

# 7000 State Road Philadelphia, PA 19135



**159,125 Sq. Ft**

**3.65 Acres**

**Zoning: ICMX**

**Current Use: Car Auction**

**3 Buildings on Site**

**Access from State Road**

**Disston & Princeton Streets**



## PRESENTED BY:

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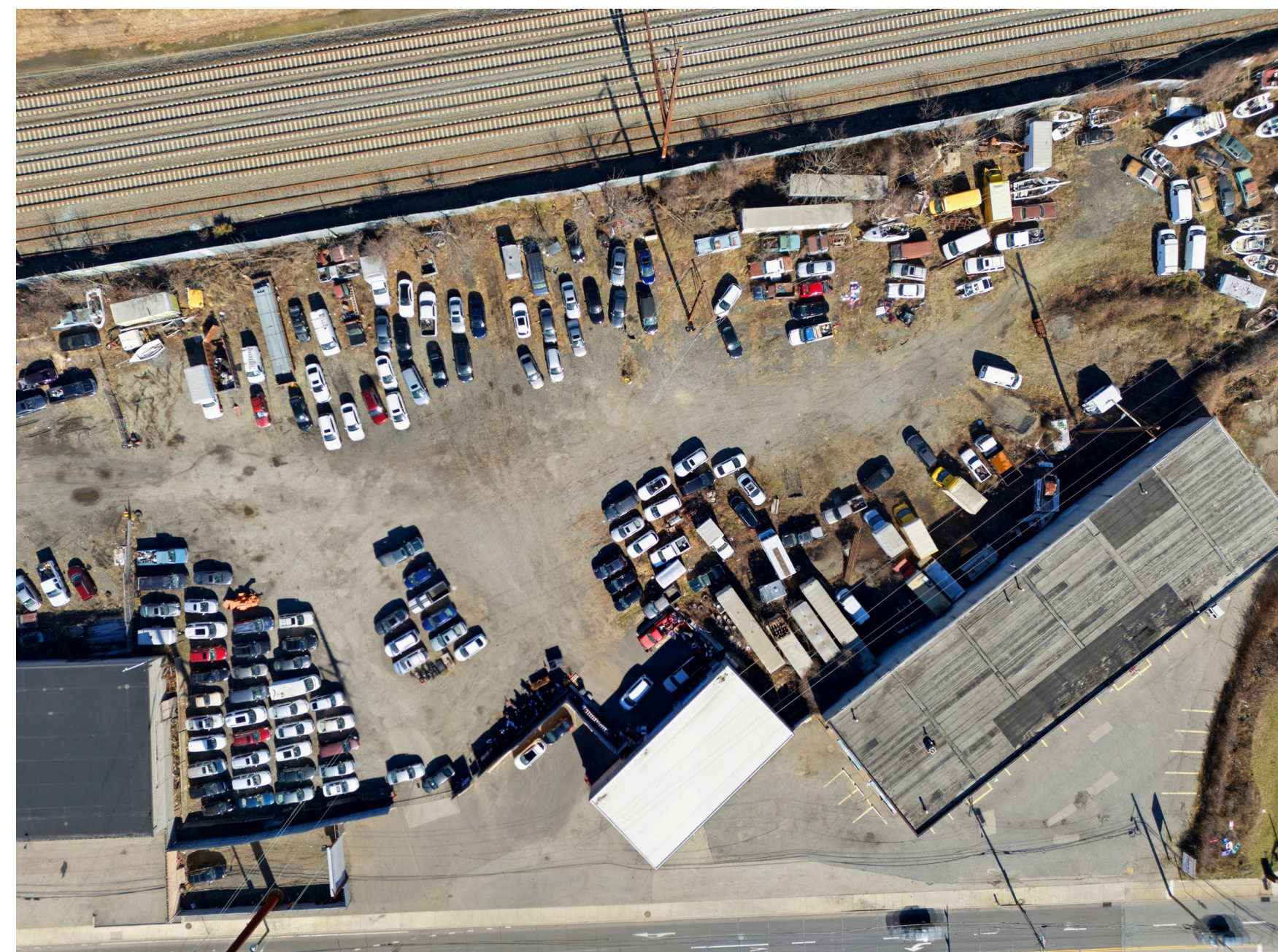
**HOWARD  
HANNA**

REAL ESTATE SERVICES

**PHILLY**  
PROPERTY GROUP

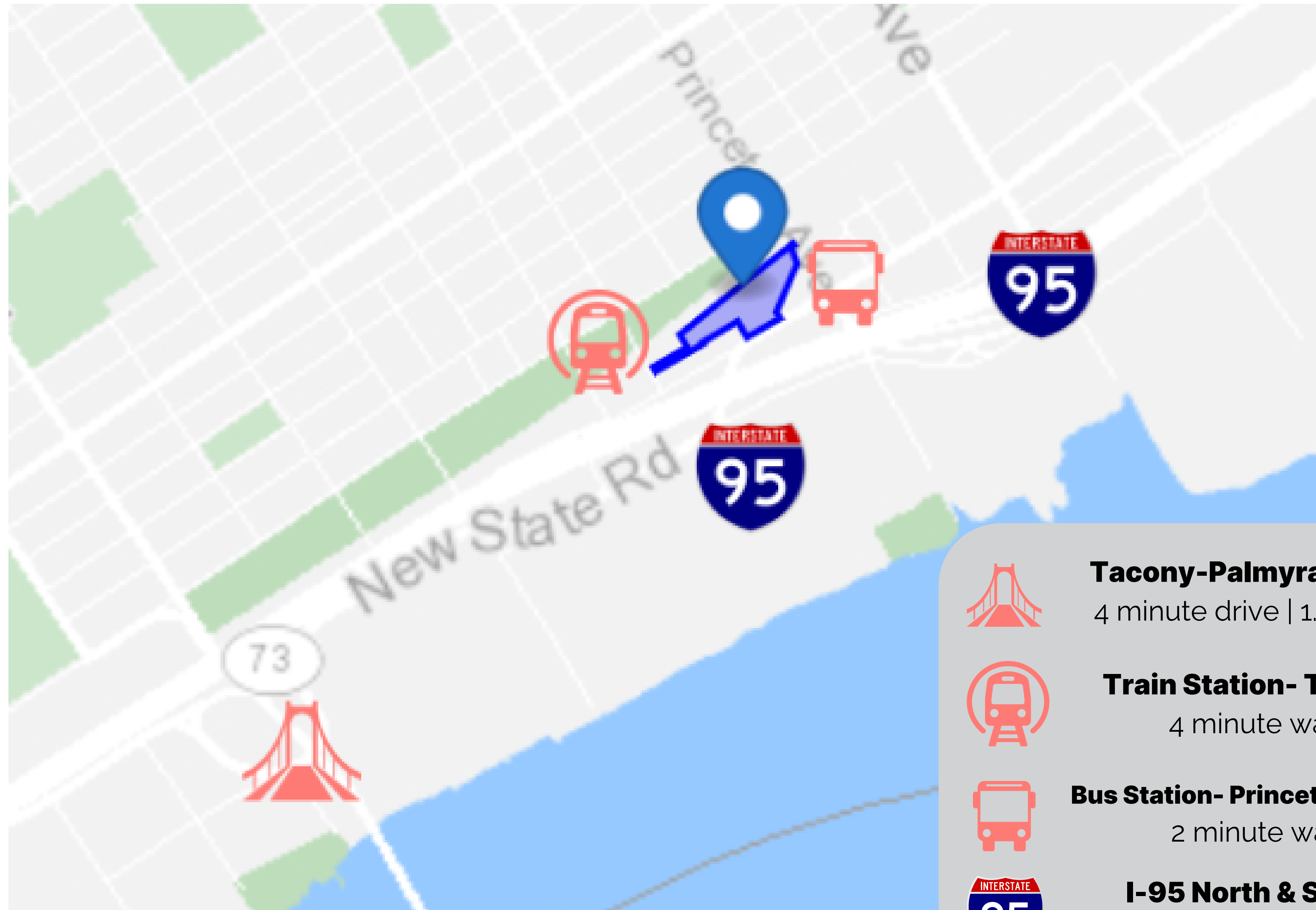
# Property Highlights

- **3.65 acres**
- **159,125 sq ft**
- **Zoned ICMX**
- **3 buildings on site totaling 4,649 sq ft**
- **2026 tax: \$8,630**
- **Qualified Opportunity Zone**
  - provides a powerful incentive for long-term investment and development, making the property particularly attractive for developers, value-add investors, and long-term holders seeking tax-efficient growth



# Transportation Accessibility

I-95 | Train | Bus | Bridge



### Tacony-Palmyra Bridge

4 minute drive | 1.9 miles



### Train Station- Tacony

4 minute walk



### Bus Station- Princeton & State

2 minute walk



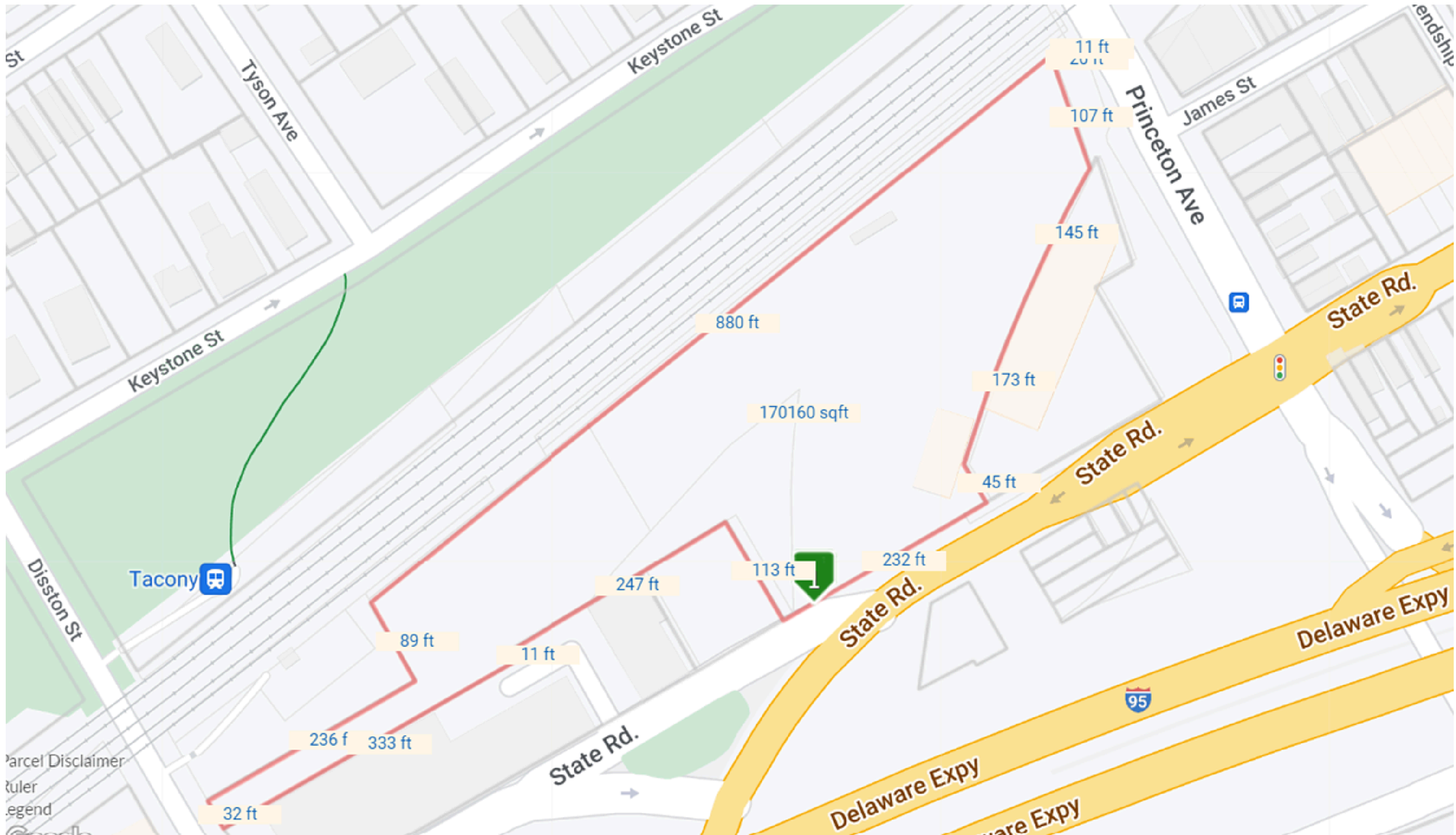
### I-95 North & South

N. 60 Seconds | S. 120 seconds



# Dimensions


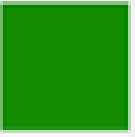
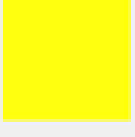
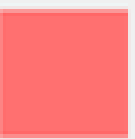
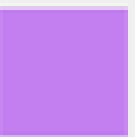
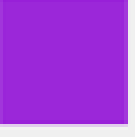
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# DIVERSE LOCATION

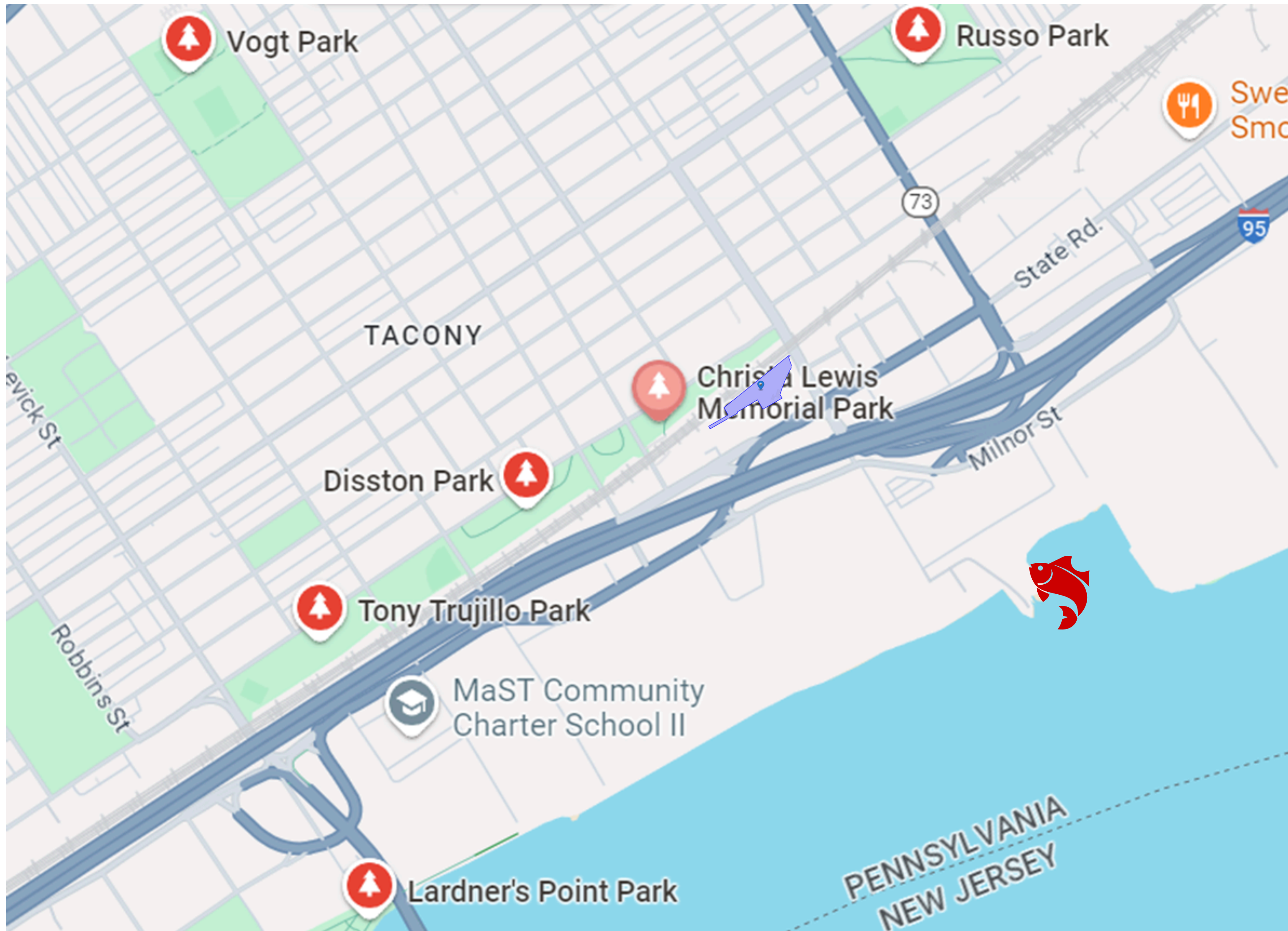
Zoning: ICMX



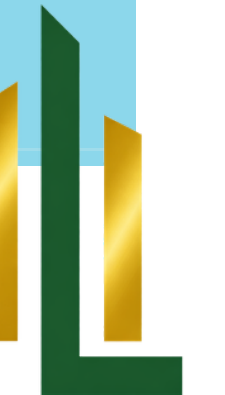
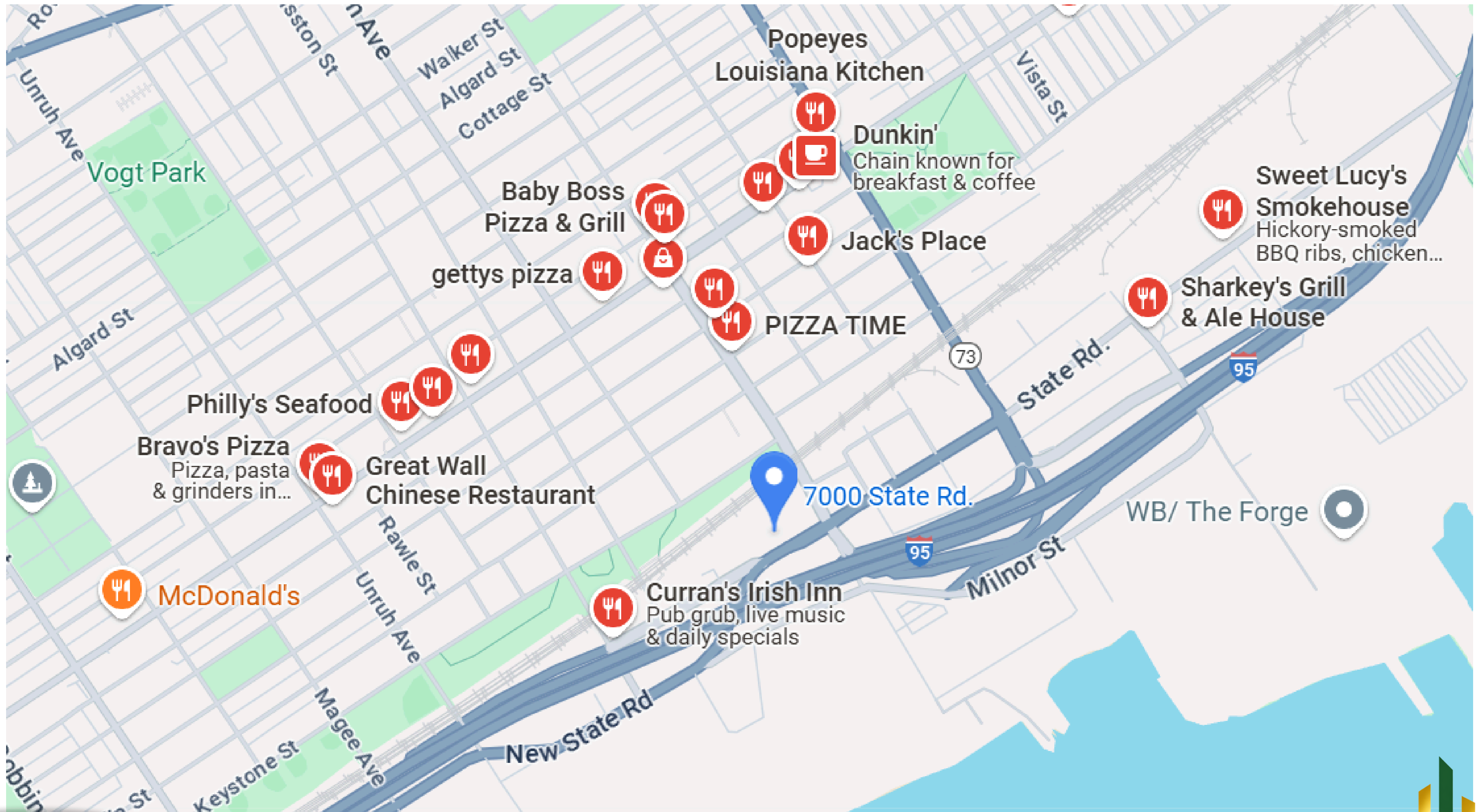
Base District		
	ICMX	Industrial Commercial Mixed-Use
	SP-PO-A	Recreation
	RSA-3	Residential Single Family Attached-3
	CMX-2	Neighborhood Commercial Mixed-Use-2
	I-1	Light Industrial
	I-2	Medium Industrial



# Parks & Recreation



# Food & Restaurants



# Nearby Developement



**I-95 Project || Complete in 2023 || Directly in Front of Parcel**



**Class A 250,000 Sq Ft Logistics Center || Complete in 2023 || 4 minute walk**



**96 Unit Residential Development || Project Complete || 7 minute WALK**



**250,000 + Amazon Fulfilment Center || Complete in 2023 || 4 minute walk**



**Med-Tex Services Training Center || Renovation Complete in 2022 || 1 minute walk**



# Photography

