

12,000-19,400 +/- SF FLEX SPACE AVAILABLE FOR LEASE



2520 MORRIS STREET

Greys Ferry, Philadelphia 19145

- » 9,600 sq ft plus 4,000 sf for adjacent expansion plus 3 levels of newly finished office / flex space
- » High ceilings and open floor plan
- » Direct drive in loading
- » Corner presence with private street side access
- » Located directly next to South Philadelphia Sports Training
- » Zoning I-2
- » Easy access to I-76, I-95, SEPTA bus stops and the Snyder stop of SEPTA Broad Street line



Walk Score®

Walk Score **80** **Very Walkable**
Most errands can be accomplished on foot.

DEMOGRAPHICS within 1 mile

Residents within 1 mile	64,415
Average household income	\$79,987
Est. daytime population	8,603

NEIGHBORS INCLUDE:



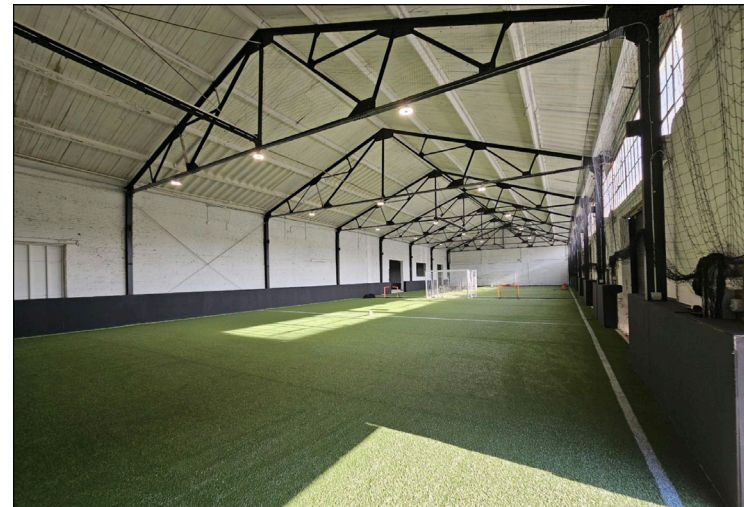
VERONICA BLUM 267.238.1728 ■ vbulm@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Property Photos



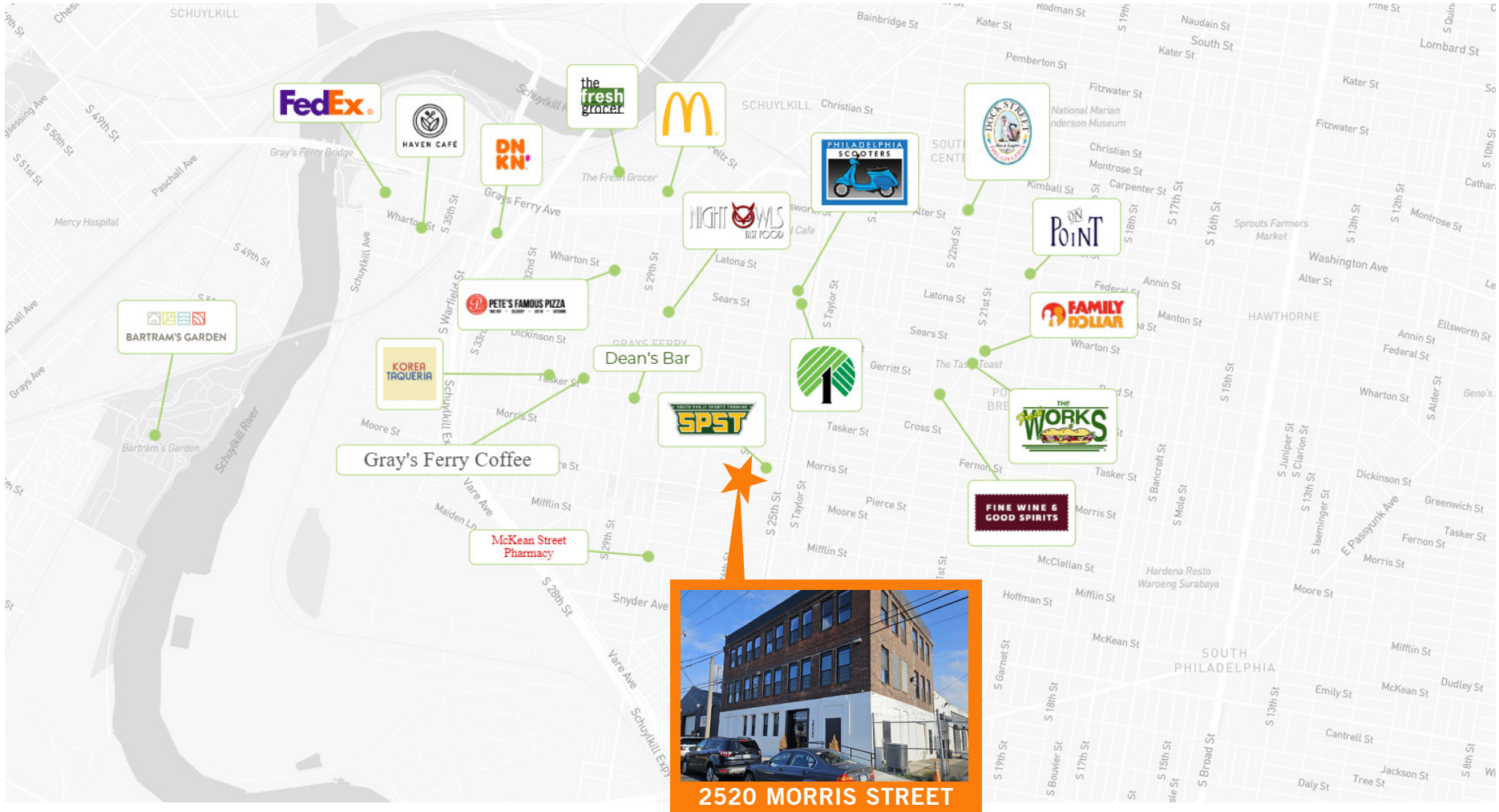
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Retail Map



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