



Contiguous 5.8 Acre Site with Flexible I-2 Zoning and Prime Accessibility

- **Land Size:** 5.8 acres in Northern Philadelphia
- **Property Type:** C-Class Industrial/Manufacturing Facility (multi-story)
- **Building Size:** 125,000 Square Feet
- **Current Zoning:** I-2 zoning to accommodate a multitude of industrial and commercial uses
- **Prime Accessibility:** Ease of access to Route 1 (Roosevelt Blvd) and over 113,000 daytime employees in a 3 mile radius
- **Property Potential:** Adaptive re-use of existing buildings, complete demolition of site for outdoor industrial storage or 100% re-development

For further information

Paul French
Principal
+1 610.308.1961
paul.french@avisonyoung.com

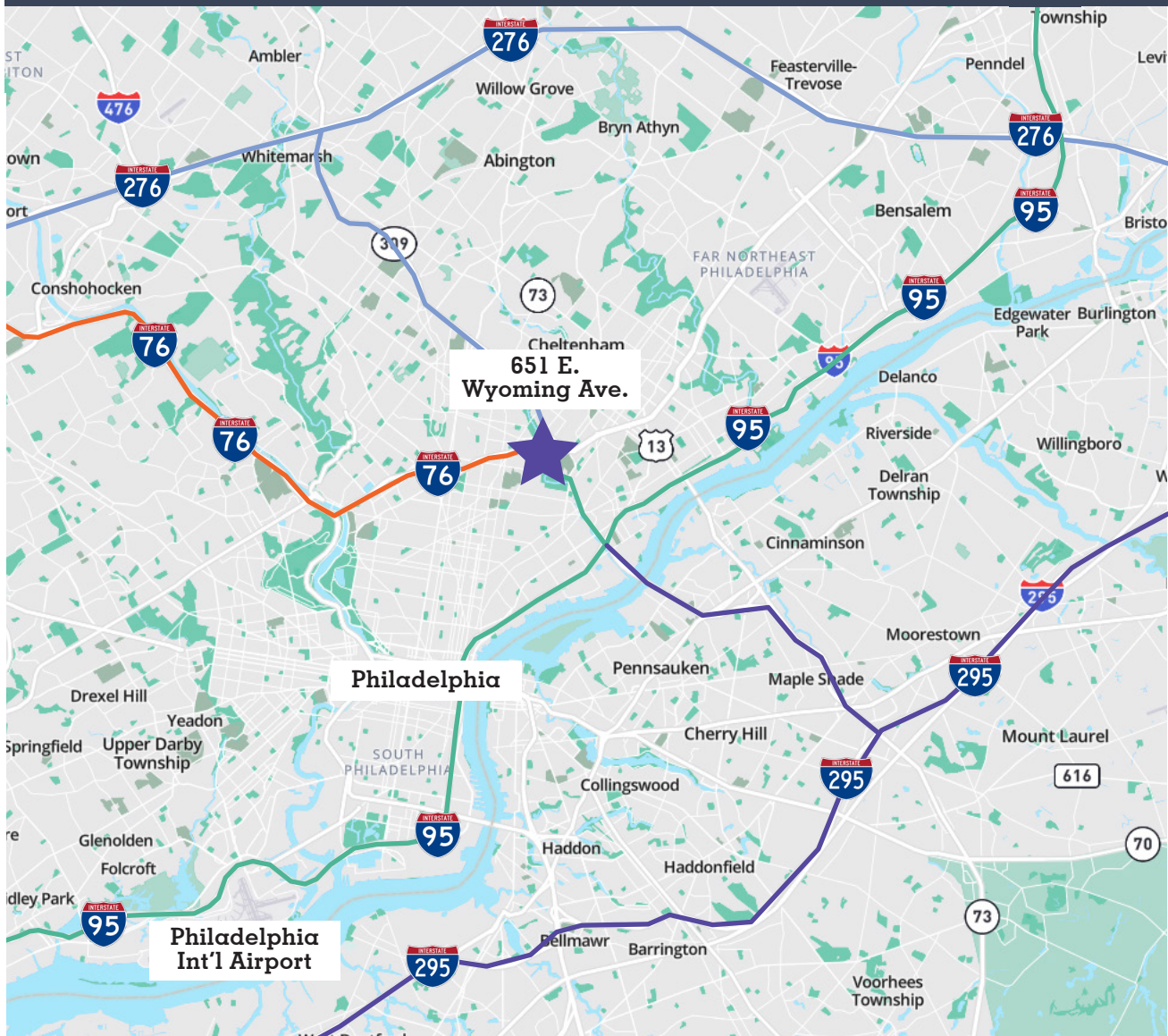
Dave Smith
Vice President
+1 609.314.4864
david.smith@avisonyoung.com

Will Ciarlone
Associate
+1 484.889.8491
william.ciarlone@avisonyoung.com

Location Map

Drive Times

- 0.5 miles to E. Roosevelt Blvd
- 3.8 miles to PhilaPort
- 5.3 miles to I-95
- 8.9 miles from Philadelphia City Hall
- 17.7 miles from Philadelphia Int'l Airport



For further information

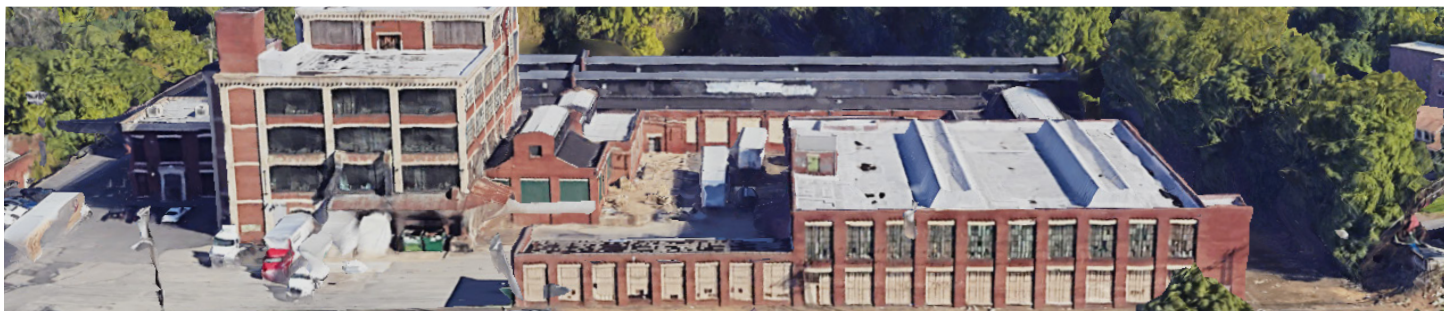
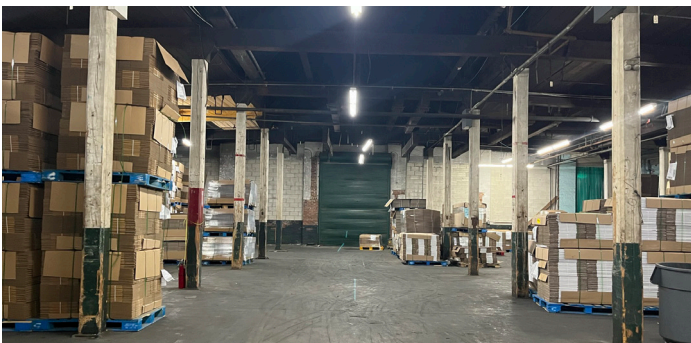
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Demographics

	1-Mile Radius	3-Mile Radius
Population	37,761	420,535
Household	11,754	143,485
Median Age	33.2	34.2
Median HH Income	\$37,709	\$38,089
Daytime Employees	11,133	113,005



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I-2 Zoning

Uses Allowed in Industrial Districts	
Y= Yes permitted as of right S= Special exception approval required N= Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-2
RESIDENTIAL USE CATEGORY	
Household Living (as noted below)	
Multi-family	N
Caretaker Quarters	Y
Group Living	N
PARKS AND OPEN SPACES USE CATEGORY	
Passive Recreation	Y
Active Recreation	N
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY	
Adult Care	N
Child Care	N
Detention and Correctional Facilities	S
Educational Facilities	N
Fraternal Organization	N
Libraries and Cultural Exhibits	N
Re-Entry Facility	S
Religious Assembly	N
Safety Services	Y
Transit Station	Y
Utilities and Services, Basic	Y
Utilities and Services, Major	Y
Wireless Service Facility	Y
OFFICE USE CATEGORY	
Business and Professional	Y
Medical, Dental, health Practitioner (as noted below)	
Sole Practitioner	N
Group Practitioner	Y
Government	Y

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I-2 Zoning

RETAIL SALES USE CATEGORY [4]	
Adult-Oriented Merchandise	S
Building Supplies and Equipment	Y
Consumer Goods (expect as noted below)	N
Drug Paraphernalia Sales	S
Gun Shop	S
Food, Beverages, and Groceries	N
Pets and Pet Supplies	N
Sundries, Pharmaceuticals, and Convenience Sales	N
Wearing Apparel and Accessories	N
COMMERCIAL SERVICES USE CATEGORY	
Adult-Oriented Service	S
Animal Services (except as noted below)	Y
Boarding and Other Services	S
Assembly and Entertainment (except as noted below)	N
Casino	N
Building Services	Y
Business Support	Y
Eating and Drinking Establishments (as noted below)	N
Take-Out Restaurant	N
Smoking Lounge	N
Financial Services (except as noted below)	Y
Personal Credit Establishment	S
Funeral and Mortuary Services	N
Maintenance & Repair of Consumer Goods	Y
Marina	Y
Parking, Non-Accessory	Y
Personal Services	N
Radio, Television, and Recording Services	Y
Visitor Accommodations	N
Commissaries and Catering Services	N

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I-2 Zoning

VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES	
Commercial Vehicle Repair and Maintenance	Y
Commercial Vehicle Sales and Rental	Y
Personal Vehicle Repair and Maintenance	Y
Personal Vehicle Sales and Rental	Y
Vehicle Fueling Station	Y
Vehicle Equipment and Supplies Sales and Rental	N
Vehicle Paint Finishing Shop	Y
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY	
Equipment and Materials Storage Yards and Buildings	Y
Moving and Storage Facilities	Y
Warehouse	Y
Wholesale Sales and Distribution	Y
Distributor of Malt or Brewed Beverages	Y
INDUSTRIAL USE CATEGORY	
Artist Studios and Artisan Industrial	Y
Limited Industrial	Y
General Industrial	Y
Intensive Industrial	N
Junk and Salvage Yards and Buildings	S
Marine-Related Industrial	N
Medical Marijuana Growing/Processing Facility	Y
Mining/Quarrying	N
Research and Development	Y
Trucking and Transportation Terminals	Y
URBAN AGRICULTURE USE CATEGORY	
Community Garden	Y
Market or Community-Supported Farm	Y
Animal Husbandry	Y
Horticulture Nurseries and Greenhouses	Y

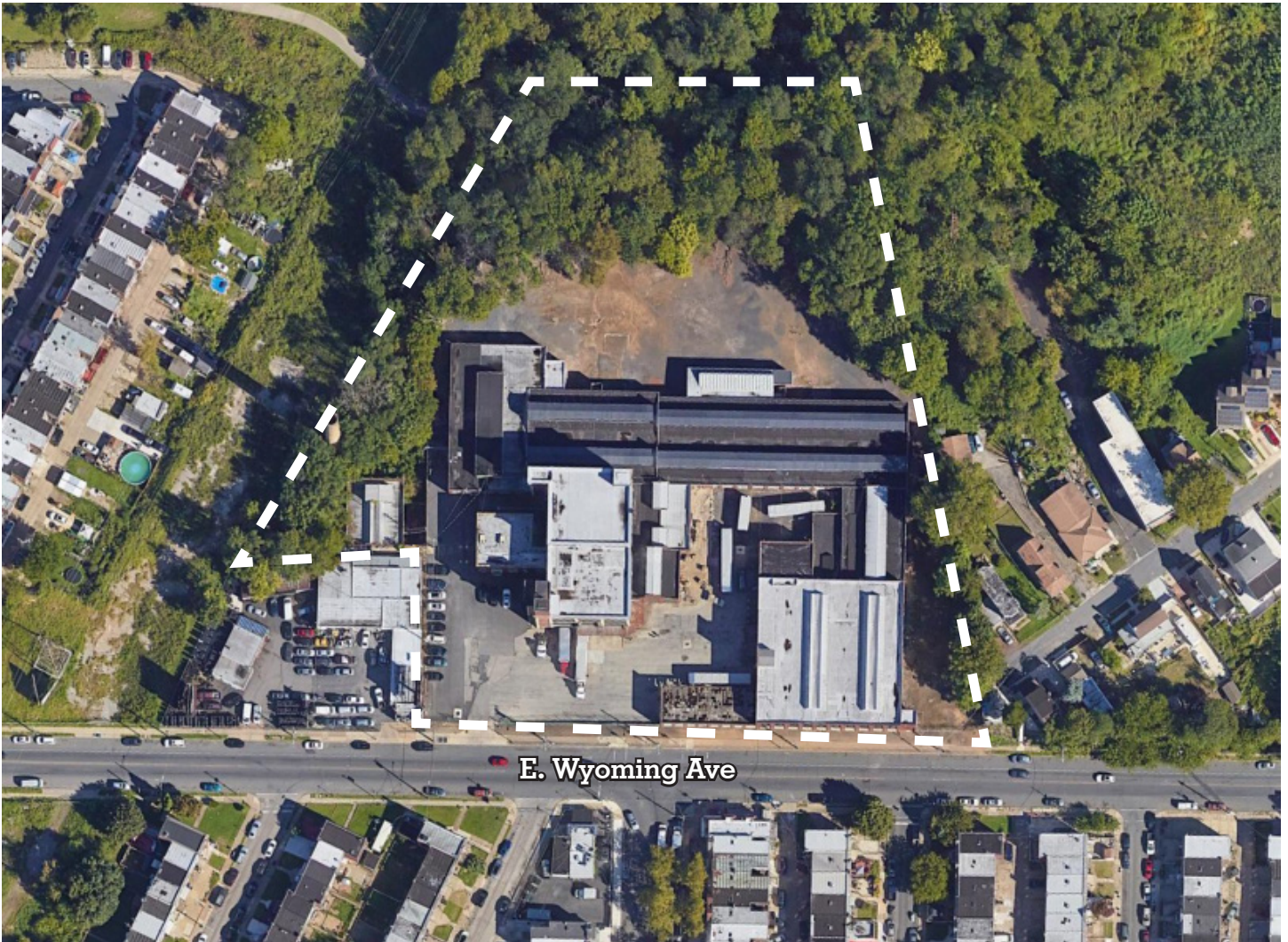
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Site Map



For further information or to schedule a site tour contact:

Your Avison Young Team

Primary Team



Paul French
Principal, Main Contact
D+ 610.308.1961
paul.french@avisonyoung.com



David Smith
Vice President
D+ 609.276.1079
david.smith@avisonyoung.com

Support Personnel



Will Ciarlone
Associate
D+ 484.889.8491
william.ciarlone@avisonyoung.com



Adam Gillespie
Principal
D+ 215.384.6040
adam.gillespie@avisonyoung.com



Laura Andino
Senior Marketing Manager
D+ 347.720.1036
laura.andino@avisonyoung.com



Rachel Velez
Marketing Associate
D+ 267.895.5809
rachel.velez@avisonyoung.com



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Principal
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