

AVISON  
YOUNG

50,000 - 221,664 SF  
Available for Sale or Lease

3900 N. 10th Street Philadelphia, PA





# Property overview

## PROPERTY OVERVIEW

Address	3900 N. 10th Street, Philadelphia, PA 19140
SF	+/- 221,664 SF
Parcel	88-4-8227-30
Property Use	Light Industrial
Zoning	I-2
Land Acreage (acres)	10.19
Description	Site contains a single-story warehouse and two-story executive office annex building
Ceiling Clear Height	Varies - predominantly 18'-19'
Docks	13 - expandable
Drive-Ins	4 - expandable
Trailer Parking	82 Trailer spots
Roof Type	- Warehouse has a built-up roofing system with granular-surfaced modified bitumen cap sheet - Executive building is pitched, slate shingles
HVAC	Gas fired, radiant heaters
Fire Suppression	Dry system in warehouse, fully sprinklered
Power	Warehouse, 800 @ 480 Office 600 @ 240v

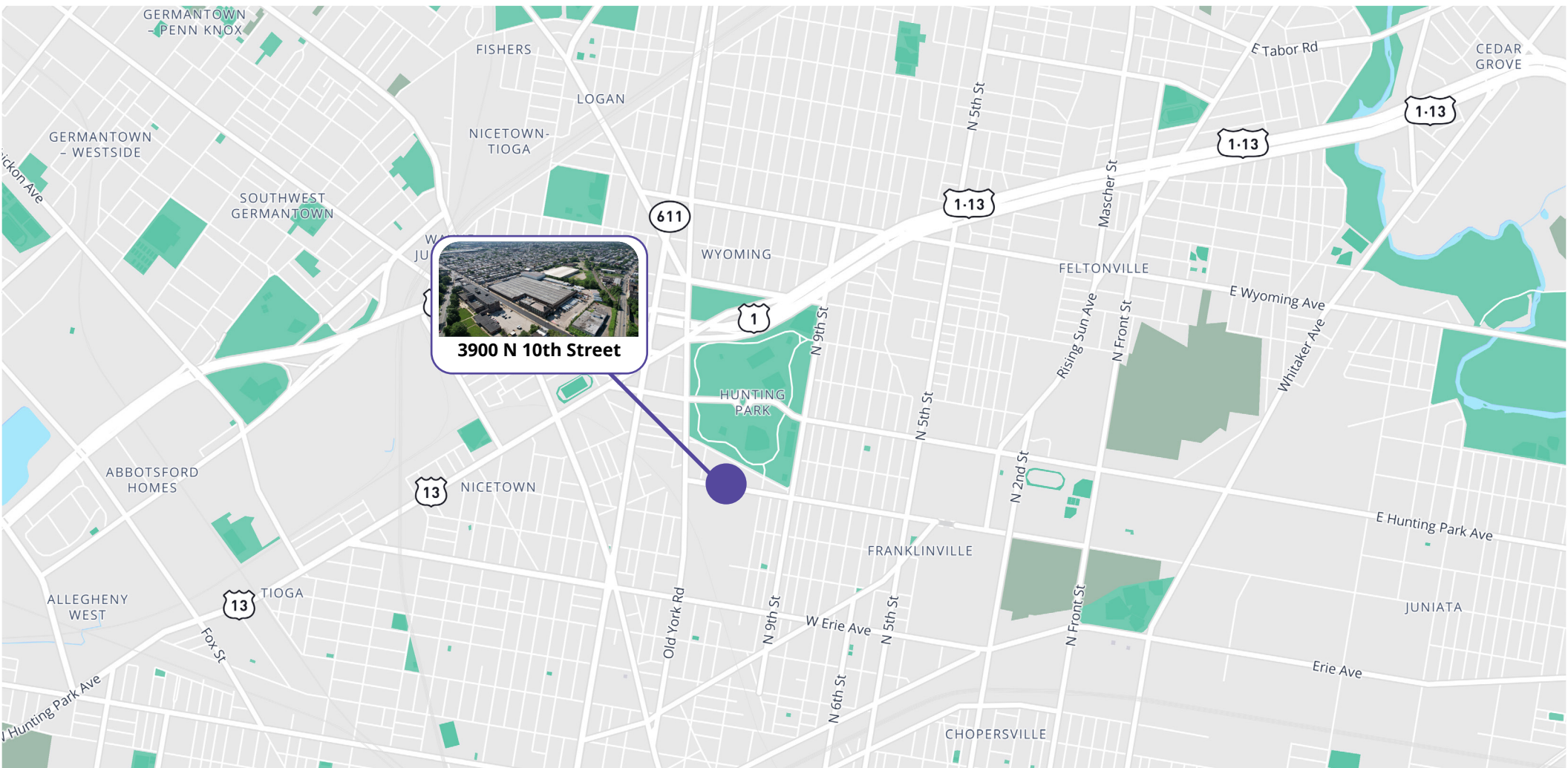


# Site plan



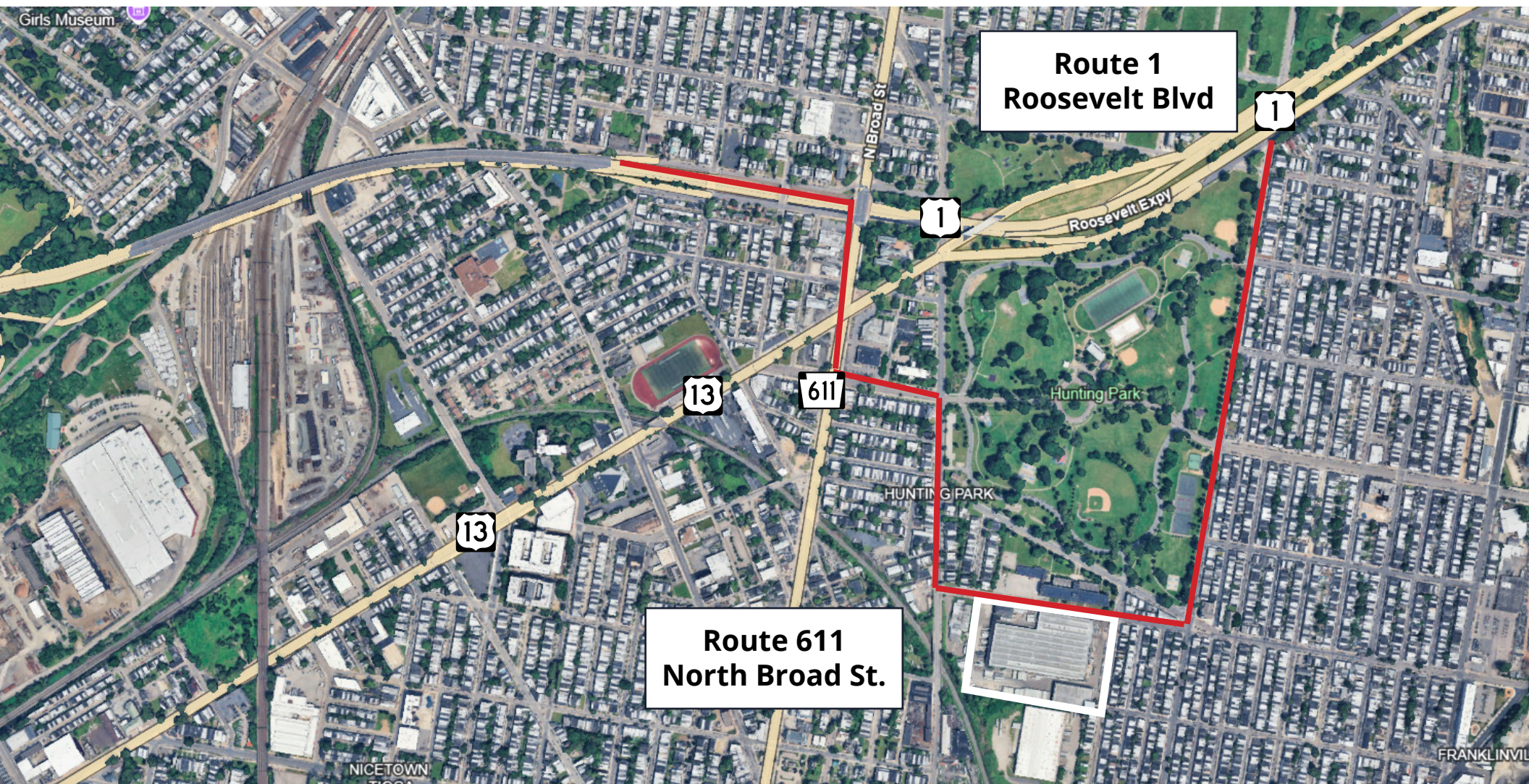
# Location overview

3900 N 10th Street is an excellent industrial location with robust connectivity for trucking and freight. Its close proximity to U.S. 1, 611, I-76, and I-95 makes it highly attractive for operations requiring quick regional distribution. On-site trailer yards, multiple docks, and light industrial zoning add operational efficiency.





# Road access map





# Get more information:

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