

2055 BENNETT ROAD
PHILADELPHIA, PA 19116

**IDEAL FOR
MANUFACTURING**



**REPRESENTED BY
THE FLYNN COMPANY**

DAVID M. RICCI
DRICCI@FLYNNCO.COM
215-561-6565 X 154

PATRICK GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

**The
Flynn
Company**

23,000 SF INDUSTRIAL OPPORTUNITY

AVAILABLE FOR SALE OR LEASE | PRICE UPON REQUEST

PROPERTY HIGHLIGHTS:



Building Size: 23,000 SF



Lot Size: 1.09 Acres



Office Space: 3,781 SF



Warehouse Space: 19,639 SF



Loading: 2 platform dock doors,
2 drive-in doors



Parking: 40 spaces
(1.65 / 1,000 SF)



Ceiling Height: 14' clear



Power: - 800 amps, 480v, 3 phase
- Bus Duct System at 480v
& 240v



Construction: Masonry



HVAC: 6, 5-ton roof top units



Utilities: PECO Natural Gas
City Sewer
City Water



Taxes: \$16,831.19

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

PROPERTY DESCRIPTION

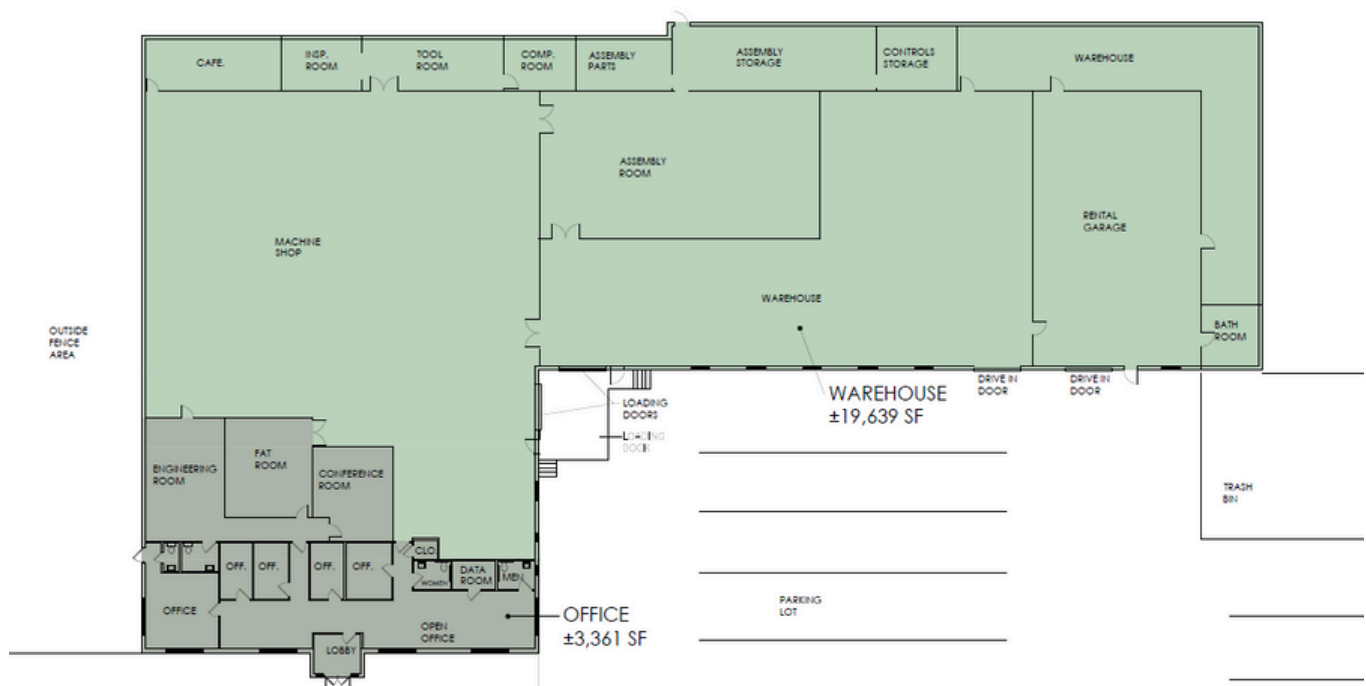
2055 Bennett Road is a **23,000 square foot manufacturing facility** in Northeast Philadelphia, directly off Roosevelt Boulevard. This building has served as the headquarters and main production facility for a custom fabricator for over 25 years. During that time, many improvements have been made and manufacturing infrastructure installed. The warehouse and production areas are fully conditioned, supplied by 240v & 480v bus ducts and a compressed air system. The building also features a product showroom with access from the production facility and a full wall viewing window from the newly renovated offices. The renovated offices have above standard finishes.

The building's **proximity to major highways**, Route 1, Route 63, I-95, and the Pennsylvania Turnpike provides easy access to the Philadelphia metro area and regional air + sea ports. This site is well positioned to produce and distribute products locally, regionally, nationally, or internationally.

ZONING |

The property sits within the I2- Medium Industrial Zoning District, allowing light to moderate impact industrial uses including manufacturing, processing, and distribution.

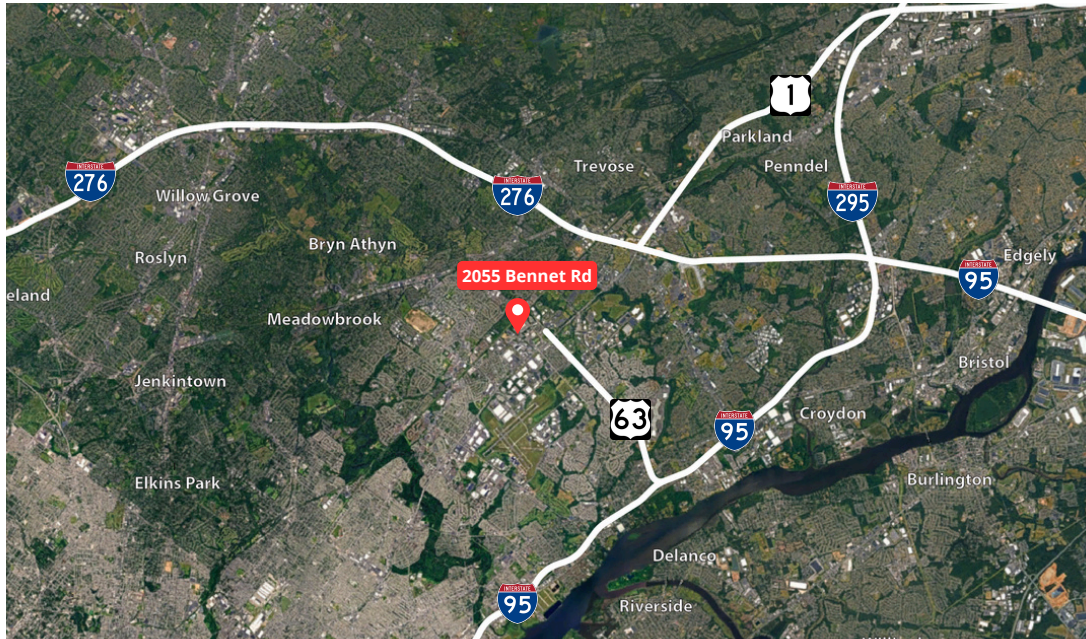
I-2				
Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A



PROPERTY PHOTOS



LOCATION



Travel time to...

PA Turnpike	13 minutes	4.5 miles
I-95	10 minutes	4.5 miles
PA Turnpike Toll Bridge	23 minutes	13 miles
Packer Ave Marine Terminal	30 minutes	22 miles
Philadelphia	30 minutes	19.3 miles

DEMOGRAPHICS & LABOR



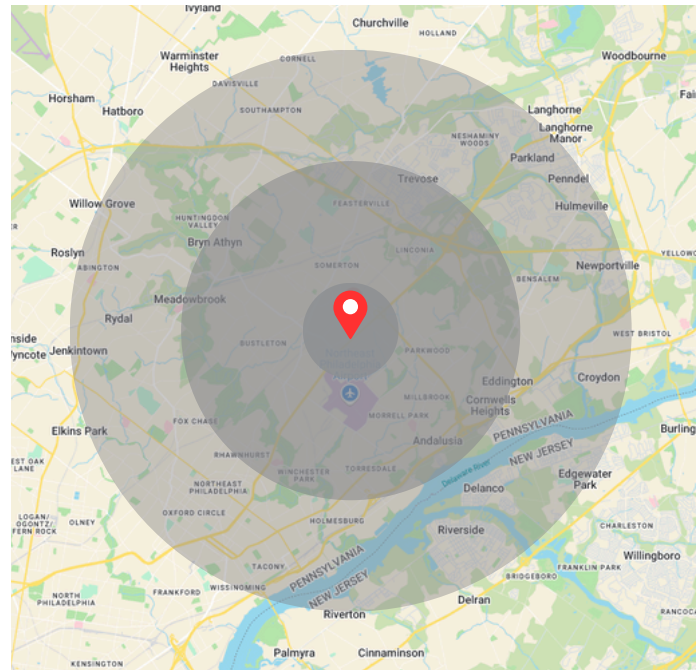
EMPLOYEE BASE

	2 MILES	5 MILES	10 MILES
TOTAL WORKFORCE	30,597	142,620	524,130
Good Producing Industries	7,176	19,522	79,836
Construction	1,832	7,606	28,381
Manufacturing	5,332	11,864	51,258



HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	22,926	122,673	496,708
# OF PERSONS PER HOUSEHOLD	2.6	2.5	2.6
AVERAGE HH INCOME	\$90,225	\$95,317	\$93,169
MEDIAN HH INCOME	\$70,115	\$73,413	\$69,839



FOR MORE INFORMATION PLEASE CONTACT:

DAVID M. RICCI
DRICCI@FLYNNCO.COM
215-561-6565 x 154

PATRICK GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 x 153

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565