

9001
TORRESDALE AVENUE

65,934 SF Industrial Warehouse
Full Building Renovation Underway
Roof Replacement Complete



9001 Torresdale **SPECIFICATIONS**

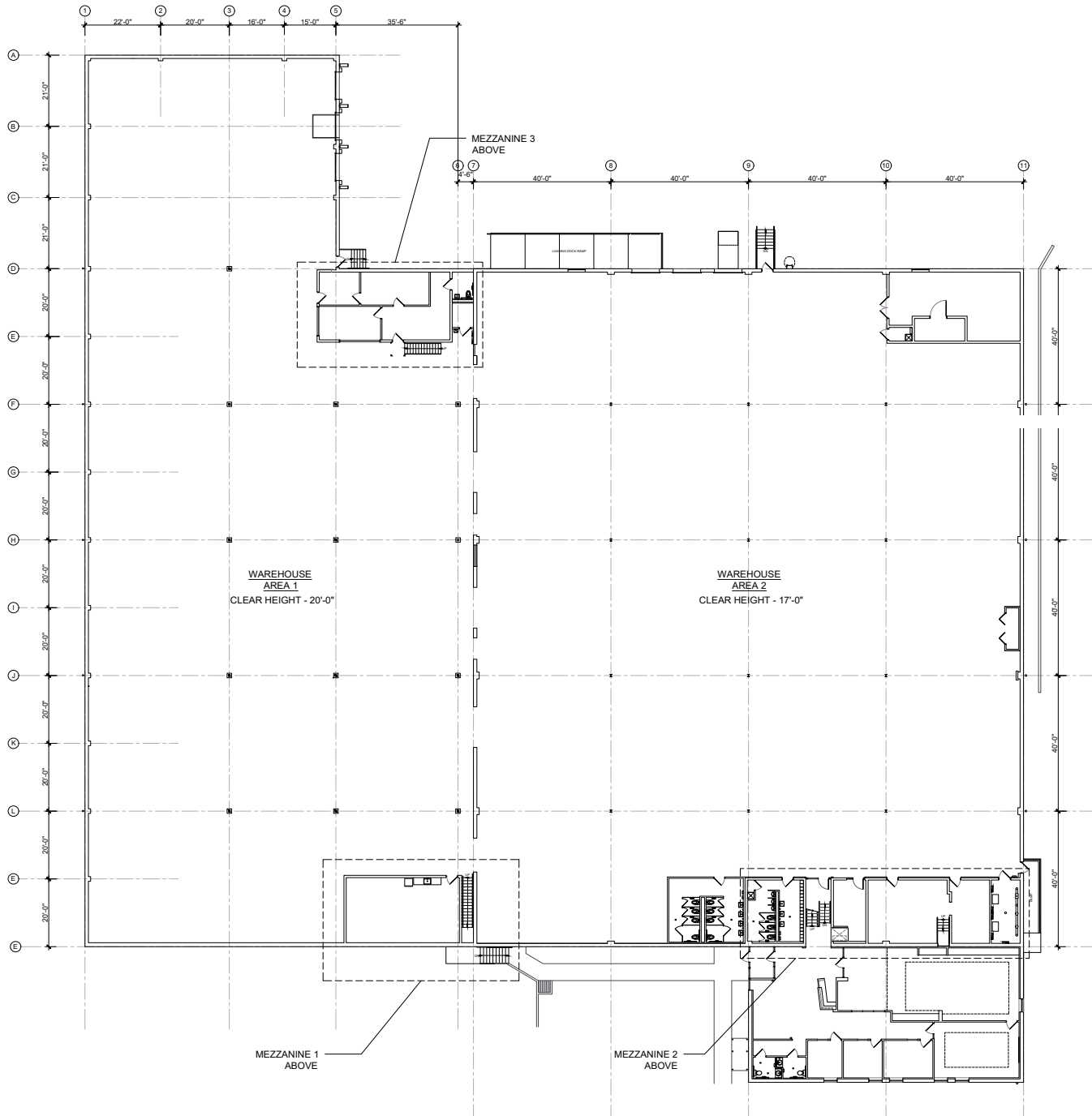


65,934 SF Industrial Warehouse

- Strategically located in the Northeast section of Philadelphia
- Easy access to major highways including I-95 and Roosevelt Boulevard (Route 1)
- Proximity to public transportation options, enhancing accessibility
- Situated in a vibrant neighborhood with a mix of residential, commercial, and industrial properties
- High demand area

Building Size	Total Rentable Area: 65,934 SF Building Footprint: 62,441 SF
Clear Height	17' - 20' ft
Loading Docks	6 Dock Doors (One Dock Door with Ramp Access)
Office Build-Out	3,240 SF
HVAC	Fully Climate Controlled
Roof	Roof Replacement Complete
Column Spacing	Warehouse 1: Refer to floor plan Warehouse 2: 40' x 40'
Fire Suppression	Wet Sprinkler System
Car Parking	97 Spaces – 93 regular and 4 handicap
Security	Fully fenced with Electronic Gate
Power	2,000-amp, 277/480-volt

9001 Torresdale **FLOOR PLAN**



9001 Torresdale

BUILDING AERIALS



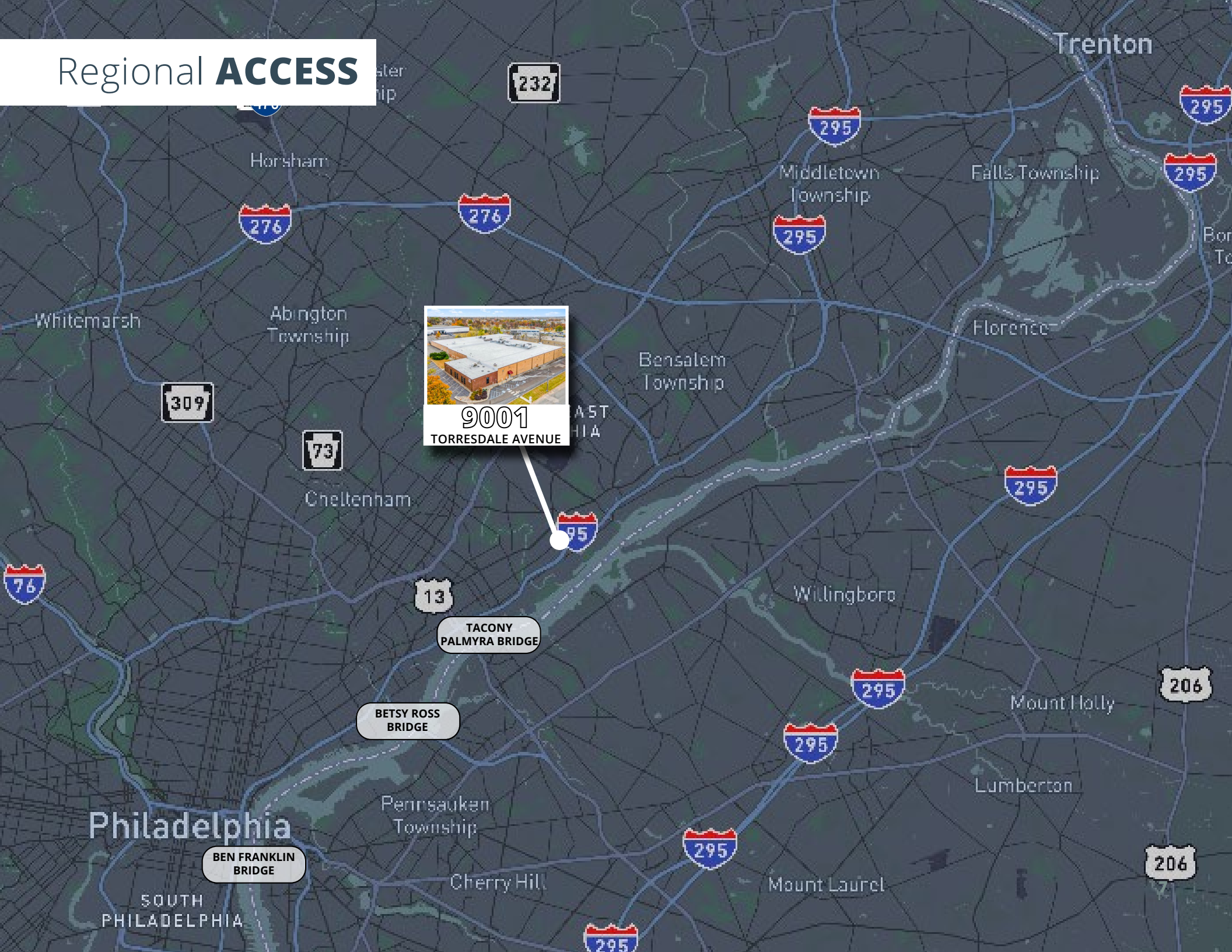
9001 Torresdale Avenue
INTERIOR RENDERINGS



9001 Torresdale Avenue
INTERIOR RENDERINGS



Regional ACCESS



9001
TORRESDALE AVENUE

TACONY
PALMYRA BRIDGE

BETSY ROSS
BRIDGE

BEN FRANKLIN
BRIDGE

206

206

232

309

73

276

276

295

295

295

295

295

295

295

295

295

76

13

Trenton

Philadelphia

SOUTH
PHILADELPHIA

Pennsauken
Township

Cherry Hill

Bensalem
Township

Abington
Township

Whitemarsh

Horsham

Middletown
Township

Falls Township

Florence

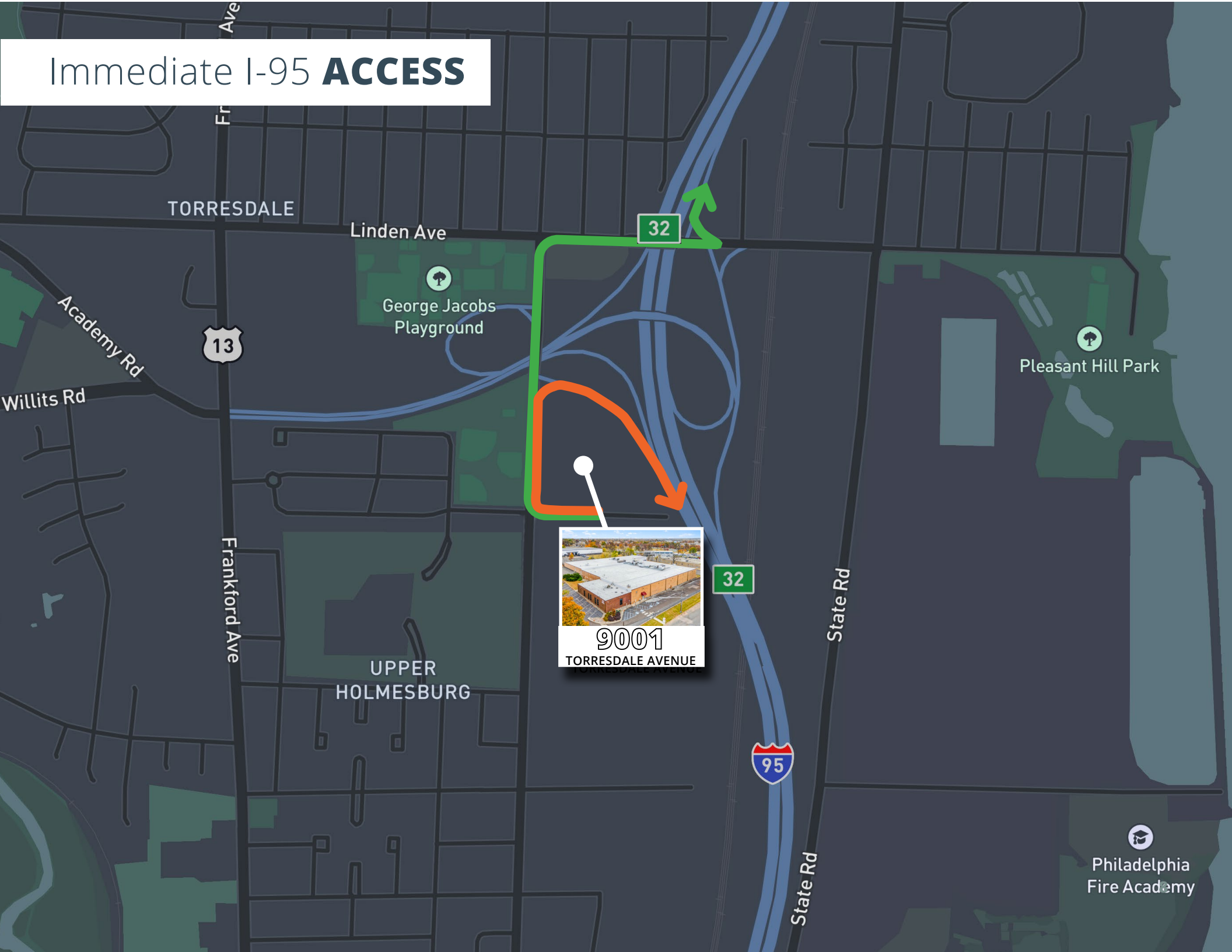
Willingboro

Mount Holly

Lumberton

Mount Laurel

Immediate I-95 **ACCESS**



TORRESDALE

Linden Ave

George Jacobs Playground

Pleasant Hill Park

Academy Rd

13

32

32

State Rd

Frankford Ave

UPPER HOLMESBURG



9001

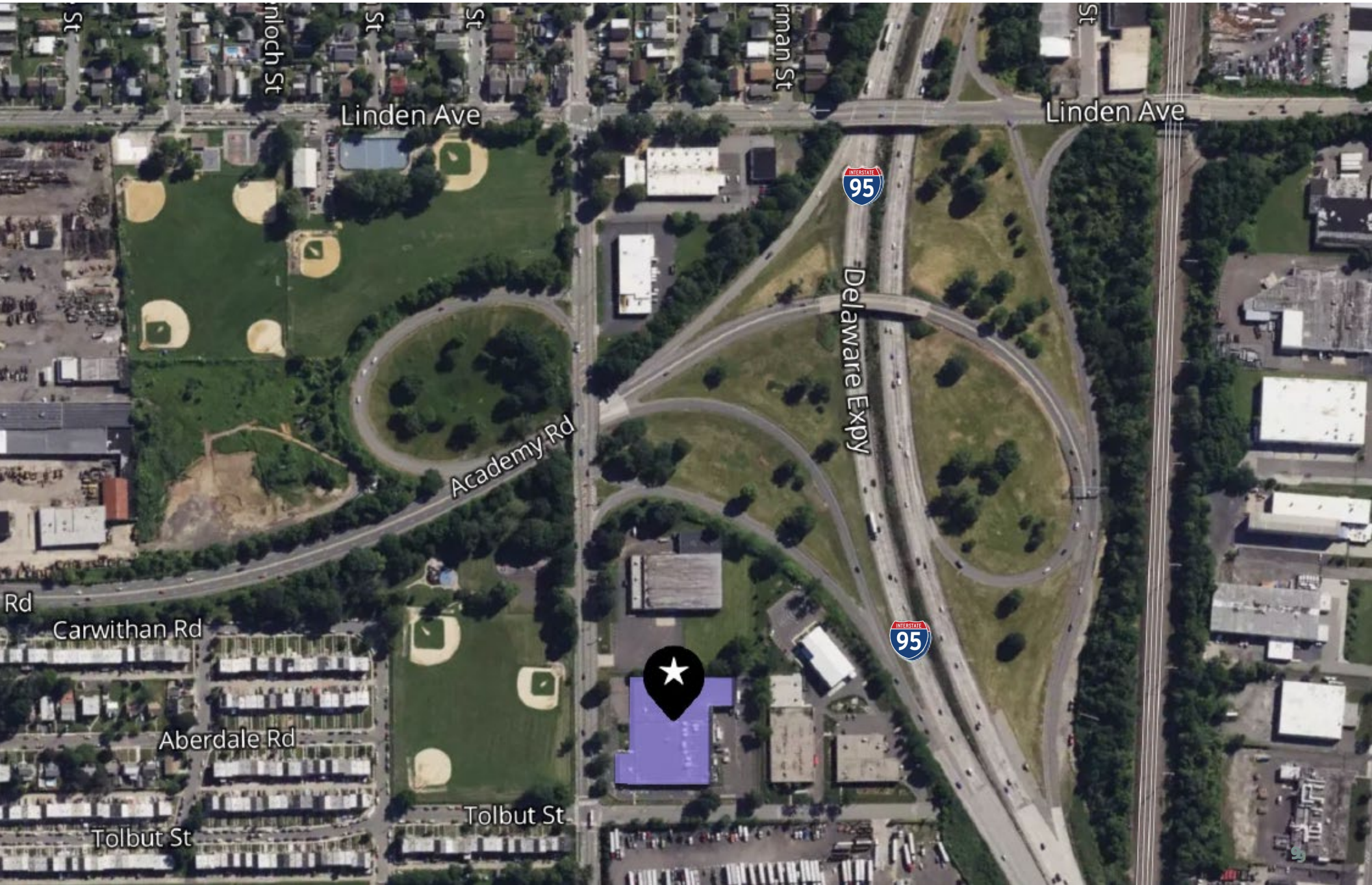
TORRESDALE AVENUE

95

State Rd

Philadelphia Fire Academy

Immediate I-95 **ACCESS**



9001

TORRESDALE AVENUE

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SEYON

AVISON
YOUNG