



FLEX/GARAGE SPACE WITH PARKING FOR LEASE

1132-34 CALLOWHILL ST
& 403-407 N 12TH ST
PHILADELPHIA, PA 19123

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SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

1132-34 Callowhill Street

FEATURES

- Approximately 2,340 SF of garage space with interior loading dock in the rear (Carlton St)
- Approximately 18' X 130' garage space
- Approximately 400 SF of office space fronting on Callowhill St
- Wired for Comcast internet; move-in ready condition
- Basement for additional storage
- Tremendous access to Center City



REAR GARAGE ROLL-UP DOOR



OFFICE INTERIOR



GARAGE INTERIOR REAR



GARAGE INTERIOR FRONT



FRONT OF 1132-34 CALLOWHILL STREET

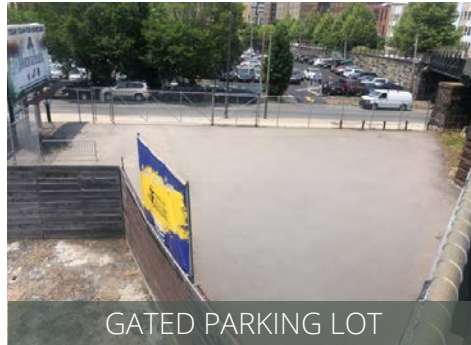
403-407 N. 12th Street



GATED PARKING LOT



GATED PARKING LOT



GATED PARKING LOT

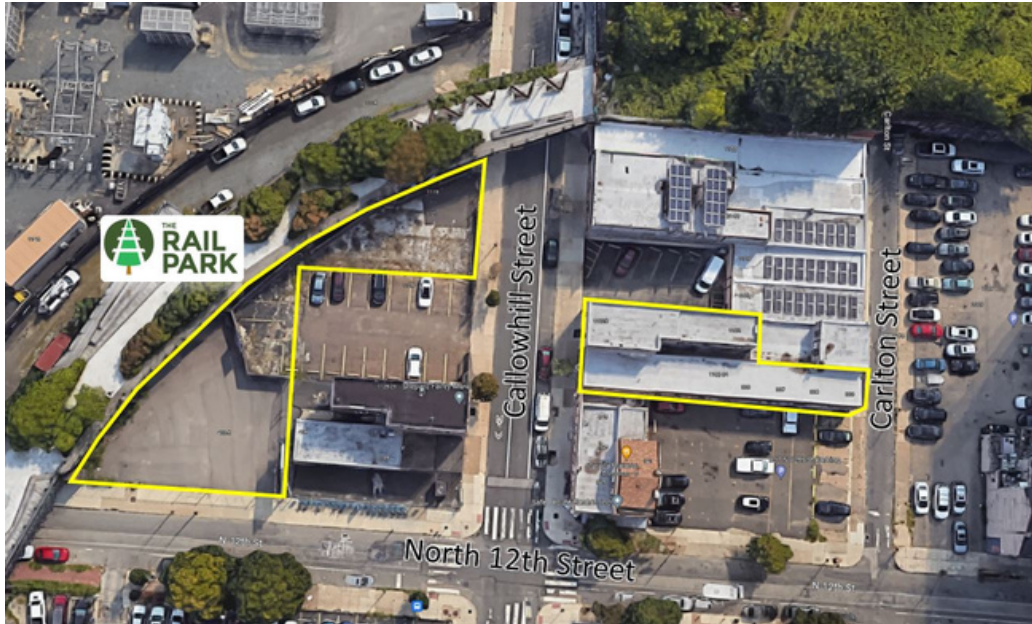
FEATURES

- Approximately 7,236 SF gated surface parking lot
- NE corner of 12th and Callowhill St
- Entrance on North 12th St as well as Callowhill St
- Secure location
- Great opportunity for outdoor storage of equipment or vehicles
- Less than 1 mile to City Hall

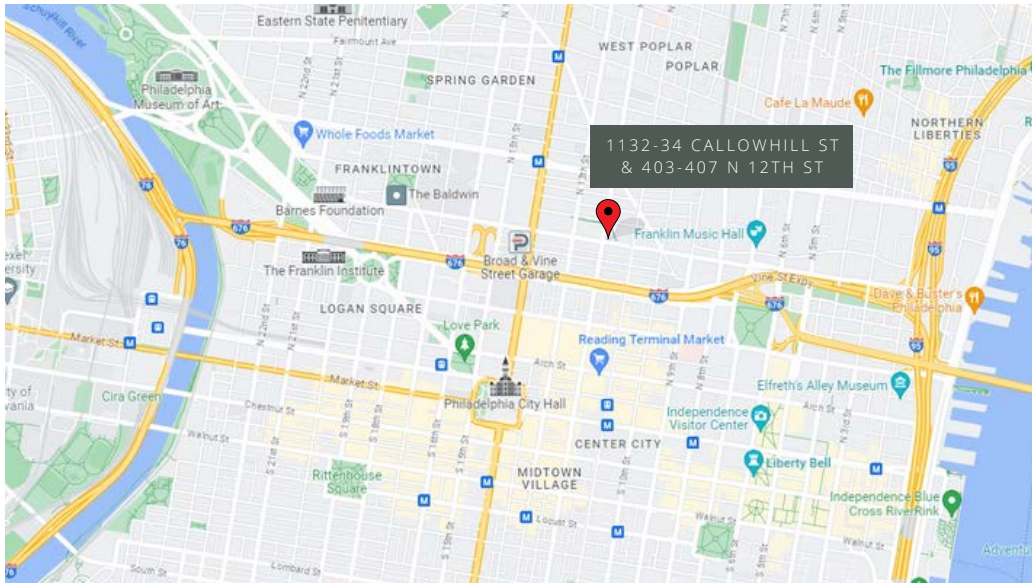


AERIAL OF 403-07 N. 12TH STREET

PROPERTY AERIAL VIEW



LOCATION



EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

For More Information Please Contact:

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