

# 5331 N 10TH STREET North Broad, Philadelphia 19141

## 10,000-40,000 SF WAREHOUSE WITH PARKING PLUS 2 ACRES FOR LEASE



- » Available Space- 10,000-40,000 SF
- » Up to 2 acres of land is available
- » 3 Phase Electric
- » 2 to 3 Loading Docks (depending on SF taken)
- » Columns are 39' apart
- » Ceiling height to the rafters 22'
- » Office area inside warehouse space
- » Space has sprinklers
- » Signage will be available on entrance gate
- » Zoning: I-2
- » 5331 N. 10th Street is located in an industrial pocket in North Philadelphia within close distance of Rte 1, 76, I-95, and Jefferson Einstein Hospital.



### DEMOGRAPHICS within 1 mile

Residents within 1 mile	51,882
Average household income	\$54,015
Est. daytime population	18,692

### NEIGHBORS INCLUDE



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Aerial View



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## Zoning

### I INDUSTRIAL

#### INTENT:

Low-impact uses including light industrial, fabrication, offices, and research and development

#### INTENT:

Light/moderate impact industrial uses including manufacturing, processing, and distribution

#### INTENT:

Intensive, high-impact uses, including extractive industries and petroleum processing and storage

#### INTENT:

Marine-related industrial uses such as docks, wharves, piers, and transit sheds

**I-1**



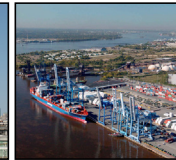
**I-2**



**I-3**



**I-P**



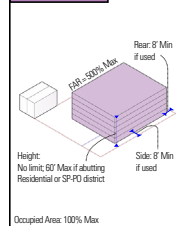
**Table 14-701-4: Dimensional Standards for Industrial Districts**

Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

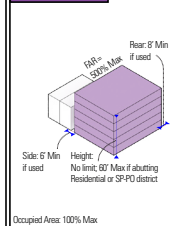
#### Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

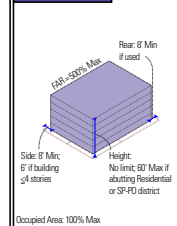
**I-1**



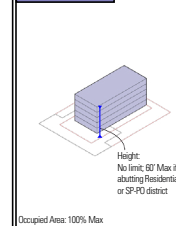
**I-2**



**I-3**



**I-P**

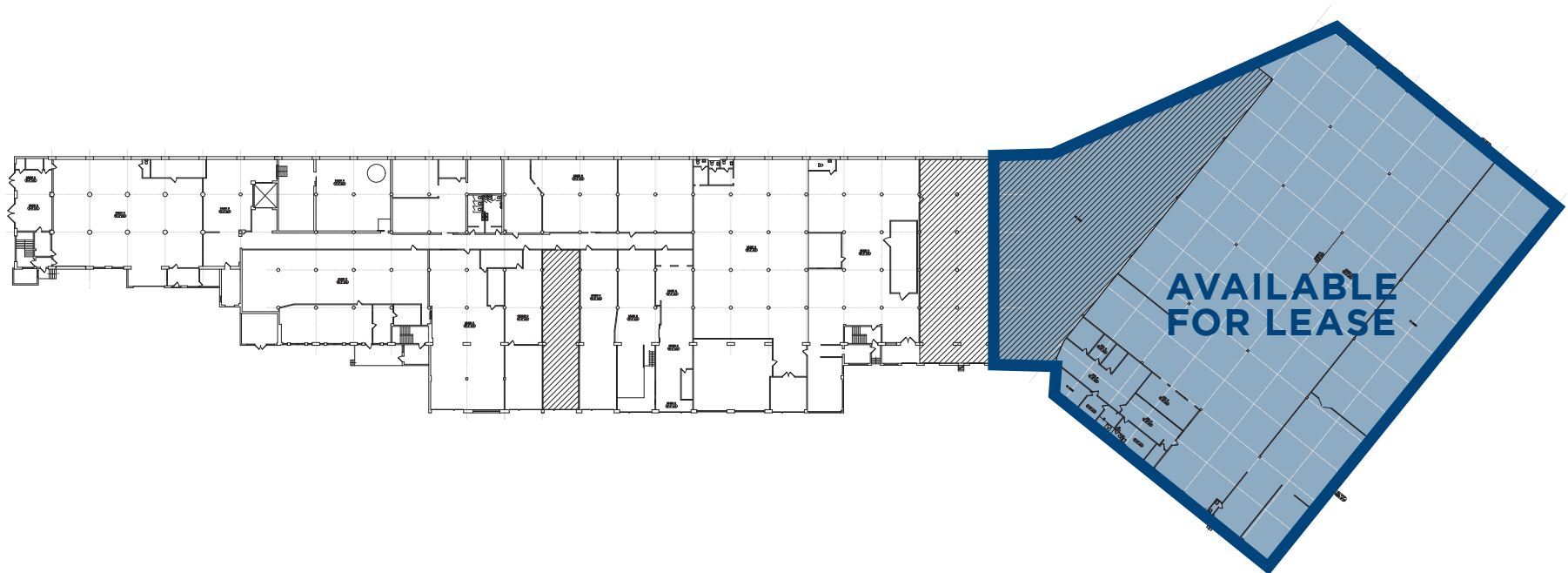


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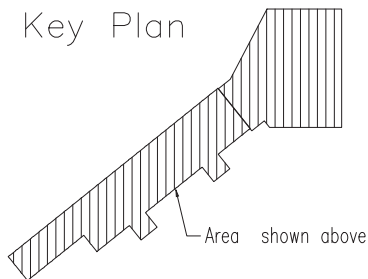
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## Floor Plans



Key Plan



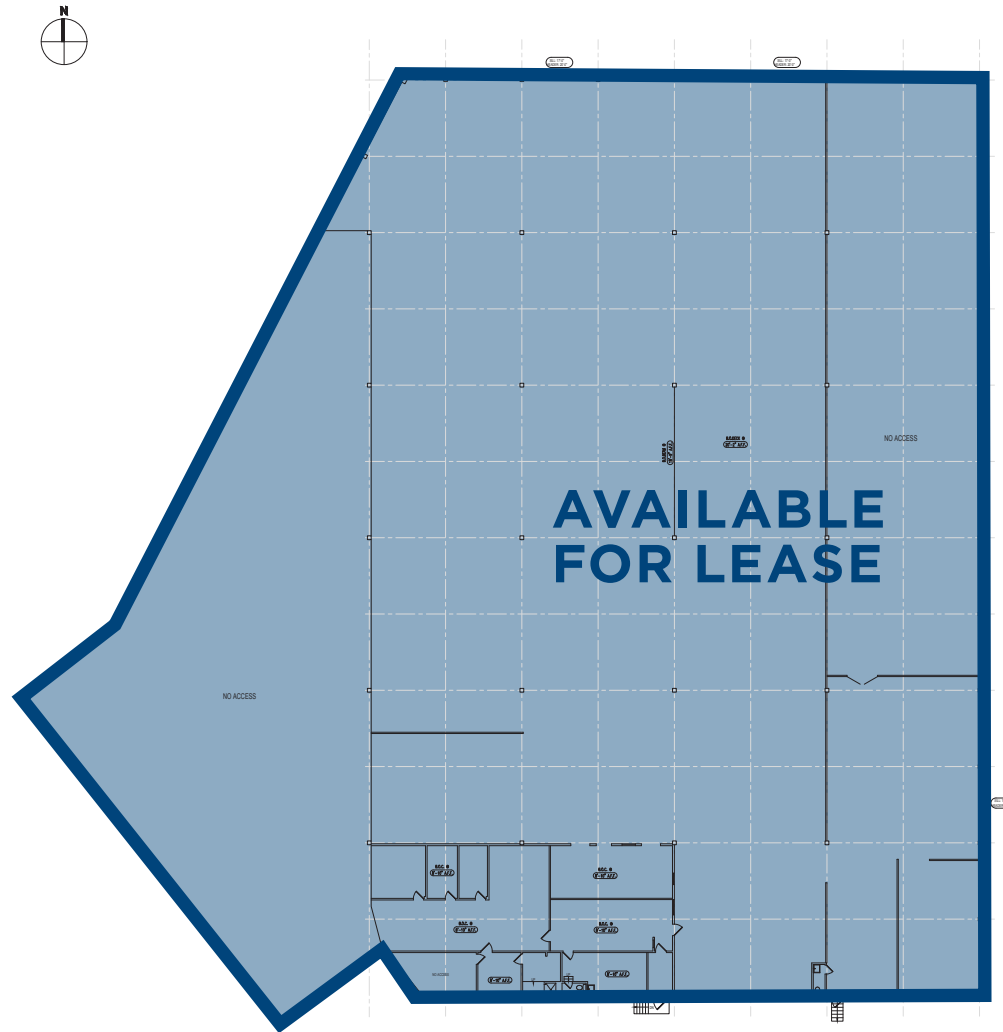
1st Floor Plan  
5331 N. 10th Street  
Philadelphia, PA

Date: 05/23/22

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## Property Photos



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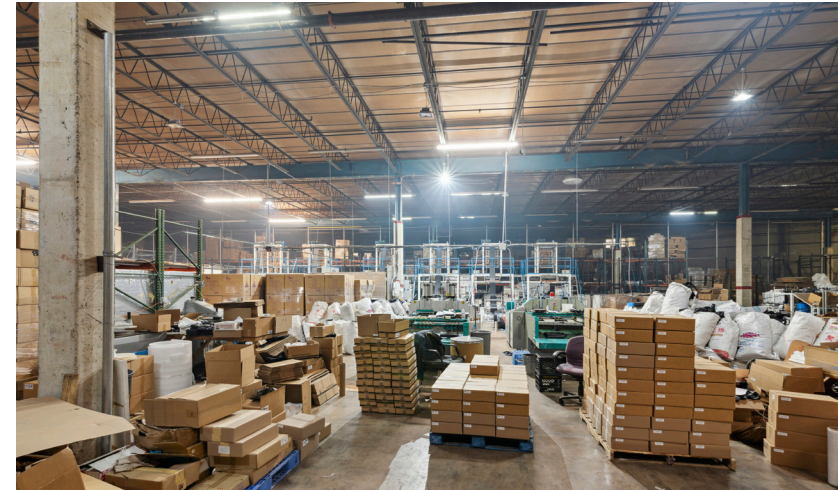
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