

3620 "I" STREET AT CROWN 95 INDUSTRIAL CENTER PHILADELPHIA, PA 19134

NEWLY RENOVATED

KOZ & PILOT
THROUGH 2028



53,000 SF + 25,000 SF AVAILABLE

REPRESENTED BY
THE FLYNN COMPANY

PATRICK GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

The
Flynn
Company

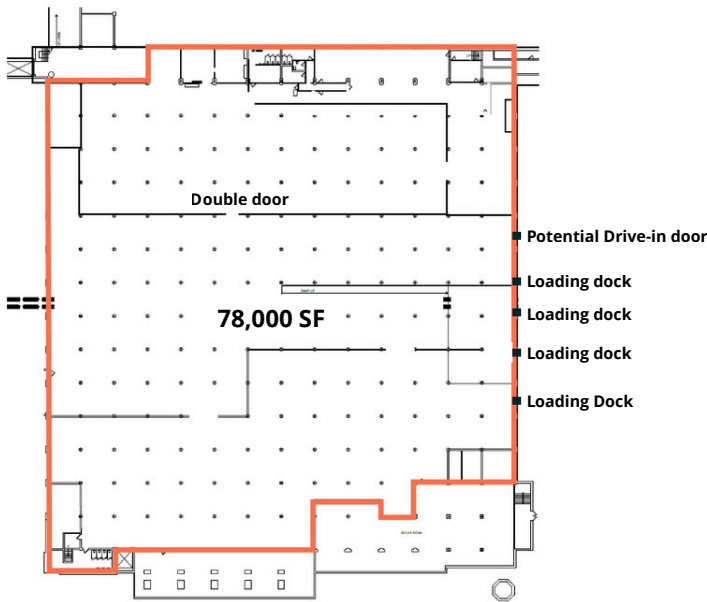
PROPERTY DETAILS:

BOTH UNITS	
AVAILABLE SPACE	78,000 SF
CEILING HEIGHT	15'
LOADING	3 Loading docks, 1 Drive-in door
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS	Wet
HVAC	Gas fired heaters
BATHROOMS	Men's & Women's
OPERATING EXPENSES	< \$1.00 psf
OFFICE	+/- 1,200 SF

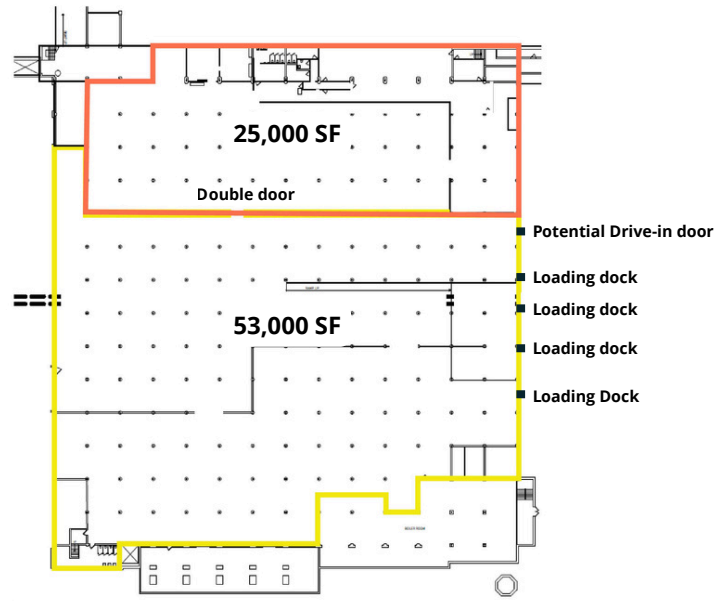
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VACANT LAYOUT



CURRENT LAYOUT



3620 I STREET

AVAILABLE SPACE	53,000 SF
CEILING HEIGHT	15'
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS	Wet
HVAC	Gas fired heaters
OFFICE	+/- 1,200 SF
BATHROOMS	Men's & Women's
OPERATING EXPENSES	< \$1.00 psf

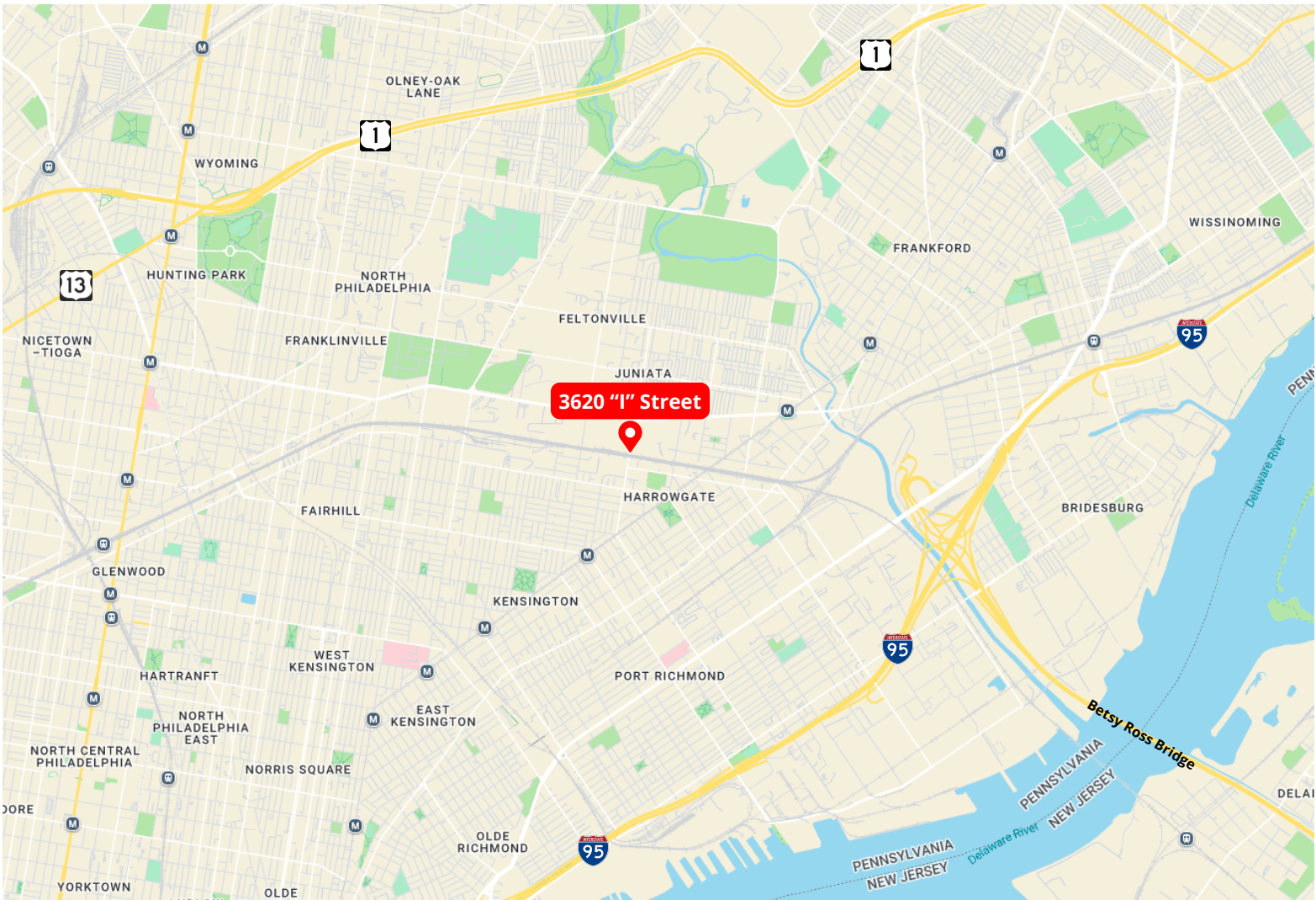
*KOZ & PILOT THROUGH 2028

3620 I STREET


AVAILABLE SPACE	25,000 SF
CEILING HEIGHT	15'
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS	Wet
HVAC	Gas fired heaters
OFFICE	Build to suit
BATHROOMS	Men's & Women's
OPERATING EXPENSES	< \$1.00 psf


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LOCATION

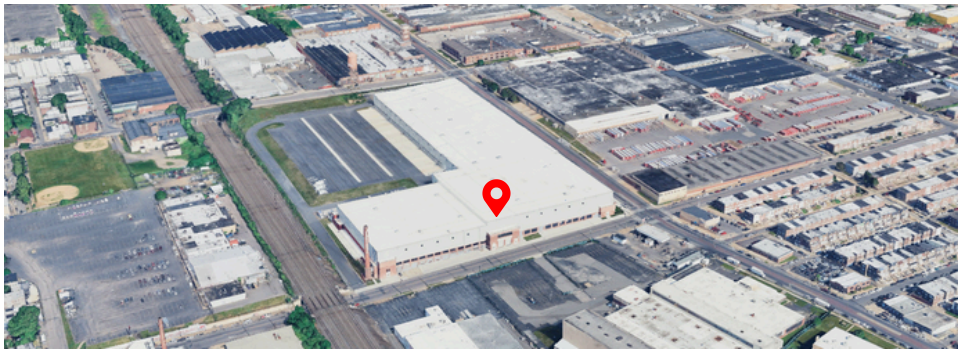


Distance to:

 1.5 miles

 2.7 miles

Betsy Ross Bridge 2.7 miles



FOR MORE INFORMATION CONTACT:

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