



NEWLY RENOVATED SMALL BAYS

Small bay warehouse in the heart of Port Richmond with unit sizes ranging from 3,150 SF - 10,500 SF with area for outdoor storage.

MORVAY | NAI Mertz



3353-3359 Richmond Street, Philadelphia, PA



A collection of highly functional small-bay industrial buildings in a strategic urban infill location, offering efficient warehouse space, industrial outdoor storage, and immediate connectivity to the Philadelphia metro area.

3353 Richmond Street features approximately 56,000 square feet of leasable space, complemented by substantial industrial outdoor storage.

Property Highlights

Building Type: Industrial

Building Subtype: Small Bay

Rentable Square Feet: 56,000 SF

Clear Height: 13'-20' Clear

Total Units: Eight (8) Units



Current Availability



3353-3359 Richmond Street

Available Space: 10,500 SF

Clear Height: 16' Clear

Loading: One (1) 10'x14' Drive-in Door

Cranes: Two (2) Five Ton Cranes

3369-3379 Richmond Street

Available Space: 7,700 SF

Clear Height: 13'-20' Clear

Loading: Two (2) Drive-in Doors

2930 E. Ontario Street (Front)

Available Space: 3,150 SF

Clear Height: 12' Clear

Loading: One (1) 10'x14' Drive-in Door

2930 E. Ontario Street (Rear)

Available Space: 3,150 SF

Clear Height: 12' Clear

Loading: One (1) 10'x14' Drive-in Door

Industrial Outdoor Storage

Available Space: 9,000 SF

Security: Fenced



Renovations Underway

Anticipated Completion: Q1-2027



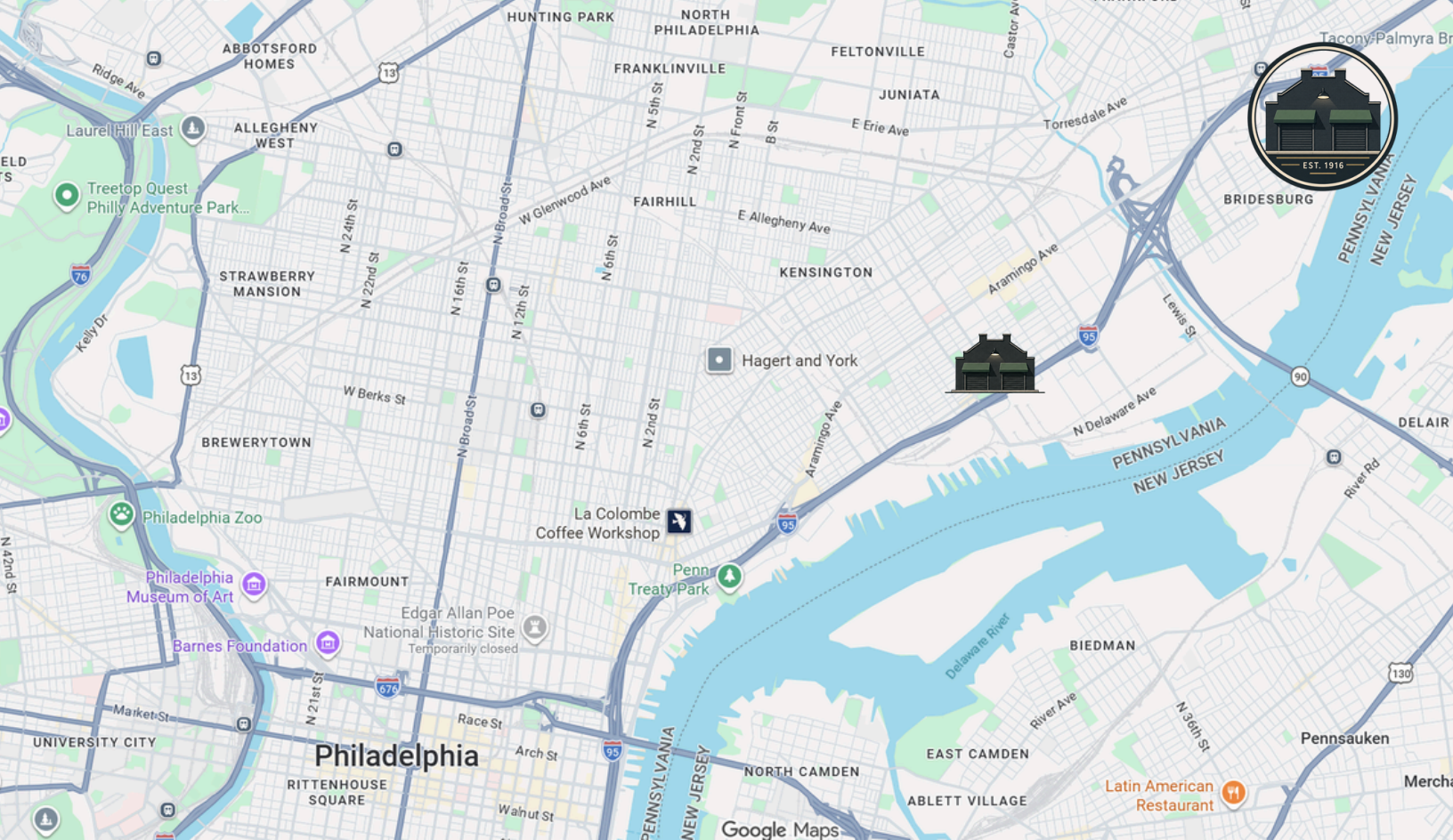
OVER \$700K BEING INVESTED IN THE PROPERTY

Originally constructed in 1916, the RICHMOND STREET SMALL BAYS warehouses is undergoing a comprehensive \$700,000+ capital improvement program designed to deliver a clean, functional, and refreshed industrial space for its next tenants.

Property Improvements Include:

- **Exterior Upgrades:** Repainting and repairing the building's façade
- **Roof Repairs:** Complete roof assessment and repair program
- **Parking & Yard Areas:** Grading and new gravel installation throughout the parking and exterior areas
- **Site Security:** New fencing and secured access gates
- **Interior Upgrades:** Repainting interiors, new bathrooms, LED lighting upgrades





Strategic Location in Port Richmond, PA

Situated in Philadelphia County, the property boasts a prime location within the greater Fishtown area situated along the I-195 corridor. The site provides direct access to both Philadelphia and Southern New Jersey. Additionally, it is located minutes from dense suburban neighborhoods in the immediate area, providing excess labor for local businesses.

- Conveniently located off of I-95
- Nearby dense neighborhoods with an abundance of labor
- <1.5 miles from the Betsy Ross Bridge
- <3.9 miles from the Ben Franklin Bridge
- <5.3 miles from the Schuylkill Expressway (I-76)
- 10 Minutes to Downtown Philadelphia
- 13-miles to Philadelphia Airport (15-minutes)
- 22-miles to PA Turnpike (25-minutes)



For leasing inquiries or additional information please contact:

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We look forward to hearing from you!

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