

AVAILABLE FOR SALE

6660 ESSINGTON AVE

PHILADELPHIA, PA

**INDUSTRIAL
OUTSIDE
STORAGE SITE**



Lot Size	2.65 Acres
Building Sizes	Office 1,400 SF (2 story) Rear Office 550 SF Garage 2,750 SF
Loading	7 Drive-in Doors
Ceiling Height	12'
Parking	26 car parking space in front lot
Zoning	I-3 Heavy Industrial

Real Estate Taxes	\$9,407
Current Use	Auto Sales, Repair, and Salvage Yard
Permitted Uses	Junk and Salvage Yards, Equipment & Material Storage Yards, Trucking and Transportation Terminals, Commercial/Personal Vehicle Repair, Maintenance, Sales, Rental
Additional	Highly visible property at traffic light. Adjacent to Auto Mall & Philadelphia Wholesale Produce Market

**EXCLUSIVELY REPRESENTED BY
THE FLYNN COMPANY**

**The
Flynn
Company**

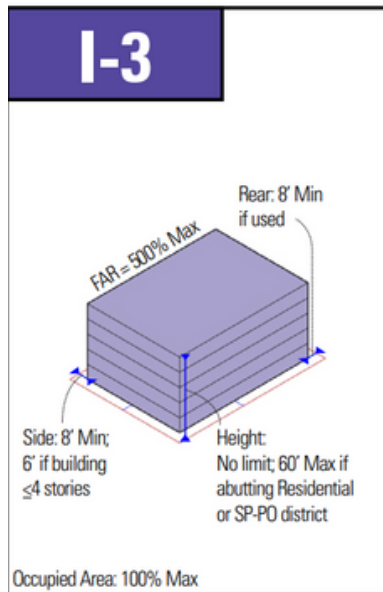
COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124

PROPERTY PHOTOS



ZONING I-3



Max. Occupied Area	100%
Min. Front Yard Width	0 ft [3]
Min. Side Yard Width	If used: Buildings < 4 stories = 6ft Others = 8 ft [3]
Min. Rear Yard Depth	8 ft if used [3]
Max. Height	60 ft if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Ratio	500%

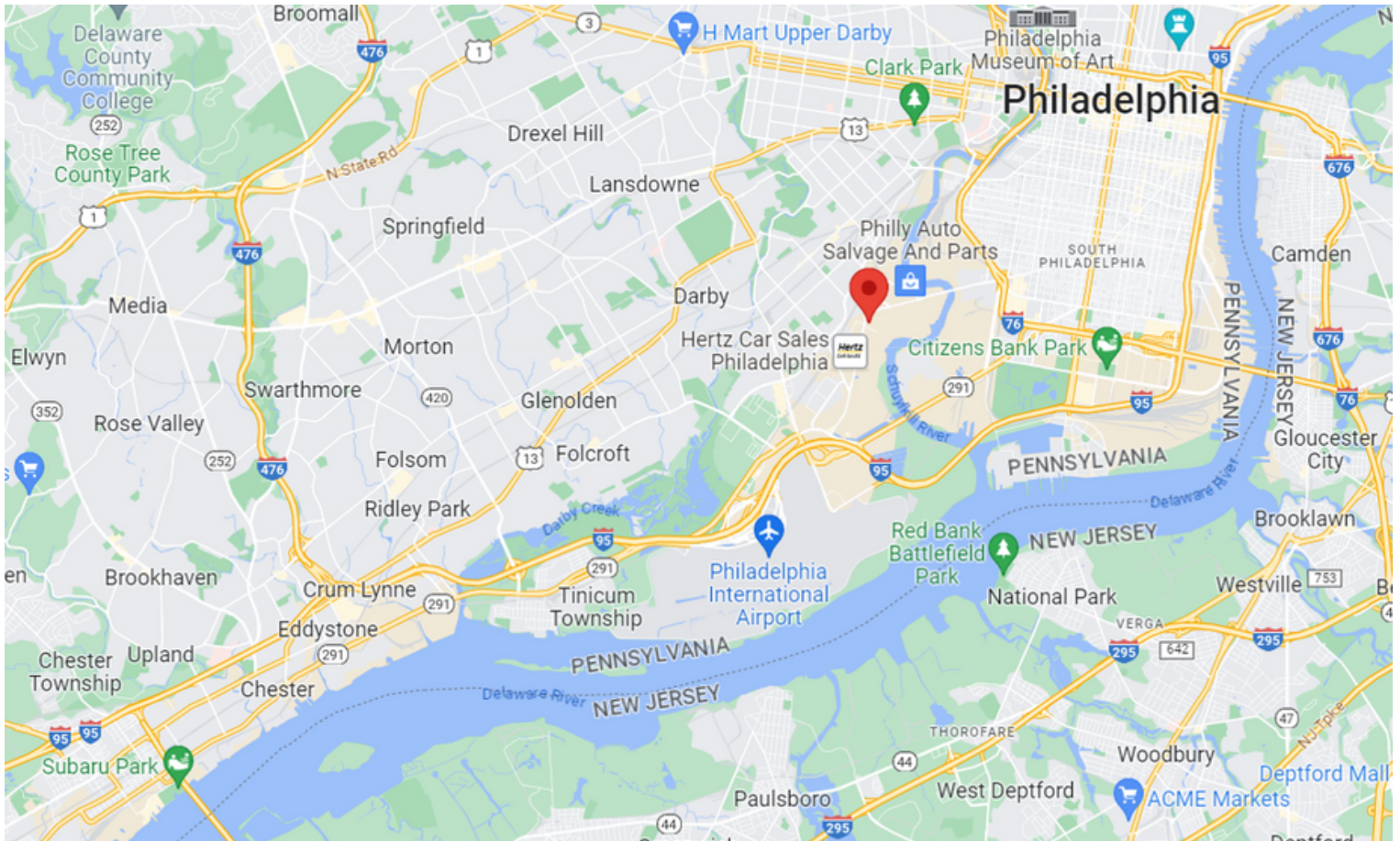
Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

ZONING CONTINUED - I-3

Y - Yes permitted as of right S - Special exception approval required N - Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY					
Household Living (as noted below)					
Multi-family	N	N	N	N	
Concubinage	Y	Y	Y	Y	
Group Living	N	N	N	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	N	N	N	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY					
Adult Care	N	N	N	N	
Child Care	N	N	N	N	14-603 (5)
Detention and Correctional Facilities	N	S	Y	N	14-603 (13)
Educational Facilities	N	N	N	N	
Fraternal Organization	N	N	N	N	
Libraries and Cultural Exhibits	N	N	N	N	
Re-Entry Facility	S	S	Y	S	14-603 (12)
Religious Assembly	N	N	N	N	
Safety Services	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	
Utilities and Services, Major	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	14-603 (16)(17)
OFFICE USE CATEGORY					
Business and Professional	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	Y	N	N	N	
Group Practitioner	Y	Y	Y	N	
Government	Y	Y	N	N	
RETAIL SALES USE CATEGORY (4)					
Adult-Oriented Merchandise	N	S	Y	N	14-603 (13)
Building Supplies and Equipment	Y	Y	Y	Y	14-603 (3)
Consumer Goods (except as noted below)	N	N	N	N	
Over-the-Counter Pharmaceuticals	N	S	Y	N	14-603 (13)
Gun Shop	N	S	Y	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	
Pets and Pet Supplies	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
COMMERCIAL SERVICE USE CATEGORY					
Adult-Oriented Service	N	S	Y	N	14-603 (13)
Animal Services (except as noted below)					
Boarding and Other Services	S	S	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	N	N	N	14-603 (18)
Casing	N	N	N	N	
Building Services	Y	Y	Y	N	
Business Support	Y	Y	Y	N	
Eating and Drinking Establishments (as noted below)	N	N	N	N	
Take-Out Restaurant	N	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	Y	Y	
Personal Credit Establishment	N	S	Y	N	14-603 (13)
Funeral and Mortuary Services	N	N	N	N	
Maintenance & Repair of Consumer Goods	Y	Y	Y	Y	
Marina	Y	Y	N	N	
Parking, Non-Accessory	Y	Y	Y	Y	14-603 (10)
Personal Services	N	N	N	N	
Radio, Television, and Recording Services	Y	Y	Y	N	
Visitor Accommodations	N	N	N	N	
Commerciales and Catering Services	N	N	N	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES					
Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	Y	Y	N	
Vehicle Fueling Station	Y	Y	Y	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
Vehicle Paint Finishing Shop	Y	Y	Y	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY					
Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
Moving and Storage Facilities	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	
Wholesale Sales and Distribution	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603 (1)
INDUSTRIAL USE CATEGORY					
Artist Studios and Artisan Industrial	Y	Y	Y	N	
Light Industrial	Y	Y	Y	N	
General Industrial	N	Y	Y	N	
Intensive Industrial	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	S	Y	N	14-603 (9)
Marine-Related Industrial	Y	N	Y	Y	
Medical Marijuana Growing/Processing Facility	N	Y	Y	N	
Mining/Quarrying	N	N	Y	N	
Research and Development	Y	Y	Y	N	
Trucking and Transportation Terminals	Y	Y	Y	Y	
URBAN AGRICULTURE USE CATEGORY					
Community Garden	Y	Y	Y	N	14-603 (15)
Market or Community-Supported Farm	Y	Y	N	N	14-603 (15)
Animal Husbandry	Y	Y	Y	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

LOCATION



DISTANCE TO...

I-76	2 Miles
I-95	2.5 Miles
PHL International Airport	3 Miles
Packer Avenue Marine Terminal	6 Miles
CSX	6 Miles
Center City	6 Miles

Walt Whitman Bridge	8.5 Miles
PSA Penn Terminals	9.3 Miles
I-476	9.5 Miles
Tioga Marine Terminal	14 Miles
Commodore Barry Bridge	17 Miles
Port of Wilmington	24 Miles

**For More Information
Please Contact:**

COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124