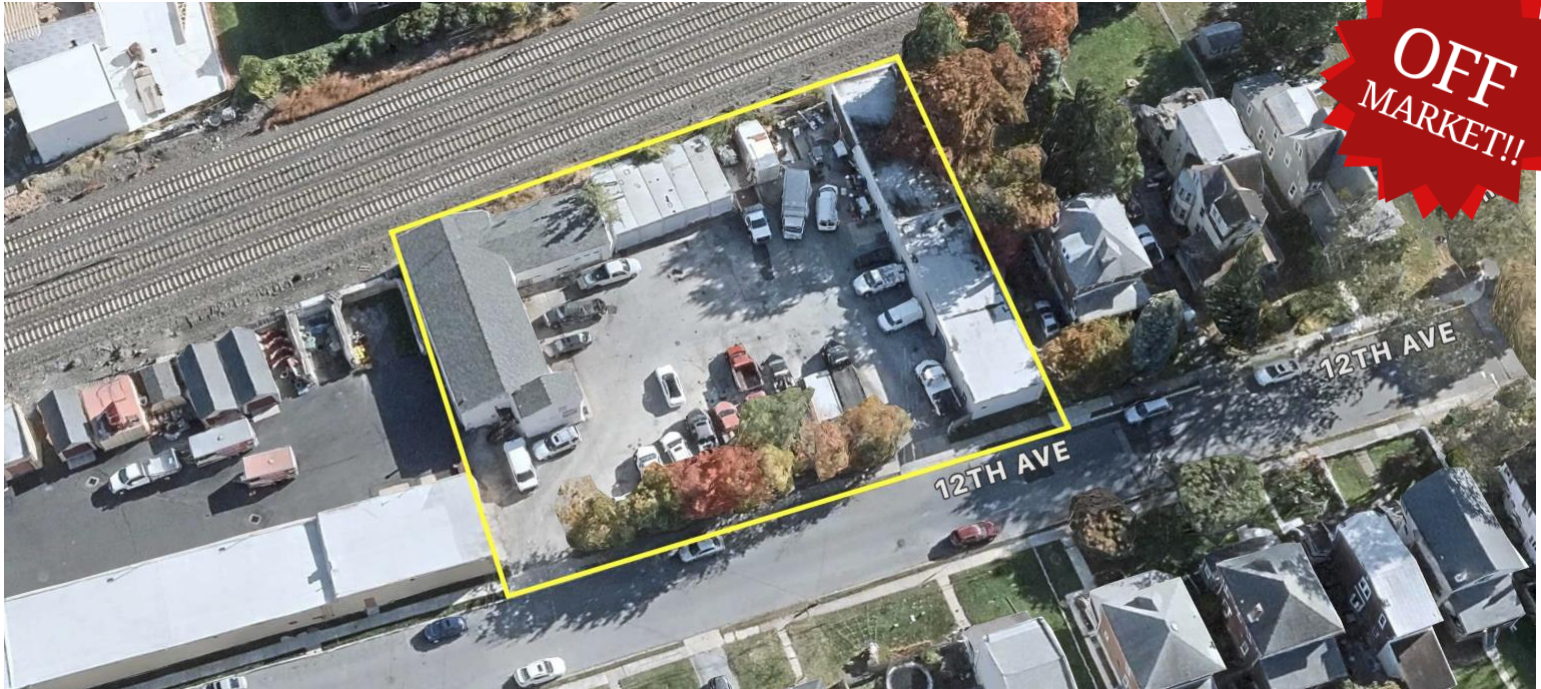
**610-359-9700**

[www.CapitalComRe.com](http://www.CapitalComRe.com)

**\*AVAILABLE\***

## Multi-Tenant Industrial Building

Location: 800 12<sup>th</sup> Ave, Prospect Park, PA 19076



### PROPERTY HIGHLIGHTS:

- ✓ 0.57-acre corner lot with 3 buildings totaling +-6,000 SF.
- ✓ Garage-style bays, office/shop space, and vehicle storage
- ✓ Fully enclosed site with gated entry and outdoor storage.
- ✓ Surrounded by dense residential and local traffic drivers.
- ✓ Minutes to I-95, Philadelphia Airport, and regional transit.
- ✓ Long-term ownership; first time offered in over 40 years.
- ✓ Perfect for long-term owner/user, contractor, landscaper, etc.



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### AGENT CONTACT

[www.capitalcomre.com](http://www.capitalcomre.com)

**\*Contact Me For More Off-Market Opportunities\***

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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