

401 - 415 DOMINO LANE

**130,000 SF Industrial Warehouse
Available For Sale**
Philadelphia, PA



401-415 Domino **SPECIFICATIONS**

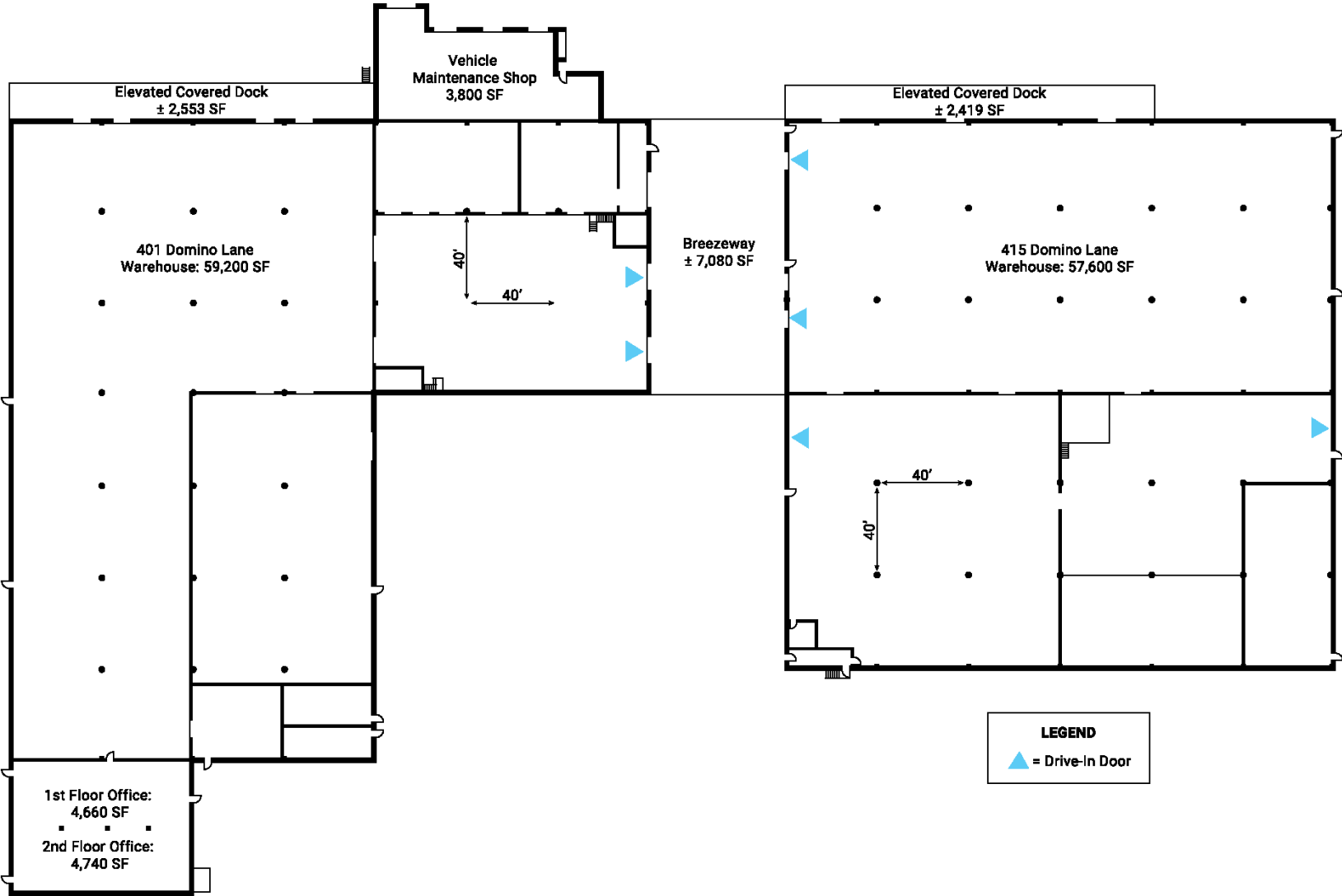
130,000 SF Industrial Warehouse Available for Sale, Divisible to Suit

- 130,000 SF available for sale – Ideal for logistics or food distribution.
- The building can be demised to accommodate single or multiple occupants, offering flexibility for owner-users or income-producing scenarios ($\pm 58,000$ SF or $\pm 72,000$ SF configurations).
- Recently upgraded with a new roof, lighting, and parking lot, minimizing near-term capital expenditures.
- Located in the densely populated core of Philadelphia, 401 Domino Lane provides convenient access to surrounding suburban counties including Montgomery, Bucks, Chester, and Delaware—offering a strong consumer base and labor pool that enhances long-term value.



Property Description	
Building Size	130,000 SF
Office	9,400 SF
Clear Height	21' - 22' ft.
Loading Positions	26 loading positions
Drive-Ins	4 drive-ins
Column Spacing	40' X 40'
Fire Suppression	Dry Sprinkler System
Trailer Parking	65 trailer stalls
Roof	New Carlisle TPO roof installed in 2020
Power	401 - 3-phase, 408/277 volts, 1200 amps 415 - 3-phase, 480/277 volts, 800 amps

401-415 Domino FLOOR PLAN



401-415 Domino **SITE PLAN**



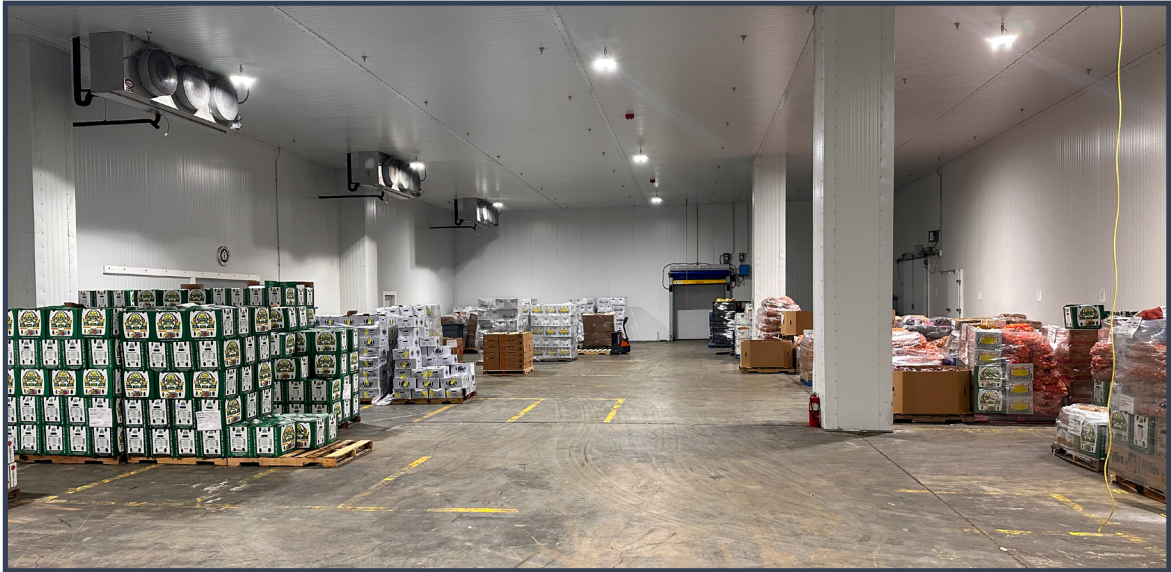
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BUILDING EXTERIORS



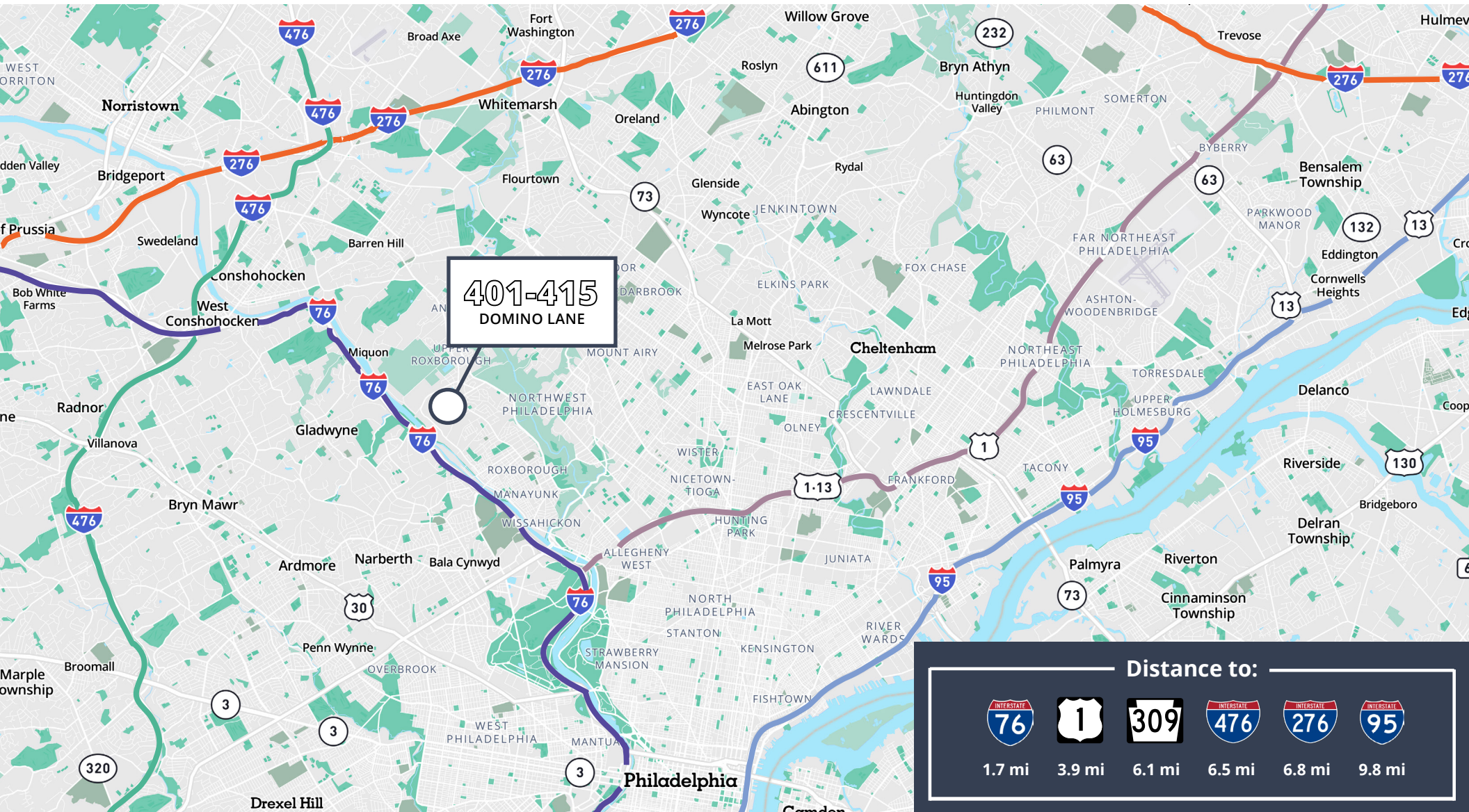
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BUILDING INTERIORS



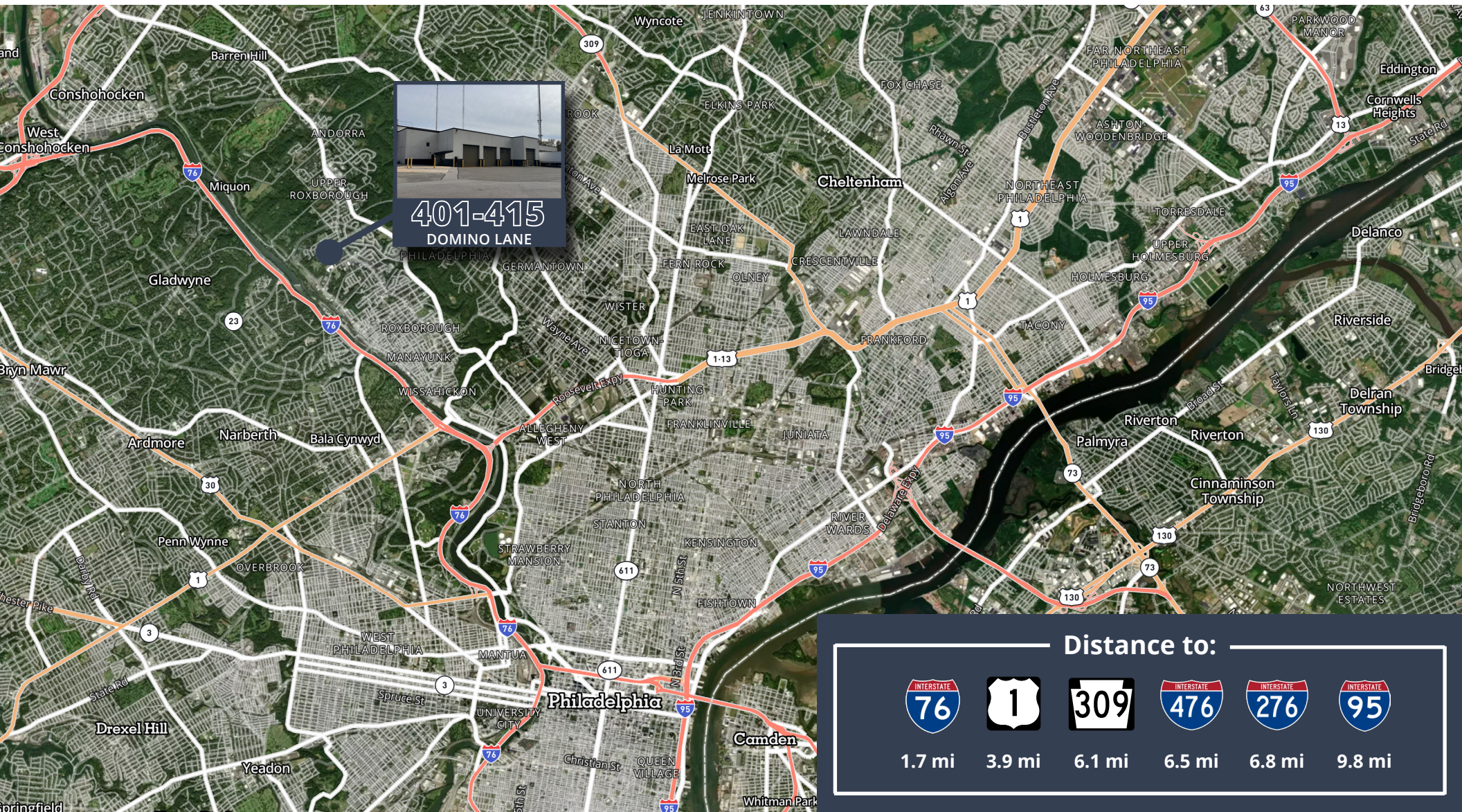
Strategic Northwest Philadelphia Location with **DIRECT ACCESS** to I-76 and Regional Highways

Strategically located near Ridge Avenue and minutes from the Schuylkill Expressway (I-76), the property offers strong regional connectivity to Center City, I-476, and the PA Turnpike, enhancing its appeal for both owner-users and investors. This accessibility supports efficient distribution and same-day delivery across the metro area, a key driver of long-term industrial demand. Surrounded by an established industrial base and supported by nearby SEPTA bus routes and the Manayunk Regional Rail station, the property benefits from a reliable labor pool and sustained occupancy potential.



Key Urban Location with **EXCEPTIONAL HIGHWAY CONNECTIVITY**

401 Domino Lane in Philadelphia offers excellent local and regional access for industrial users, just 1.6 miles from I-76, six miles from I-476, and 10 miles from the PA Turnpike. Fronting Domino Lane, the site connects directly to Ridge and City Avenues for efficient access to Center City and surrounding suburbs. Served by multiple SEPTA bus routes, the area supports workforce accessibility and benefits from strong infrastructure ideal for logistics and last-mile distribution.



TRUCK ACCESS Map



Germany Hill

Glanraffan
Creek

Manayunk
Canal

401-415
DOMINO LANE



Local **AERIAL**



401 - 415

DOMINO LANE

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