



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Flex/Industrial Space For Lease

9,086 SF

3801 Ridge Avenue • Philadelphia • PA

Call: **215-300-9688**

Steve Jeffries

☎ 215.300.9688

steve.j@tristatecr.com



Location Overview

Located on the edge of East Falls in Philadelphia between Ridge Ave and N 35th Street near the Septa East Falls Regional Rail Station.

Nearest Transit: Manayunk/Norristown train at East Falls and the 1, 60, 61, and R bus lines.

Nearby tenants include Expressway Cinema Rentals, Prodigy Learning Center, Prime Intensity Training, McDonald's, Pep Boys, St. James School, East Falls Plumbing & Heating, Clearfield Court, Bud's Studio, West Alley Row, and more!

Main Highlights

- ▶ Property Type: Flex/Industrial
- ▶ Land Area: .44 Acres, 19,252 SF
- ▶ Gross Building Area: 9,086 SF
- ▶ Rentable Area: 9,086 SF
- ▶ Zoning: IMCX, Industrial Mixed-Use
- ▶ 6 loading docks
- ▶ 1 drive-in door
- ▶ 25 off street parking spaces available



9,086 SF

Total Building Size



19,252 SF

Lot Size



IMCX

Zoning

FOR LEASE • Flex/Industrial • 9,086 SF

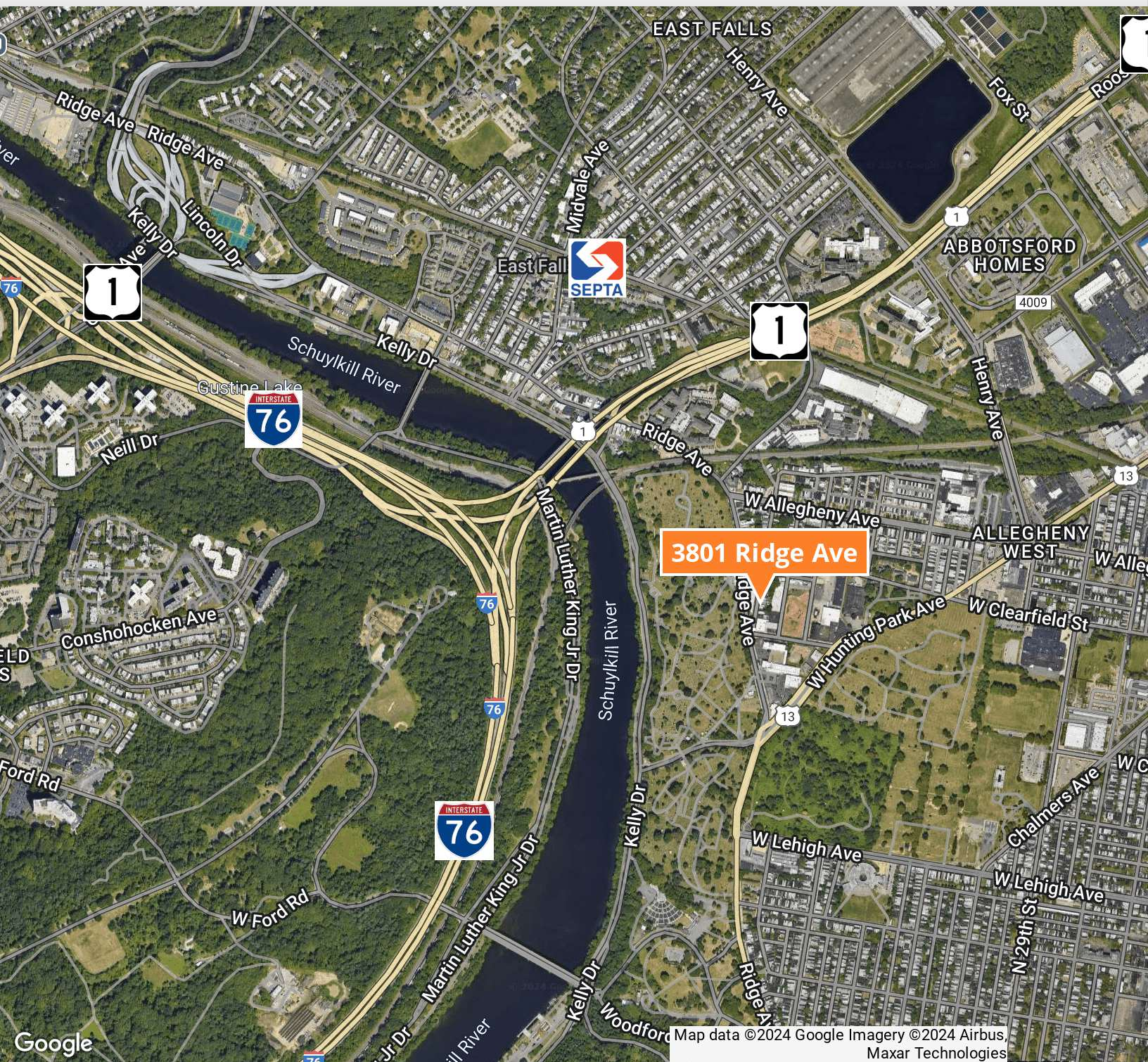
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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



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Additional Photos

3801 Ridge Avenue, Philadelphia, PA 19132

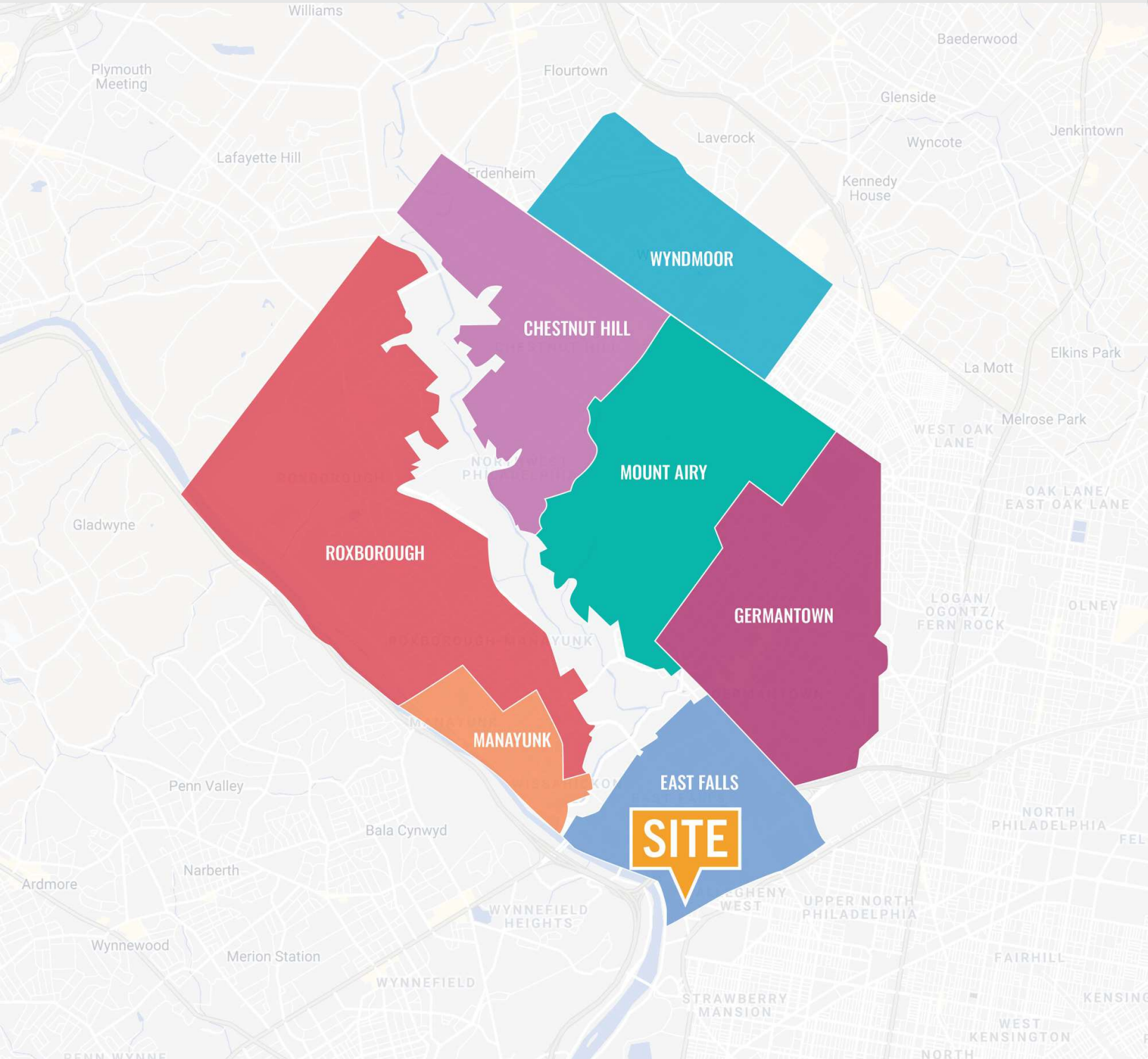


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Warehouse/Industrial Space For Lease

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