

WAREHOUSE WITH TURNKEY OFFICE

2129-35 E ANN ST Port Richmond, Philadelphia 19134

\$12 PSF + NNN

- » 5,000 +/- SF of Office & Warehouse Space (can be leased separately or as a single-tenant)
- » **Turnkey Office Space** - 1,600 +/- SF
 - Office space includes 2 bathrooms, full kitchen, heat & A/C
 - Can be delivered fully furnished
- » **Warehouse/Garage Space** - 3,400 +/- SF
 - Drive-in Door
 - Ceiling heights range from 10'3" to 12'6"
 - Includes 3,156 +/- SF of private outdoor yard space
- » The space is designed with distinct access points, making it ideal for multiple tenants:
 - 1 car garage with direct access to the office space
 - 1 drive-in door for the warehouse area
 - 1 drive-in door for the private outdoor yard
- » Zoning: ICMX
- » Located in Port Richmond. The site has easy access to I-95, Allegheny Ave, Aramingo Ave and Center City.

DEMOGRAPHICS

Residents within 1 mile	72,715
Average household income	\$56,762
Est. daytime population	14,424

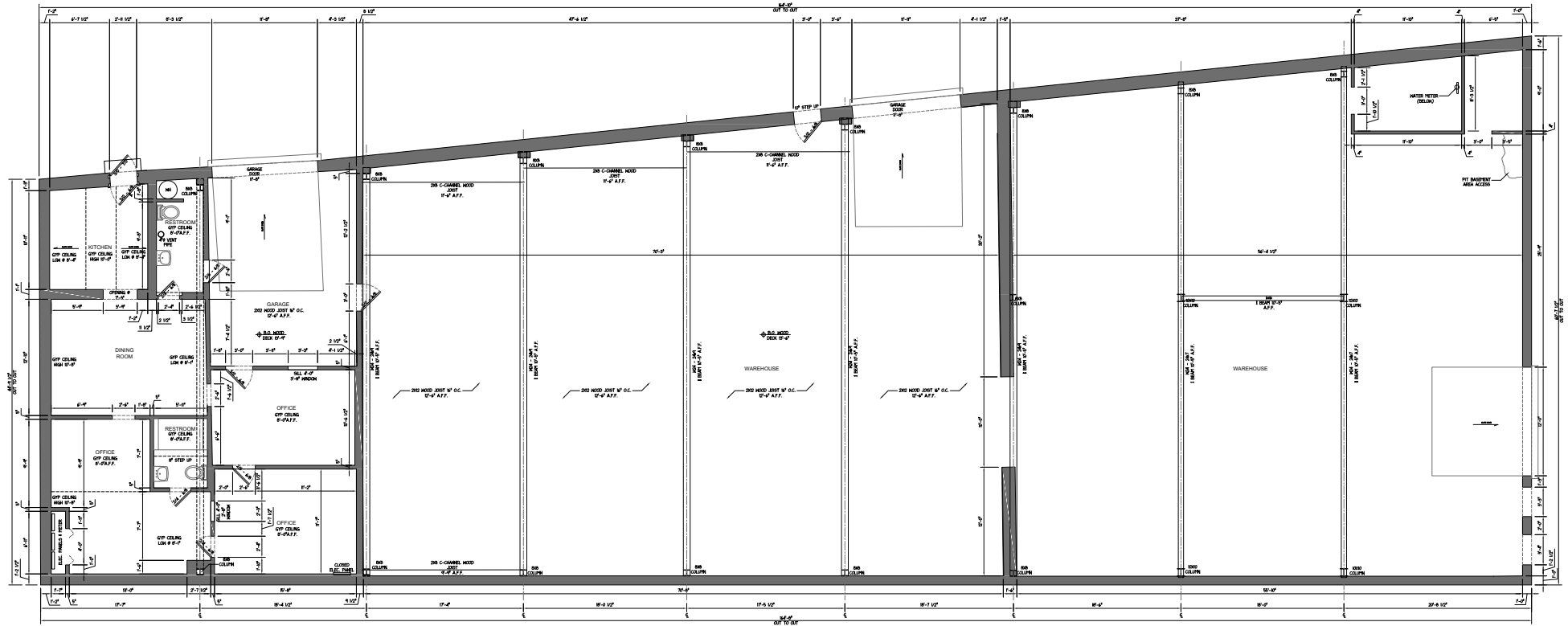


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Floor Plan



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Property Photos - Interior



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Property Photos - Outdoor Space



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