



FLEX INDUSTRIAL PROPERTY IN NORTHEAST PHILADELPHIA

7520 State Road, Philadelphia, PA

±52,800 SF | 3.05 AC
Available For Sale



PRESENTED BY:

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PROPERTY DESCRIPTION

7520 State Road is a single-story industrial/flex property, currently configured as approximately 75% office space and 25% industrial. This layout makes it ideal for a range of institutional uses, including offices, programs, and training spaces, or a combination of these.

The building features multiple entry points, providing access to compartmentalized suites that can accommodate various programmatic needs. The existing interior is in good to excellent condition, making it well-suited for office or program/training purposes. Alternatively, the space can be converted back to its original industrial use, offering flexibility for industrial or flex industrial tenants.

The property offers abundant parking with approximately 128 spaces available.

7520 STATE ROAD

Parcel ID:	777591500
Property Type:	Industrial / Flex
Building Size:	± 52,800 SF
Land Size:	3.05 Acres
Zoning:	I2 – Medium Industrial
County:	Philadelphia
Proximity:	Center City Philadelphia - 10 miles Philadelphia Int. Airport - 18.3 miles Northeast Phila Airport - 3.6 miles

SALE PRICE

\$5,500,000

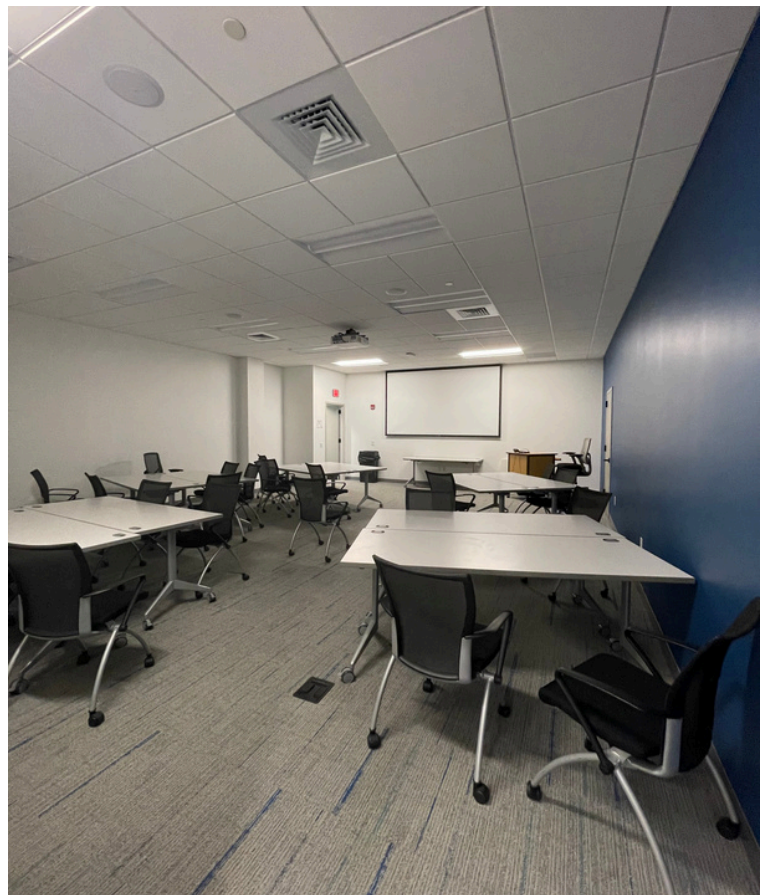
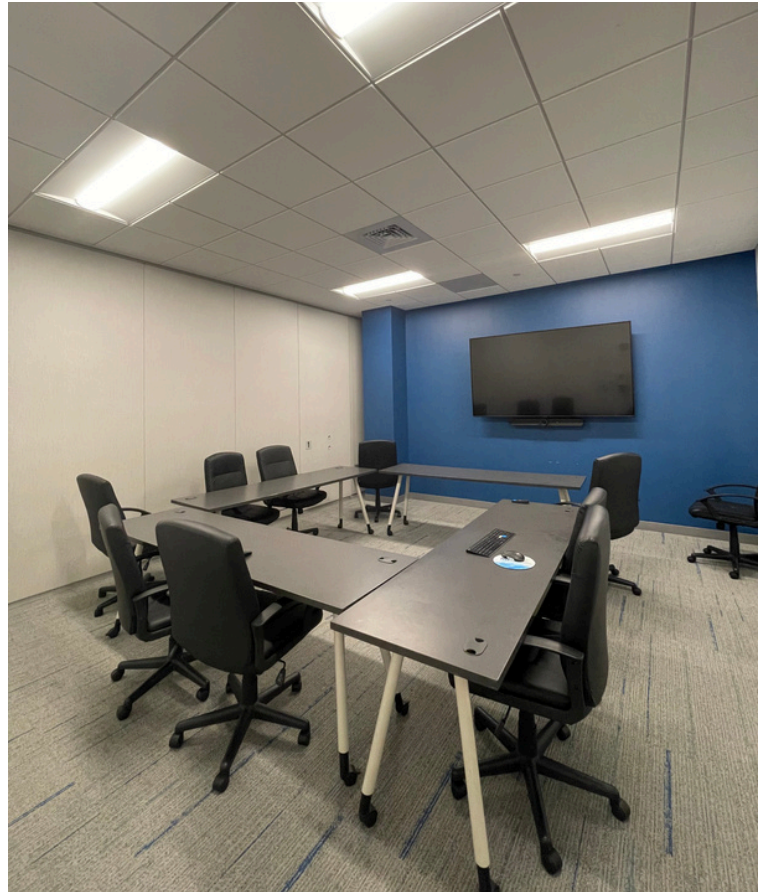
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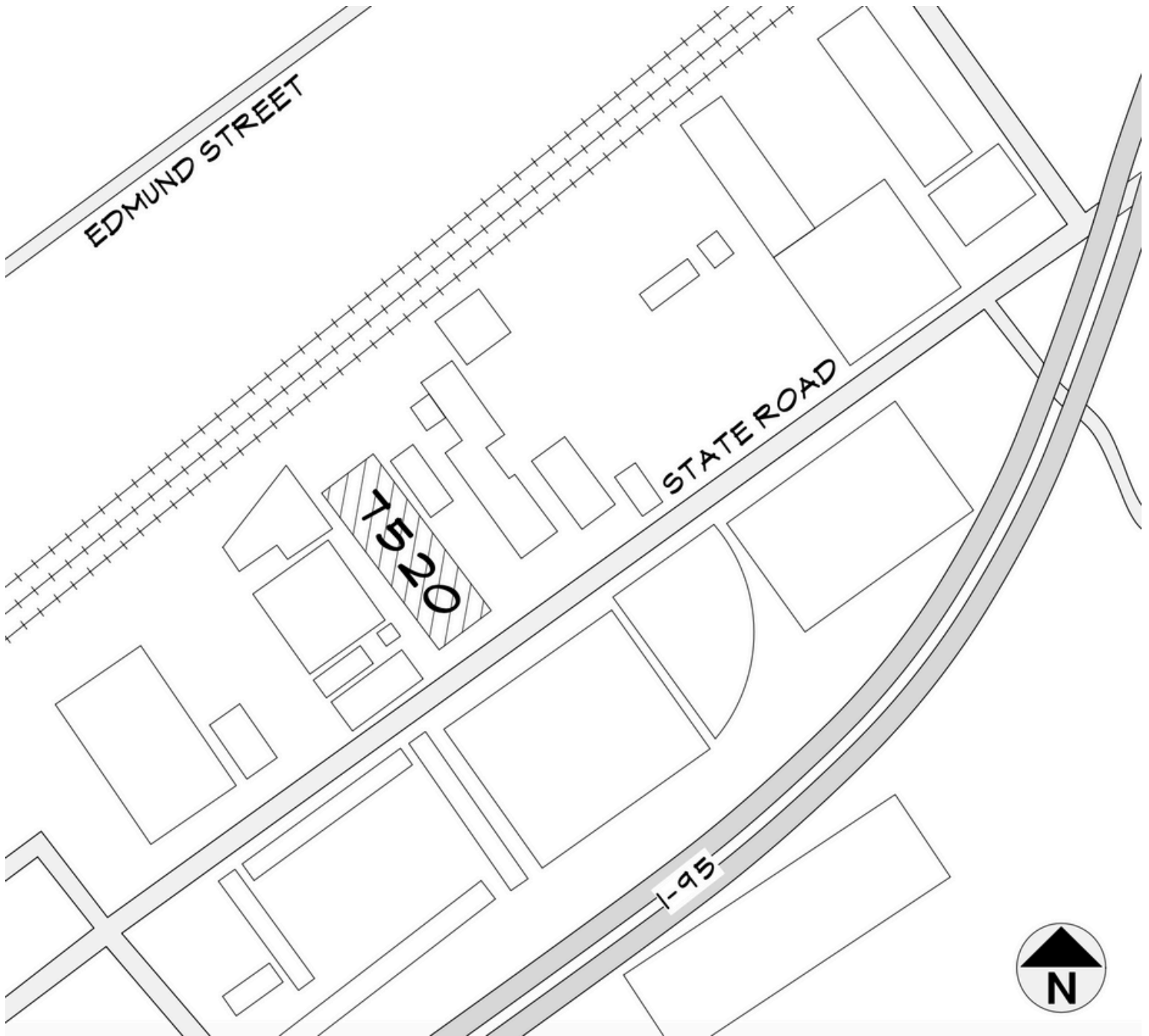


7520 STATE ROAD





SITE PLAN



FLOOR PLAN

