

3063

PHILMONT AVENUE

HUNTINGDON VALLEY, PA

FOR SUBLEASE
through September 2031

±50,000 SF

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BUILDING SPECS

AVAILABLE SF	±50,000 SF
BUILDING SF	±84,000 SF
OFFICE SF	±5,270 SF
YEAR BUILT	1956
ACREAGE	8.24 AC
CLEAR HEIGHT	21'
DRIVE-IN DOORS	±2 Doors
AUTO PARKING	±108 Spaces
FIRE PROTECTION	Wet System
ROOF	TPO & Asphalt/Slag
POWER	4,000 amps @ 208V
ZONING	MU-REV (Mixed-Use Revitalization)
TOWNSHIP	Lower Moreland Twp.



±50,000 SQUARE
FEET

±5,270 OFFICE
SPACE

21' CLEAR
HEIGHT

±2 DRIVE-IN
DOORS

±108 AUTO
SPACES

LOCAL ACCESS



DRIVE TIMES

PHILAPORT	24 MILES
PHILADELPHIA INTERNATIONAL AIRPORT	30 MILES

WALT WHITMAN BRIDGE	21 MILES
TACONY-PALMYRA BRIDGE	13 MILES

INTERSTATE 276	7 MILES
INTERSTATE 95	7 MILES

LOCATION

DRIVE TIMES



MAJOR CITY

MILEAGE

TIME

Trenton, NJ	19 Miles	33 Minutes
Center City Philadelphia, PA	20 Miles	35 Minutes
Camden, NJ	22 Miles	40 Minutes
King of Prussia, PA	27 Miles	43 Minutes
Wilmington, DE	50 Miles	1 Hr 6 Min
Newark, NJ	74 Miles	1 Hr 26 Min
New York City, NY	83 Miles	1 Hr 51 Min
Harrisburg, PA	111 Miles	2 Hr 1 Min
Baltimore, MD	118 Miles	2 Hr 21 Min
Washington, D.C.	156 Miles	3 Hr 11 Min

SITE ADVANTAGES

ESTABLISHED INDUSTRIAL CORRIDOR Located within a proven industrial submarket along Aramingo Avenue / Lehigh Avenue / Delaware Avenue corridors, surrounded by warehouse, logistics, and flex users—providing operational synergy and long-term industrial stability.

STRONG LAST-MILE POSITIONING Location is optimized for urban distribution and last-mile logistics, allowing users to efficiently serve Center City Philadelphia and surrounding high-density residential neighborhoods with fast delivery times.

DENSE URBAN LABOR POOL Located within a dense residential area with a strong concentration of skilled labor supporting warehousing, freight, and industrial employment.

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