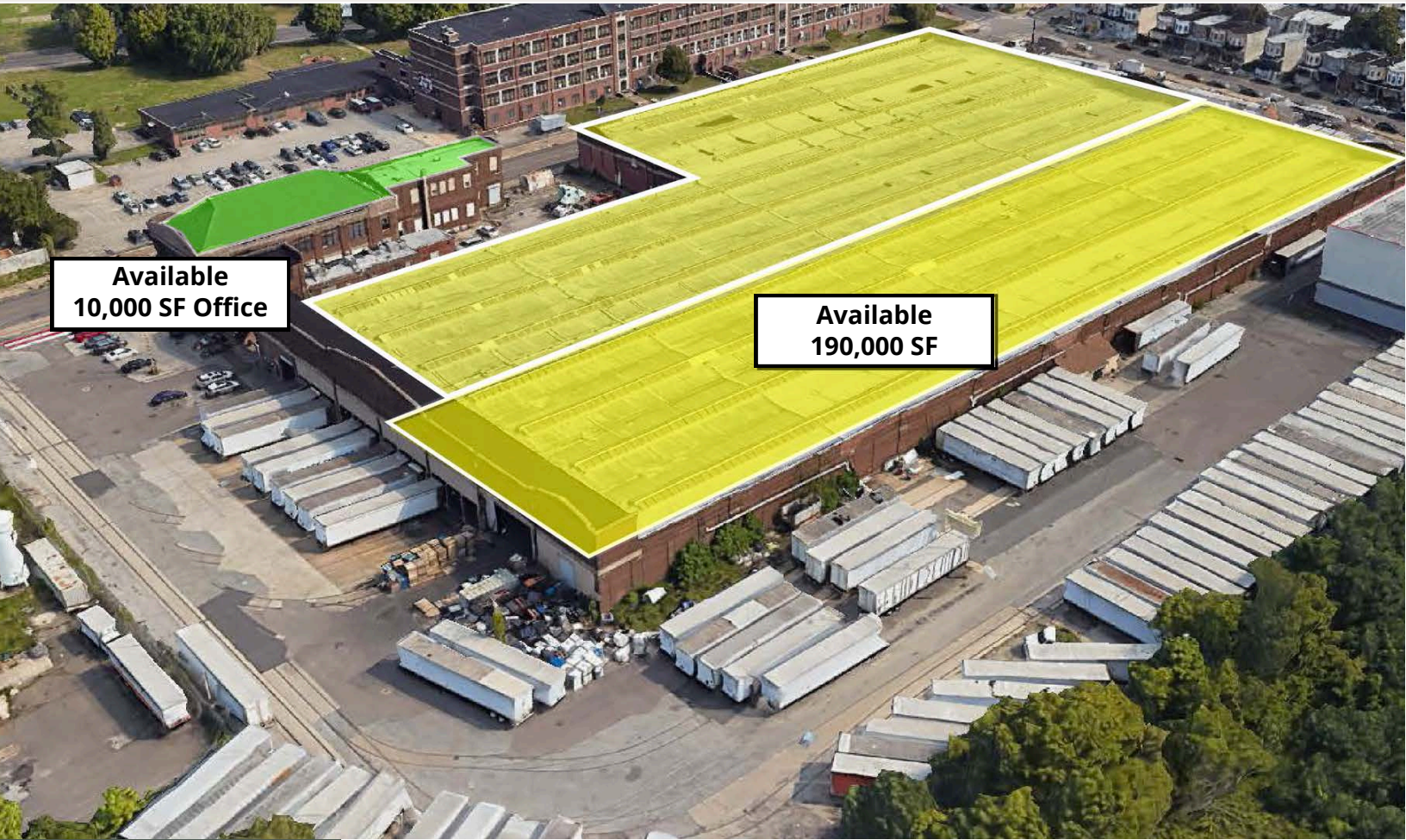


3900 N. 10TH STREET

PHILADELPHIA, PA 19140

50,000SF - 190,000SF WAREHOUSE AVAILABLE



**EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY**

MICHAEL GALLAGHER
MGALLAGHER@FLYNNCO.COM
215-561-6565 X 151

BRENDAN FLYNN
BFLYNN@FLYNNCO.COM
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JNASELLI@FLYNNCO.COM
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**The
Flynn
Company**

AVAILABLE FOR SUBLEASE

PROPERTY HIGHLIGHTS



190,000 SF Warehouse Available, divisible to 50,000 SF



10,000 SF Office & significant outside trailer storage available



Sublease through April 30, 2026



Asking Rental Rate - \$3.50 per SF NNN (\$1.50/SF)



Three (3) loading docks, two (2) double-sized drive-ins & one (1) regular drive-in door



Ceiling Height - 18' to underside of deck



Secured campus with electronic gate

THE FLYNN COMPANY

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

Aerial View

Tremendous access to Rt. 1, Rt. 611, I-76, & I-95



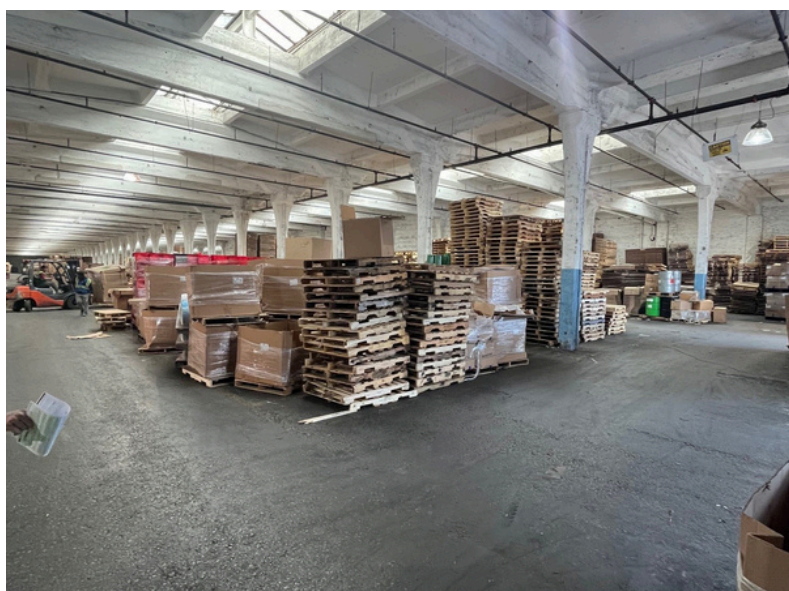
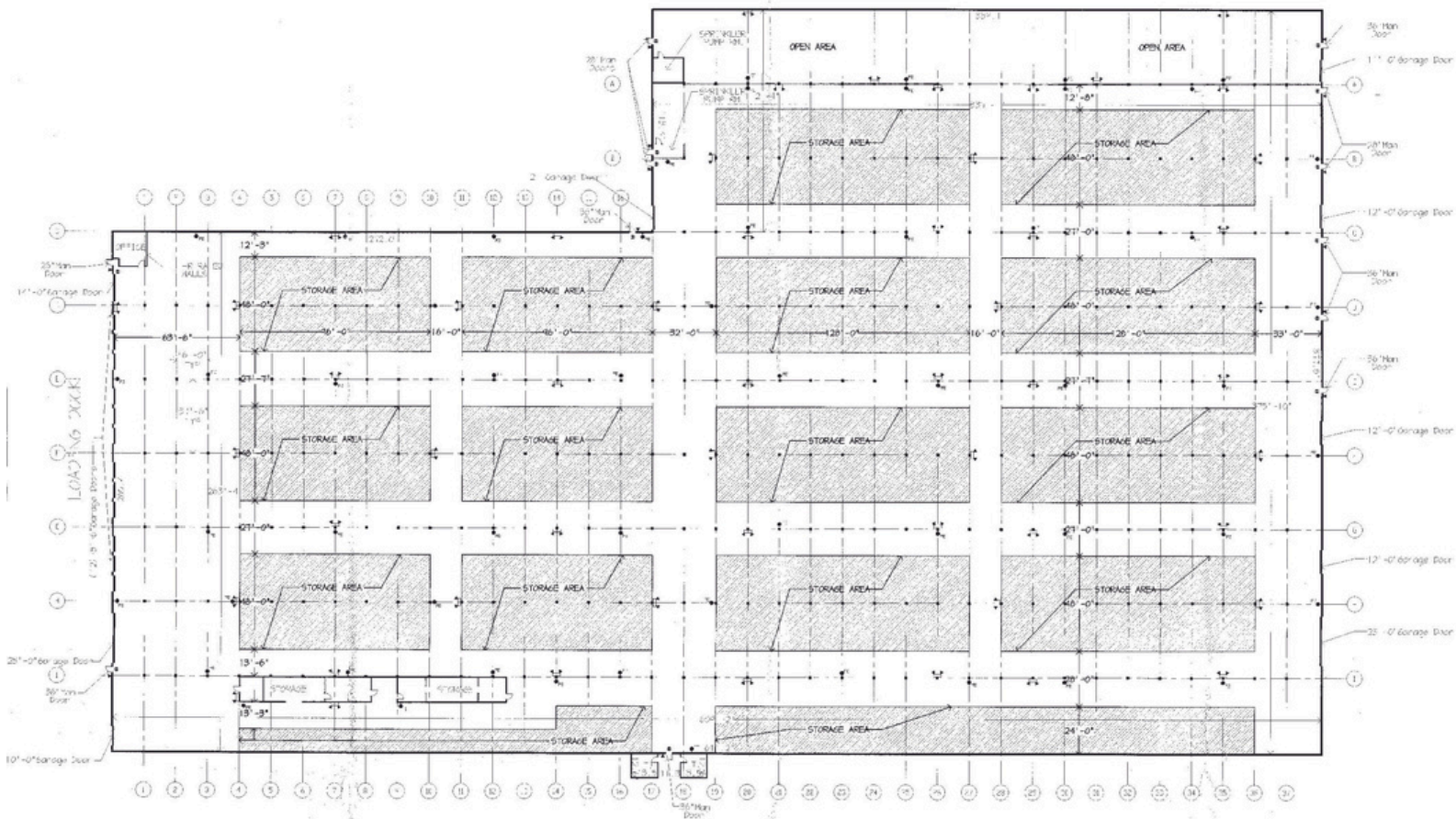
**For More Information
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FLOOR PLAN



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