

4.55 ACRES ZONED INDUSTRIAL TRUCK TERMINAL WITH SERVICE BUILDING



2750 GRANT AVENUE, PHILADELPHIA, PA 19114

LOT SIZE: Approx. 4.55 acres.

DESCRIPTION: Truck terminal and service building with two (2) story office.

SIZE OF BUILDING: Approx. 44,000 sq. ft.

PARKING: Entire site is paved and/or stoned.

CONSTRUCTION: **Walls:** Painted brick over block with steel sandwich panel above. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:**

HVAC: **Truck Terminal:** Heated via radiant gas tubes. **Service Building:** Heated via suspended gas fired blower units.

CEILING HEIGHT: **Truck Terminal:** 19'5" clear to the underside of the bar joist. **Service Building:** 15'9" clear to the underside of the bar joist.

LOADING: Truck Terminal: Tailgate: Fifty-seven (57) tailgate loading docks; mostly 10'0" x 10'0" manually operated steel sectional doors with dock bumpers, edge of dock levelers and loading dock canopies. **Drive-In:** One (1) 16'0" x 15'0" electrically operated insulated steel sectional door with vision panels. **Service Building: Drive-Thru:** Three (3) 14'0" x 14'9" non-insulated steel sectional drive-thru bays with vision panels.

COLUMN SPACING: 38'0" x 33'0".

INTERIOR LIGHTING: Metal halide fixtures.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 13200 volt primary service; provided by PECO.

WATER/SEWER: Service provided by Philadelphia Water Department.

ZONING: I-1 - Light Industrial District permitting a wide variety of light industrial uses including warehouse, wholesale sales and distribution, equipment and material storage yards, as well as trucking and transportation terminal.

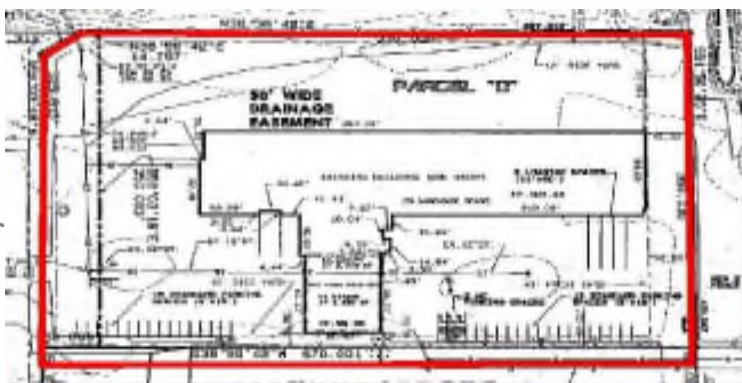
ASSESSMENT: \$2,059,700 (2024)

REAL ESTATE TAXES: \$28,831.68 (\$0.66/SF) (2024)



SITE PLAN

NOTE: Plan is not to scale

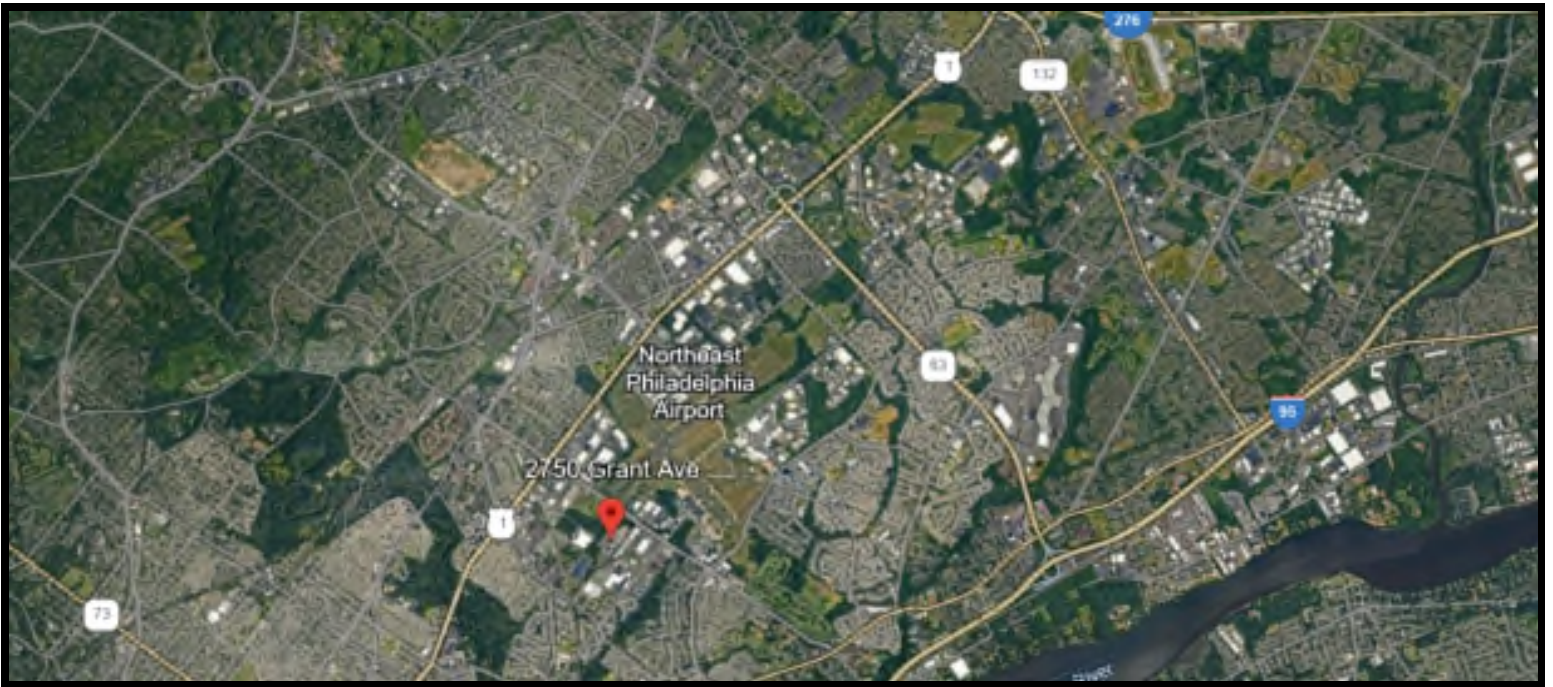


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LOCATION

Strategically situated off Grant Avenue in Northeast Philadelphia offering convenient access to I-95, the PA Turnpike, Routes 1 & 63 and the bridges to New Jersey. Center City Philadelphia is twenty (20) minutes away. Trenton, NJ is thirty (30) minutes away and New York is one hundred-twenty (120) minutes away.

AIRPORT

Philadelphia International Airport (PHL) is thirty (30) minutes away. Northeast Philadelphia Airport (PNE) is three (3) minutes away and Trenton-Mercer Airport (TTN) is thirty (30) minutes away.

PUBLIC TRANSPORTATION

SEPTA Bus Route 19 offers service from Torresdale Station to Willits & Ashton Roads, a short distance from the property.

AMENITIES

Most major hotels are represented in the area within a five (5) minute drive.

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