



5200 Unruh Avenue

Philadelphia, Pennsylvania

Property Description

- 185,000 SF, three building industrial complex on 5.33 acres on the Delaware River waterfront
 - 150,000 SF, five-story industrial building (30,000 per floor)
 - 20,000 SF free-standing industrial building
 - 15,000 SF garage
- Potential for building signage
- Real estate taxes (2018): \$40,890
- Parcel #: 88-4-8027-00
- ½ mile to entrance ramp to I-95 S
- 1 mile to entrance ramp to I-95 N
- Traffic count on I-95: 161,572 VPD
- Minutes from Betsy Ross & Tacony-Palmyra Bridges
- Walking distance (0.5 mi) to Tacony SEPTA stop



For more information:

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Building 1 Multi-Story Industrial Building

Building Size	150,000 SF 30,000 SF per floor
Ceiling Height	13'-14'4"
Floor	Concrete floor with wood cover
Column Spacing	25' x 25' mushroom columns
Loading	Two (2) exterior platform loading stations capable of handling 10 and 3 trucks simultaneously
Freight Elevator	Three (3) 4,000 lb. freight
Lighting	Incandescent
Sprinkler	Dry system
Power	350 amp / 220 volt

CURRENT AVAILABILITIES	2nd Floor	30,000 SF
	4th Floor	30,000 SF

Building 2 Free-Standing Industrial Building

Building Size	20,000 SF
Ceiling Height	16'6"
Loading	2 drive-in doors
Column Spacing	16' x 20'

CURRENT AVAILABILITIES	20,000 SF in (3) sections:
	- 6,000 SF (60' x 100')
	- 6,000 SF (60' x 100')
	- 8,000 SF (80' x 100')

Building 3 Garage

Building Size	15,000 SF
Loading	2 drive-in doors
Power	4000 amp, 3 Phase & 100 amp, Single Phase

CURRENT AVAILABILITIES	9,000 SF contiguous
	Divisible to units of 5,000 SF and 4,000 SF

LOCATION INFORMATION

- Located on the Delaware River waterfront
- ½ mile to I-95 S toward Center City Philadelphia
- 1 mile to I-95 N toward NE Philadelphia
- 1 mile from Tacony-Palmyra Bridge
- 3.5 miles to Betsy Ross Bridge

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