

FOR LEASE

# 449 E. Tioga Street Philadelphia, PA

Divisible, rail-served  
warehouse close to I-95  
and Ports of Philadelphia

- ±150,000 SF (divisible) available
- Eight (8) tailgate loading docks
- 19'6" clear
- 32' x 33' column spacing
- ±2,500 SF office space
- Sprinklered
- Secure trailer parking
- Rail served
- Convenient access to I-95 and just minutes from Center City Philadelphia

**Richard Gorodesky, SIOR, MBA**

Vice Chair

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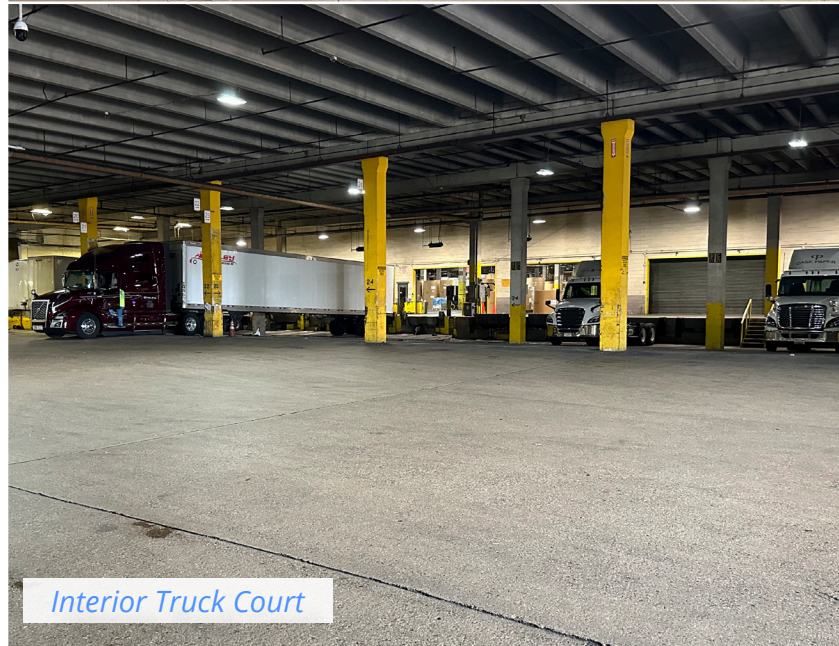
One Commerce Square  
2005 Market Street, Suite 4010  
Philadelphia, PA 19103  
+1 215 925 4600



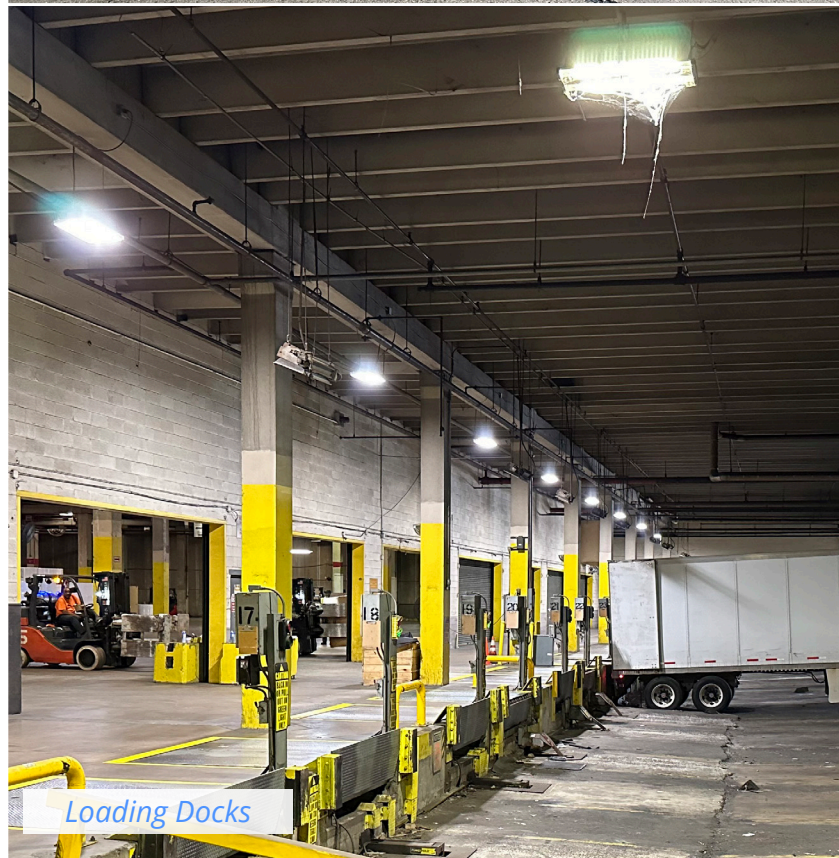
Rare  
rail-served  
warehouse  
with 8 tailgate  
docks



Load Levelers

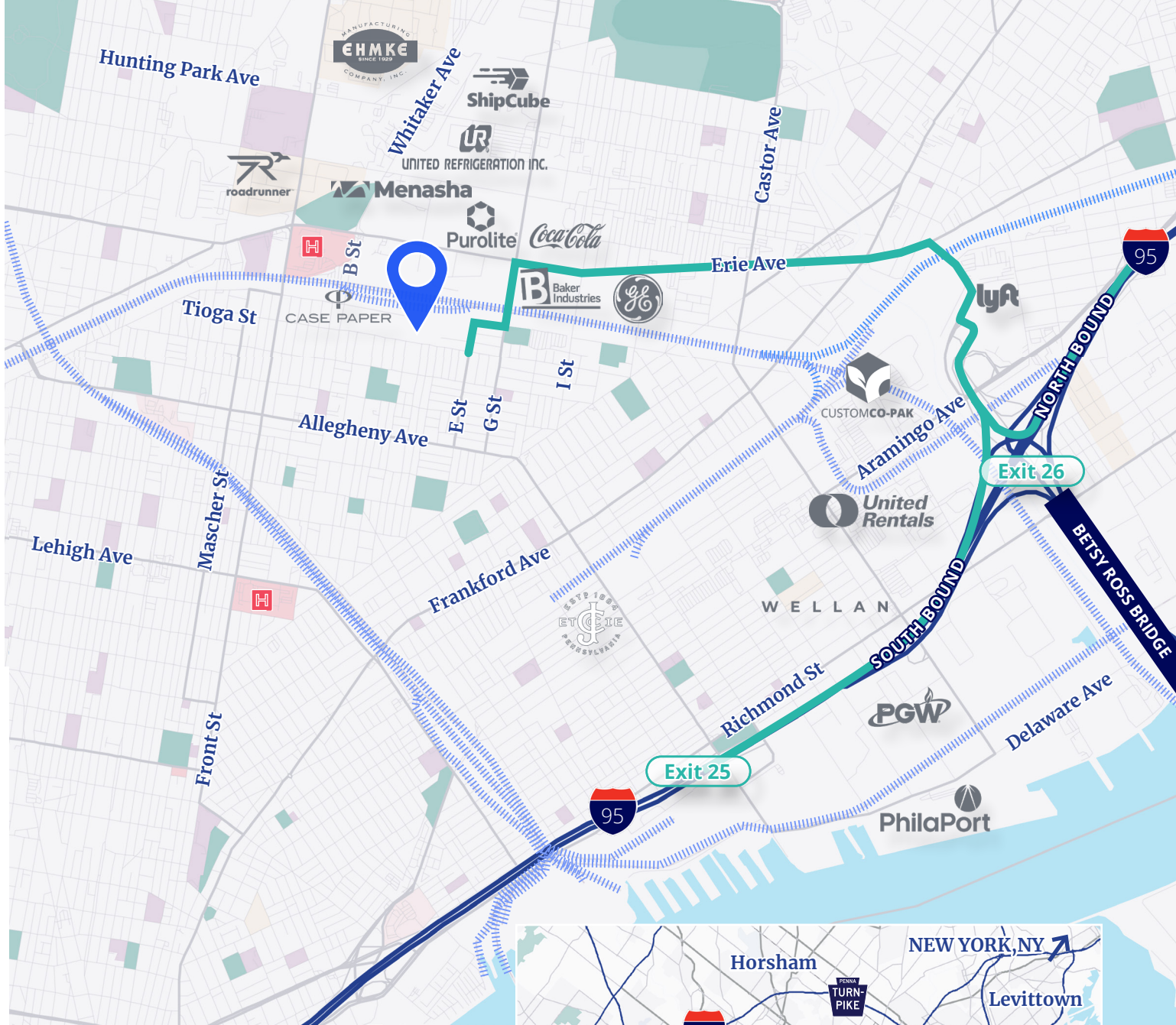


Interior Truck Court



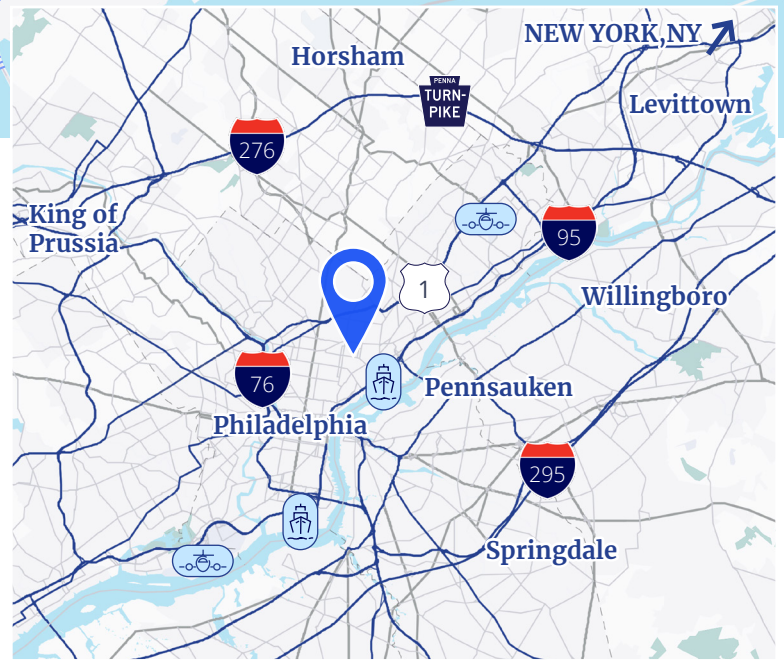
Loading Docks





I-95 (Aramingo Ave Exit 26)	10 minutes
PhilaPort	12 minutes
Packer Ave Marine Terminal	25 minutes
PHL International Airport	31 minutes
New York, NY	2 hours

 CONRAIL LINE    
  TRUCK ROUTE



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