



TWO FLEX/INDUSTRIAL SPACES FOR SUBLEASE

4,800 – 9,607 SF

(CAN BE SUBLEASED SEPARATELY OR TOGETHER)

**1601-05 & 1615-31 N DELAWARE AVE
PHILADELPHIA, PA 19125**

BRENDAN FLYNN
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**The
Flynn
Company**

THE FLYNN COMPANY

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

Availability 1 | 1601-05 N. Delaware Ave

FEATURES

- 1,462 SF office space (1 private office and open space)
- 3,345 SF warehouse space
- 9,700 SF gated parking lot in rear; approximately 35 vehicles
- 17' X 14' drive-in door on Delaware Ave
- 12' X 10' drive-in door on rear side
- 15' clear height
- Column free
- Gas heat in warehouse
- Term through 7/31/25
- Asking \$12.00 per SF NNN



Availability 2 | 1615-31 N. Delaware Ave



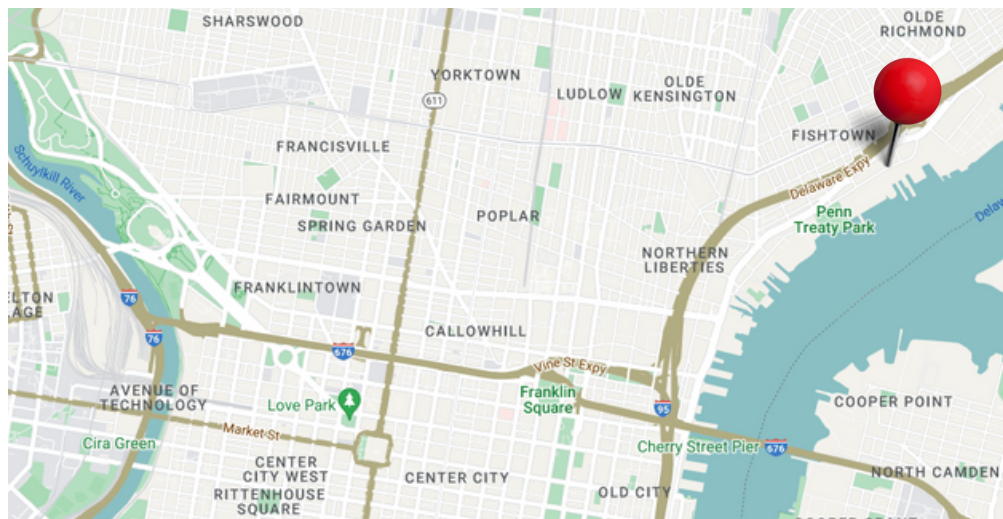
FEATURES

- 2,400 SF office space (4-5 private offices, conference room, admin space, break room, bathroom)
- 2,400 SF warehouse space
- 800 SF covered outdoor loading area
- Shared access to rear parking lot
- Two 14' X 12' drive-in doors
- 15' clear height
- Column free
- Gas heat in warehouse
- Term through 7/31/25
- Asking \$10.00 per SF NNN

PROPERTY AERIAL VIEW



LOCATION



PROPERTY FEATURES

- Immediately off Girard Ave exit of I-95 (Exit 23)
- Easy access to I-95, I-676 and Ben Franklin Bridge
- Walkable to restaurants, cafes, bars and shops in Fishtown
- 3.4 miles to City Hall
- Great signage opportunity
- Visibility from I-95

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For More Information
Please Contact:

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