

7520 STATE ROAD

PHILADELPHIA, PA 19136



AVAILABLE FOR LEASE OR SALE

**EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY**

MICHAEL GALLAGHER
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RYAN WREATH
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PROPERTY DETAILS:



PRICE REDUCTION - \$5,750,00. Well-capitalized landlord committed to funding deals



Available: 55,000 SF office / flex / industrial space (divisible to approximately 13,000 SF)



Currently built out as a combination of high-end medical office and flex/industrial space



Situated on 3.05 acres with ample parking



Tremendous location immediately off I-95 Cottman Avenue exit



14' foot clear ceiling heights



Zoned I2 Medium-Industrial

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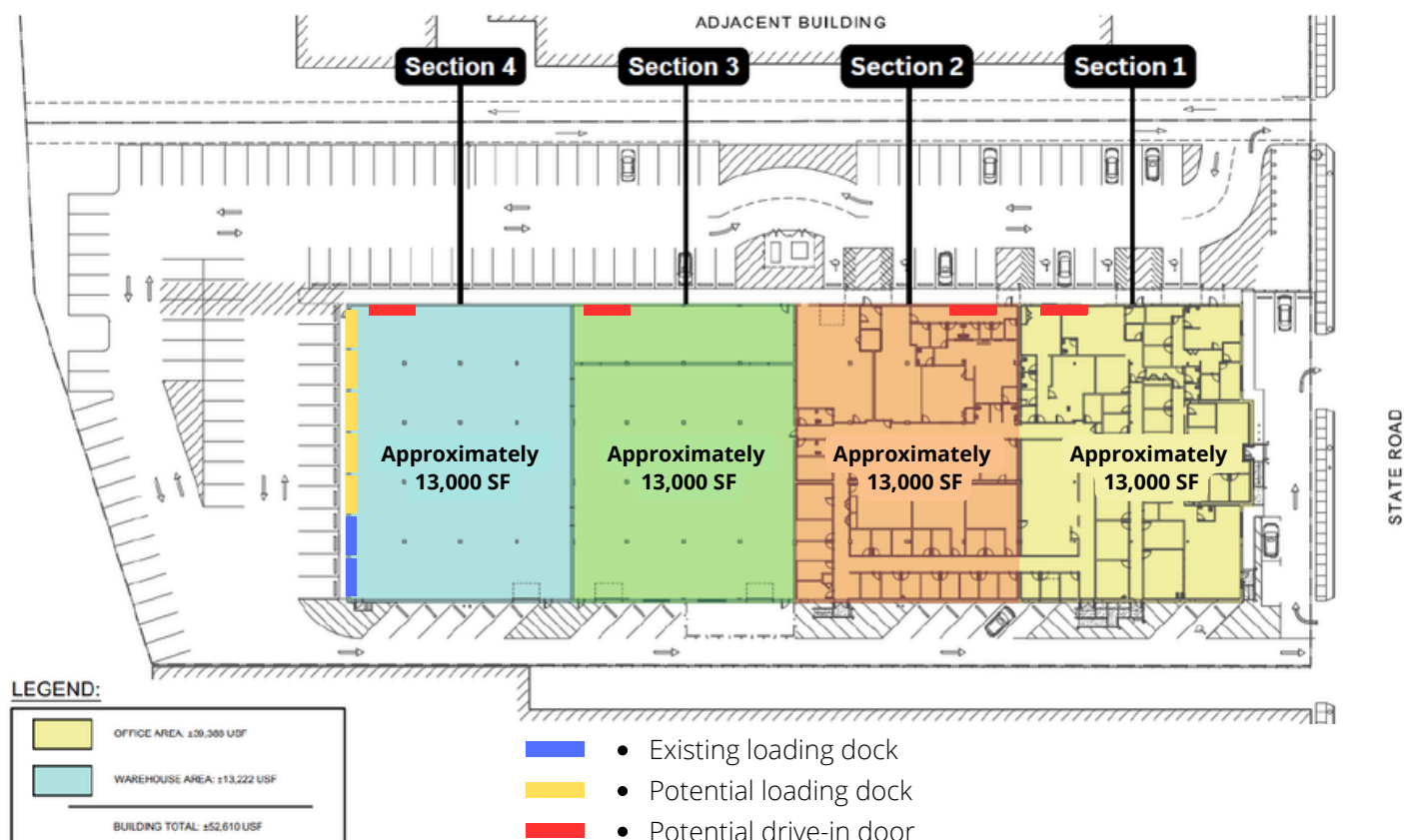
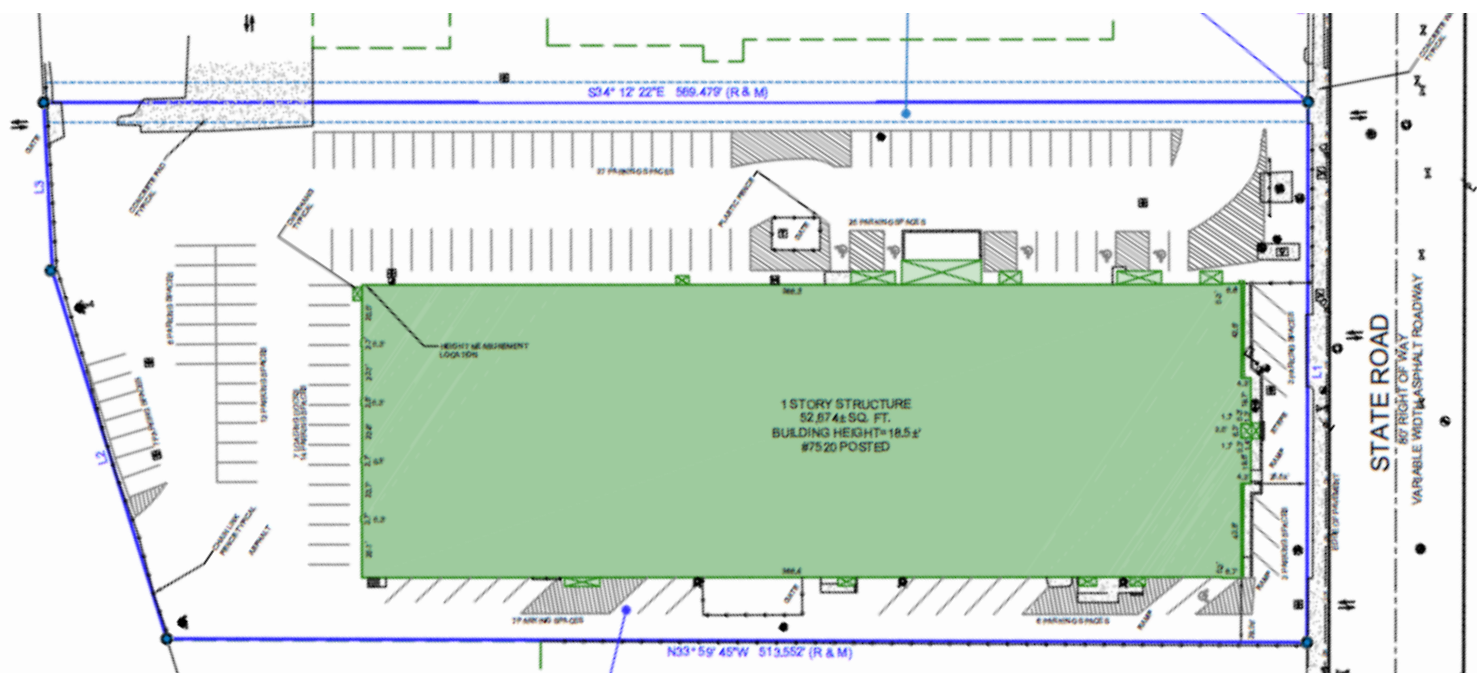
PROPERTY PHOTOS



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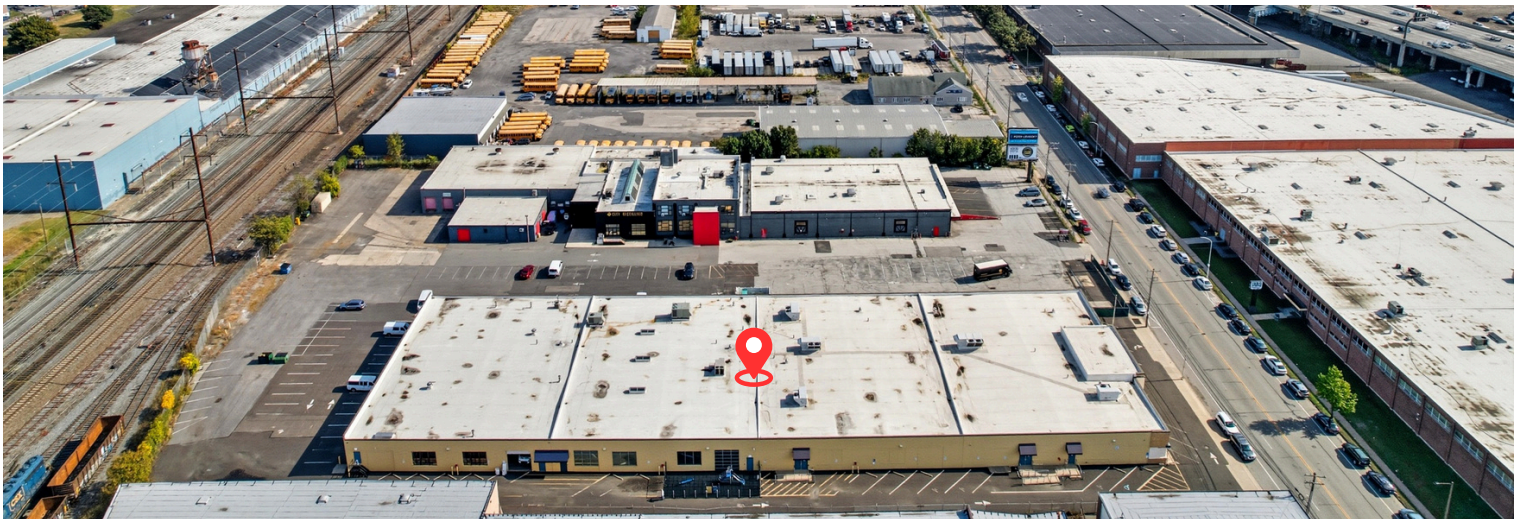
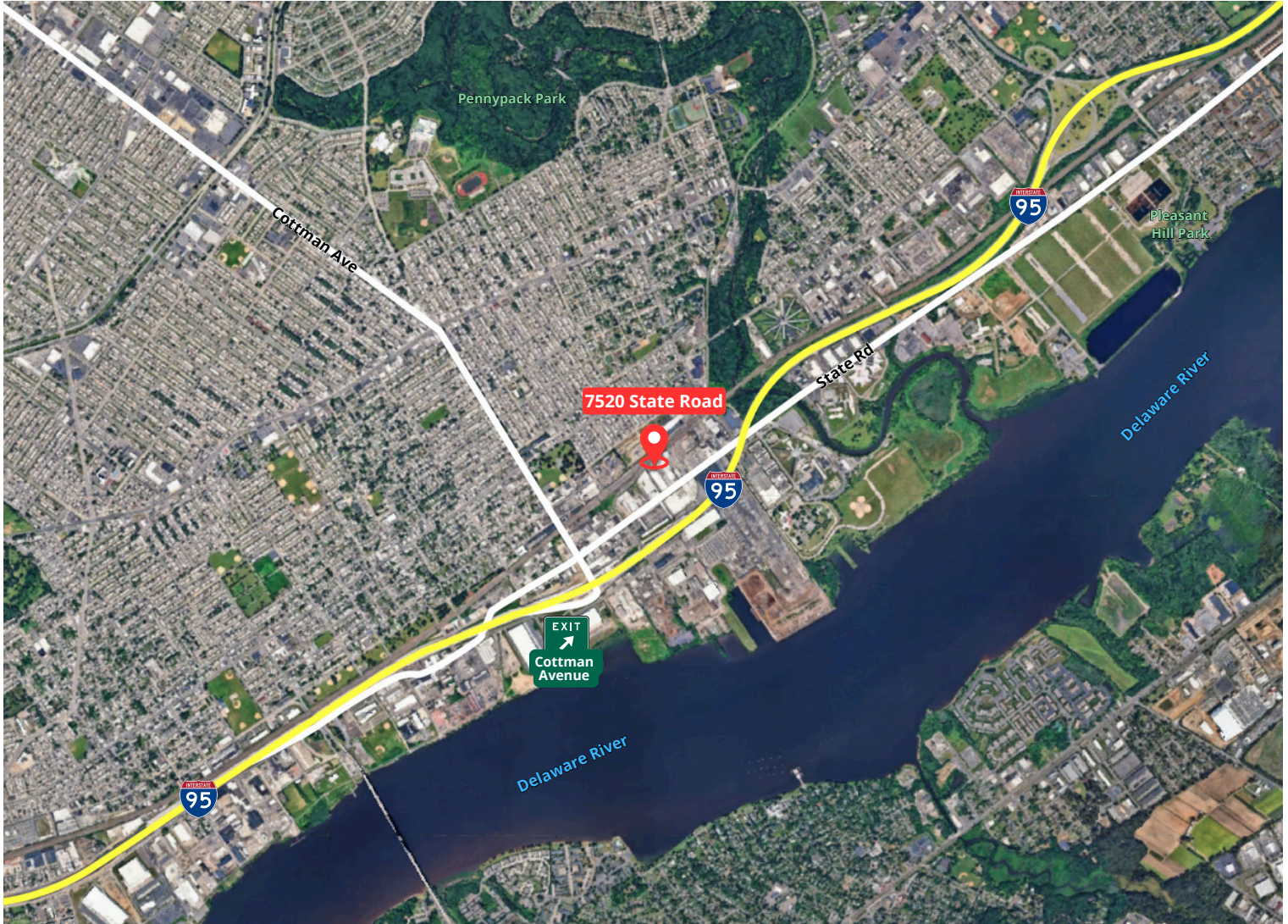
SURVEY + FLOOR PLAN



FLOOR PLANS



LOCATION





CONTACT INFORMATION

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