

2852 MEMPHIS ST

Port Richmond, Philadelphia 19134

6,300+/- SF OF FLEX/INDUSTRIAL SPACE W/ GATED OUTDOOR LOT

\$15.00/SF + NNN

- » 6,240 +/- SF of flex/industrial space for lease
- » Entrance from both Memphis Street and Tulip Street
- » Rear roll-up door
- » Large rear gated lot for parking or storage
- » 14 ft ceilings
- » Space is ideal for flex/warehouse users, breweries, wineries, artisan industrial, and service-oriented retailers
- » Located in Port Richmond. The site has easy access to the I-95 corridor, Aramingo Ave and Center City.
- » Zoning: IRMX

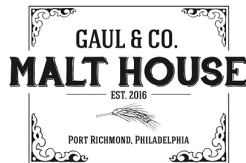
DEMOGRAPHICS (within 1 mile)

Residents	61,232
Average household income	\$69,159
Est. daytime population	13,905

Walk Score
84



NEIGHBORS INCLUDE:



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KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

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Property Photos



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Aerial View



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Retail Map



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Zoning

IRMX

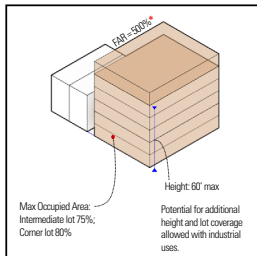
Table 14-701-4: Dimensional Standards for Industrial Districts



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%[5]
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	0 ft. [3]
Min. Rear Yard Depth	0 ft. [3]
Max. Height	60 ft. [4] [5]
Max. Floor Area Ratio	500%*

Table Notes:

- [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.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
- The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or
 - The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.



* Zoning Bonus Summary		IRMX Additional FAR
Mixed Income Housing (\$14-702(7))	Moderate Income	150%
	Low Income	250%

For bonus restrictions in select geographic areas, see [page 49](#).

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About the Neighborhood: Port Richmond

Port Richmond is a vibrant and evolving neighborhood located in the Lower Northeast section of Philadelphia, just minutes from trendy Fishtown. Known for its strong sense of community, tree-lined streets, and classic row-homes, this family-friendly enclave offers a balance of historic charm and modern convenience.

Recent development has brought new apartment buildings, renovated industrial spaces, and expanding retail options, transforming the area while preserving its neighborhood character. Along Aramingo Avenue, continuous improvements have increased access to grocery stores, banks, restaurants, and gas stations. Nearby Columbus Boulevard adds even more convenience, with major retailers like Target and Home Depot as well as locally owned shops and eateries.

As prices in Center City and Fishtown continue to rise, Port Richmond remains an affordable and attractive option for young professionals, families, and artists seeking space, value, and creativity. The neighborhood's industrial heritage—once home to shipyards and textile mills—continues to inspire new residents and local businesses alike.

The area is also highly accessible, whether by foot, bike, or public transit. Major routes like Allegheny Avenue, Aramingo Avenue, and Richmond Street, along with I-95, provide easy access to downtown Philadelphia and neighboring communities. With SEPTA bus, train, and trolley lines running throughout the area, getting around is simple and convenient.



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About the Neighborhood: Port Richmond

New development continues to transform the Port Richmond and Fishtown corridor, bringing a wave of modern apartment communities and convenient retail options to the area. Residential projects such as Pump House Apartments, Kensington Courts, Views at Fishtown, and Cobblestone Loft offer stylish living spaces that blend industrial character with contemporary design, attracting young professionals and families seeking proximity to Center City and the Delaware River waterfront.

Just down the street, bustling shopping destinations like Fishtown Crossing, Aramingo Plaza, and Imperial Plaza provide residents with easy access to grocery stores, restaurants, and daily essentials—all within minutes of home.

Pump House Apartments



Fishtown Crossing



Views of Fishtown



Imperial Plaza



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