## 32,000 SF WAREHOUSE ON 2.94 ACRES FOR LEASE **1000 E. COMLY STREET** PHILADELPHIA, PA 19149



## **PROPERTY HIGHLIGHTS**

32,000 SF warehouse/flex building situated on 2.94 acres

Includes 2,000 SF office space, bathroom and break room

Ideal for warehouse storage, outside storage, cross-docking, trucking or distribution facility

Zoned L3 - Limited industrial district

Two (2) tailgate - expandable docks, three (3) drive-in docks and two (2) cranes (6 to 10 ton pendant controlled)

Electric power: 500 volts, 3-phase, 2 Westinghouse Teaser 100N, 200 kva

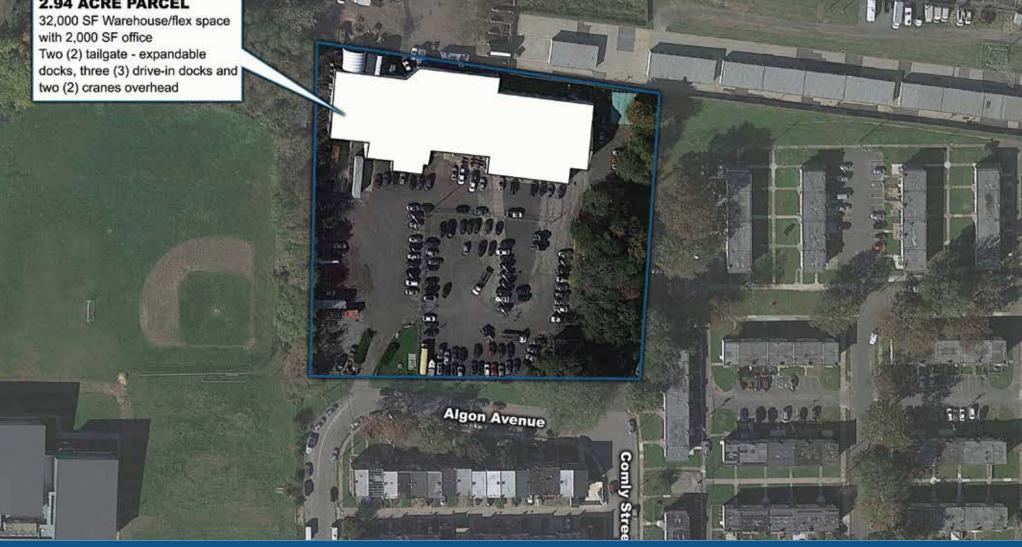
2023 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
EST. POPULATION	56,695	198,054	382,664
EST. HOUSEHOLDS	19,625	69,913	140,186
EST. AVE. HH INCOME	\$68,463	\$5,881	\$67,873



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2.94 ACRE PARCEL 32,000 SF Warehouse/flex space with 2,000 SF office Two (2) tailgate - expandable





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