



9200-03 JAMES STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
LAND

1.01 ACRES

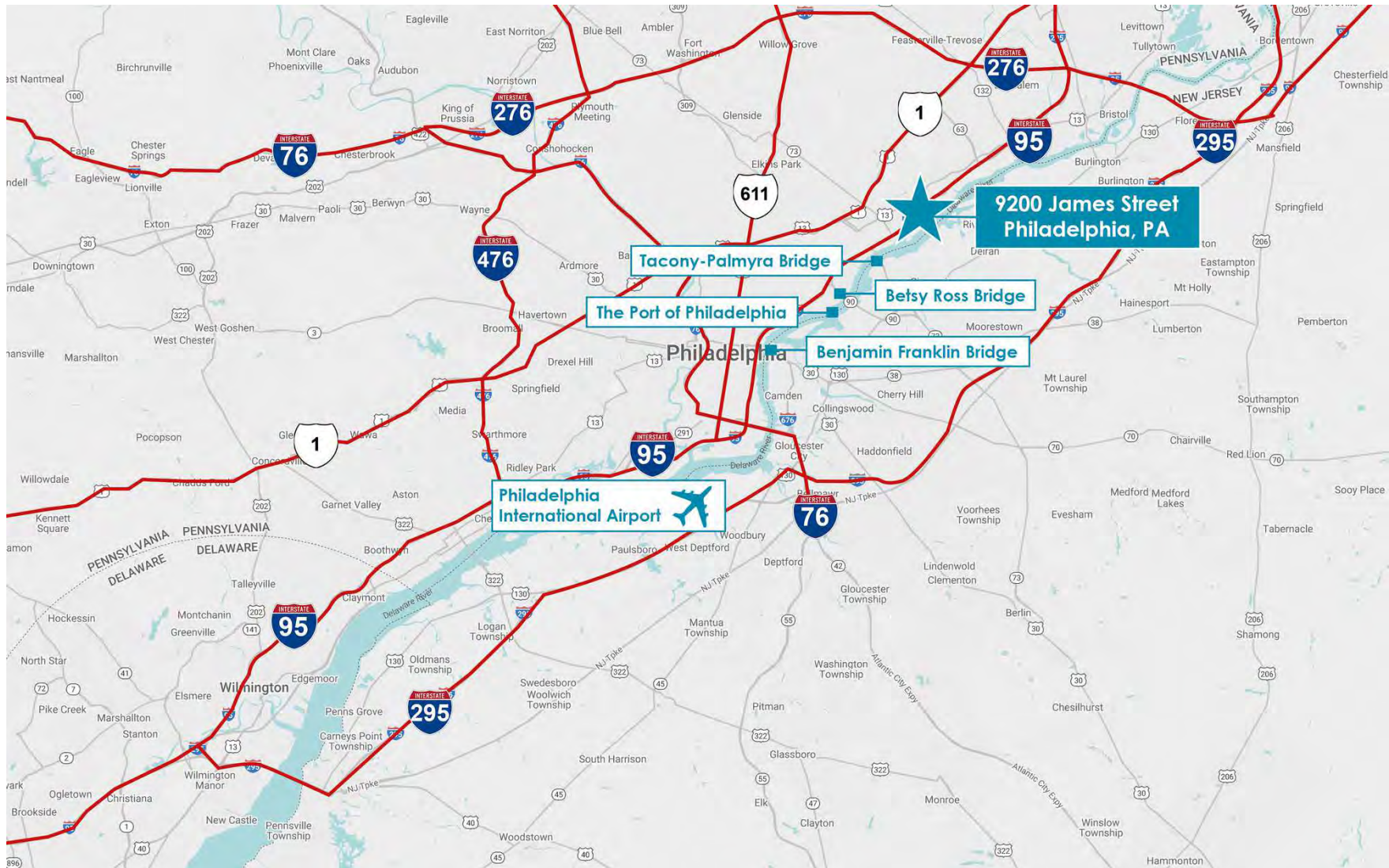
PROPERTY HIGHLIGHTS

- 1.01 Acres Available for Lease
- Divisible space and placement
- Tenant Improvements negotiable
- **Zoning Variances:**
 - Selling and storing used vehicles on premises
 - Accessory Trailer Storage
 - Automotive Wrecking Yard
- **I-2 Industrial Permitted Uses:**
 - Limited Industrial
 - General Industrial
 - Research & Development
 - Trucking & Transportation Terminal
 - Artist Studios/Artisan Industrial
- **Accessible Distances:**
 - 0.7 miles – I-95
 - 0.9 miles - Torresdale Station Regional SEPTA
 - 3.4 miles – Roosevelt Pkwy
 - 4.5 miles – Tacony-Palmyra Bridge
 - 12.8 miles – Center City Philadelphia
 - 22 miles – Philadelphia International Airport
- **Location:**

Strategically located off of I-95 in a Northeast Philadelphia industrial pocket. Users are serviced by the Torresdale SEPTA Regional Rail and within an accessible distance to Center City and New Jersey.



AREA MAP



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