

9001
TORRESDALE AVENUE

65,934 SF Industrial Warehouse
Full Building Renovation and
Roof Replacement Complete



9001 Torresdale **SPECIFICATIONS**

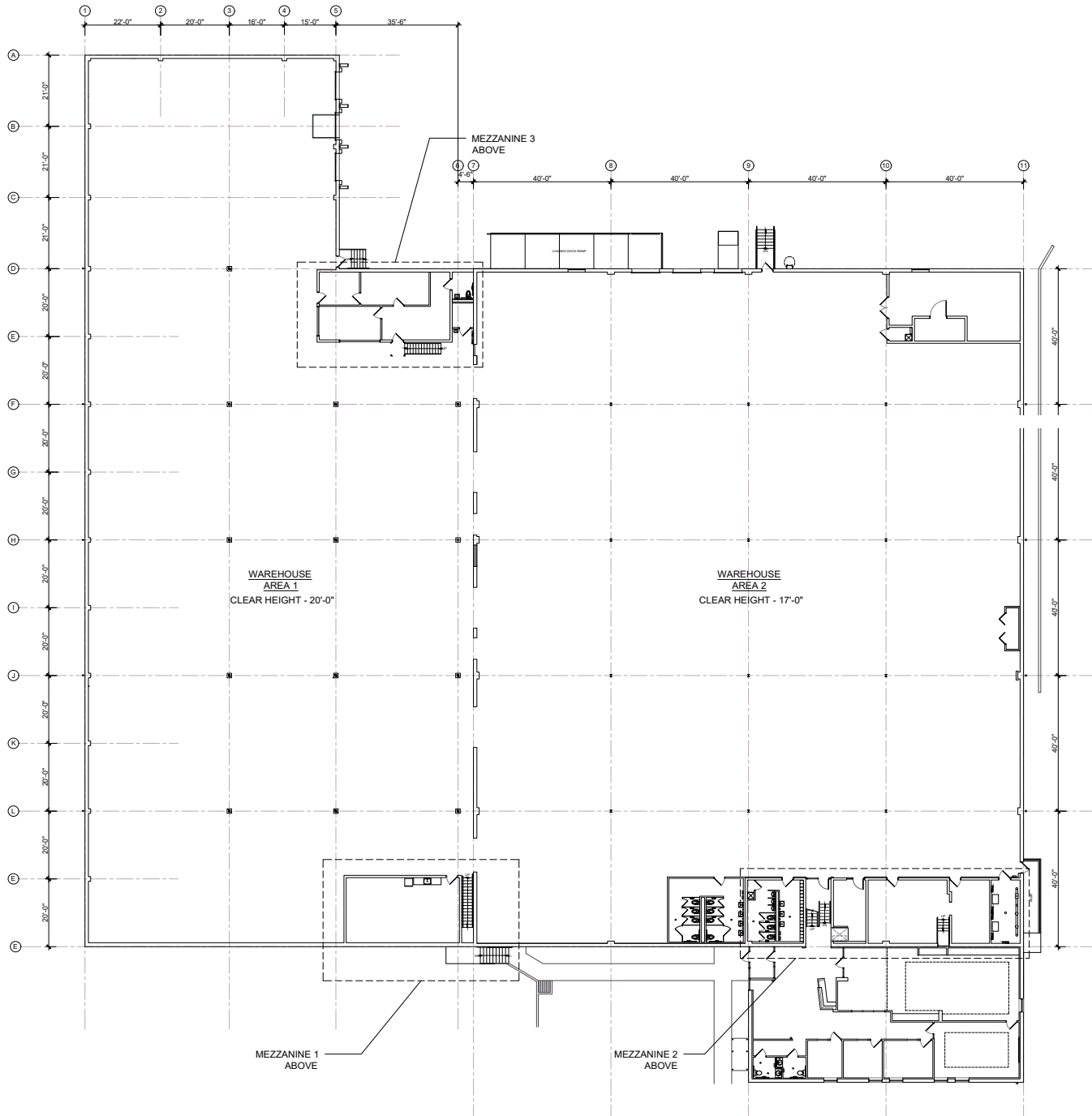


65,934 SF Industrial Warehouse

- Strategically located in the Northeast section of Philadelphia
- Easy access to major highways including I-95 and Roosevelt Boulevard (Route 1)
- Proximity to public transportation options, enhancing accessibility
- Situated in a vibrant neighborhood with a mix of residential, commercial, and industrial properties
- High demand area

| | |
|-------------------------|---|
| Building Size | Total Rentable Area: 65,934 SF Building Footprint: 62,441 SF |
| Clear Height | 17' - 20' ft |
| Loading Docks | 6 Dock Doors (One Dock Door with Ramp Access) |
| Office Build-Out | 3,240 SF |
| HVAC | Fully Climate Controlled |
| Roof | Roof Replacement Complete |
| Column Spacing | Warehouse 1: Refer to floor plan Warehouse 2: 40' x 40' |
| Fire Suppression | Wet Sprinkler System |
| Car Parking | 97 Spaces – 93 regular and 4 handicap |
| Security | Fully fenced with Electronic Gate |
| Power | 2,000-amp, 277/480-volt |

9001 Torresdale FLOOR PLAN



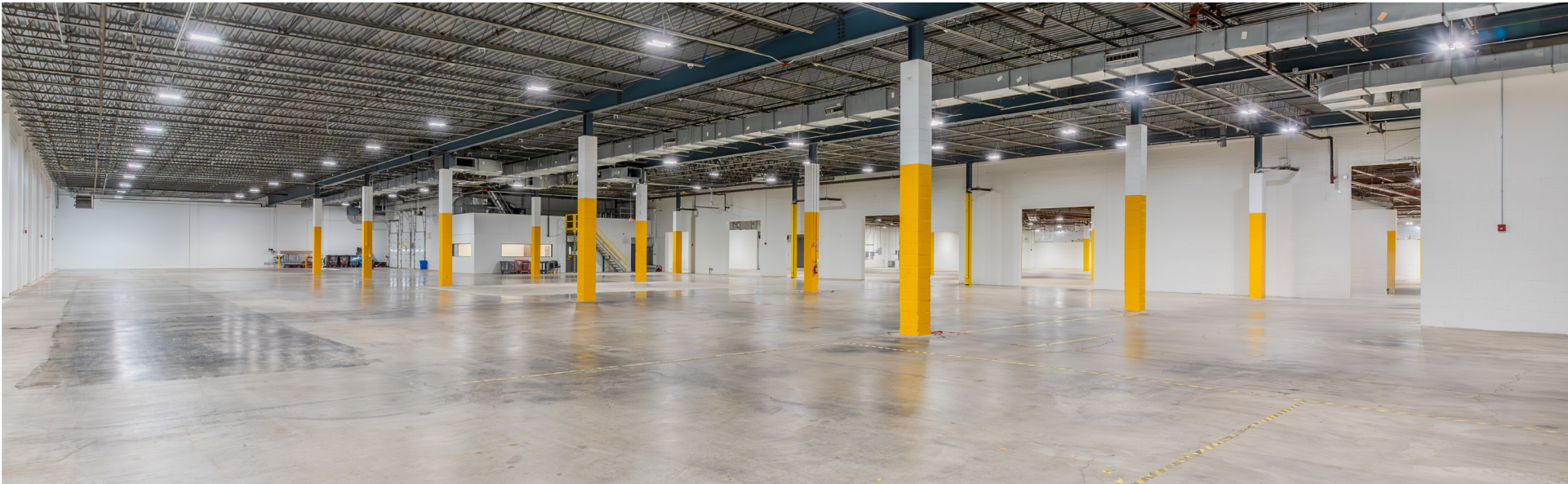
9001 Torresdale

BUILDING AERIALS



9001 Torresdale Avenue

INTERIOR IMAGES



9001 Torresdale Avenue

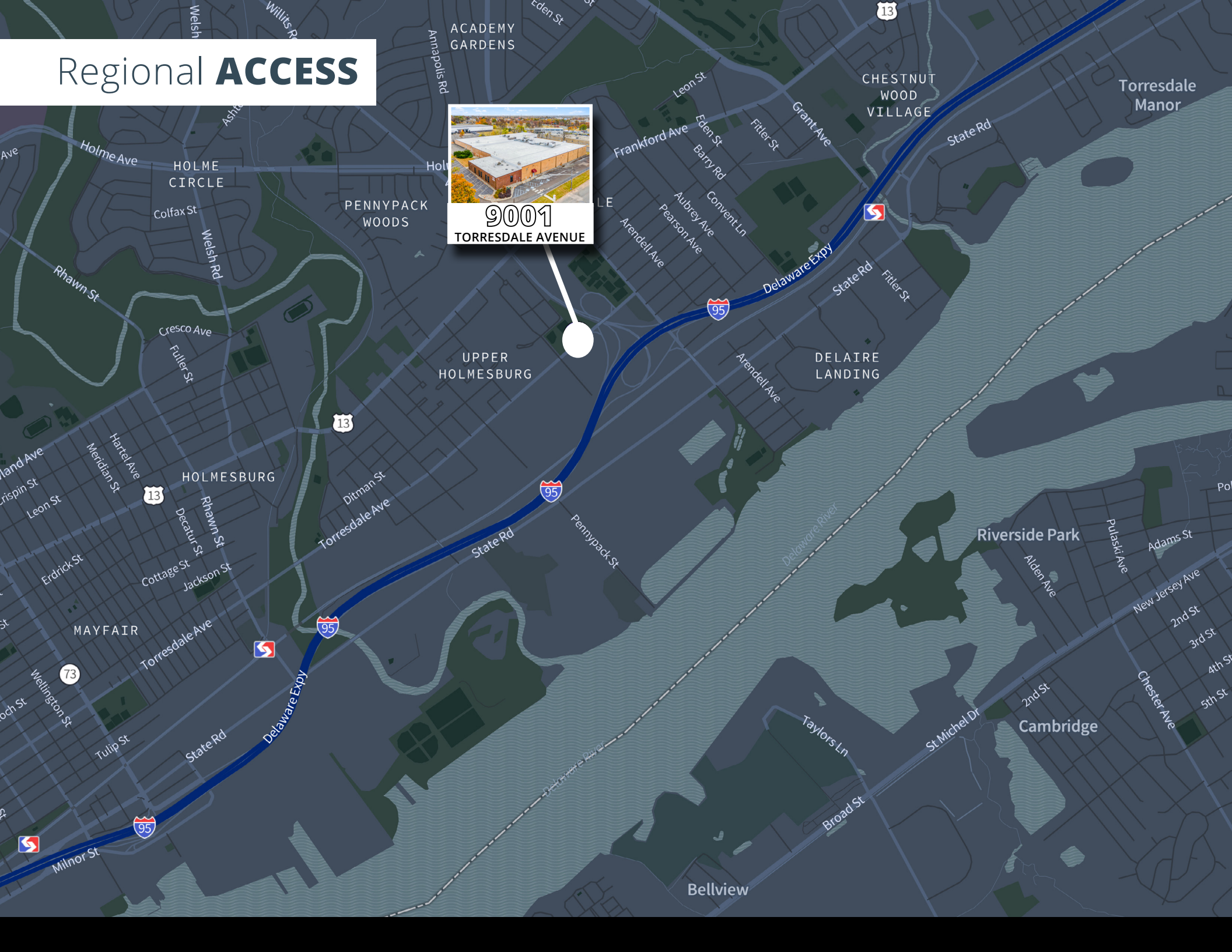
INTERIOR IMAGES



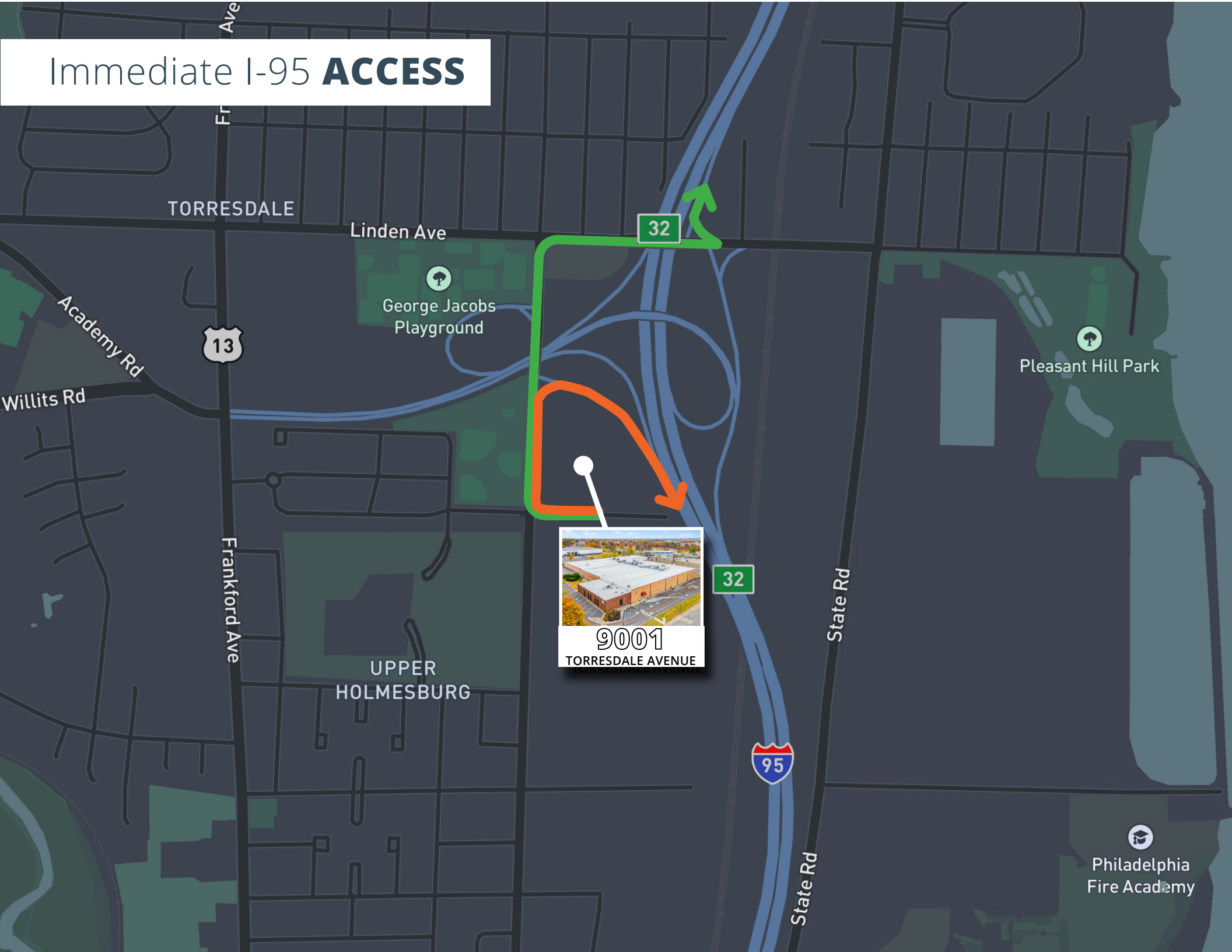
Regional ACCESS



9001
TORRESDALE AVENUE



Immediate I-95 **ACCESS**



TORRESDALE

Linden Ave

George Jacobs Playground

Pleasant Hill Park

13

32

32

State Rd

95

State Rd

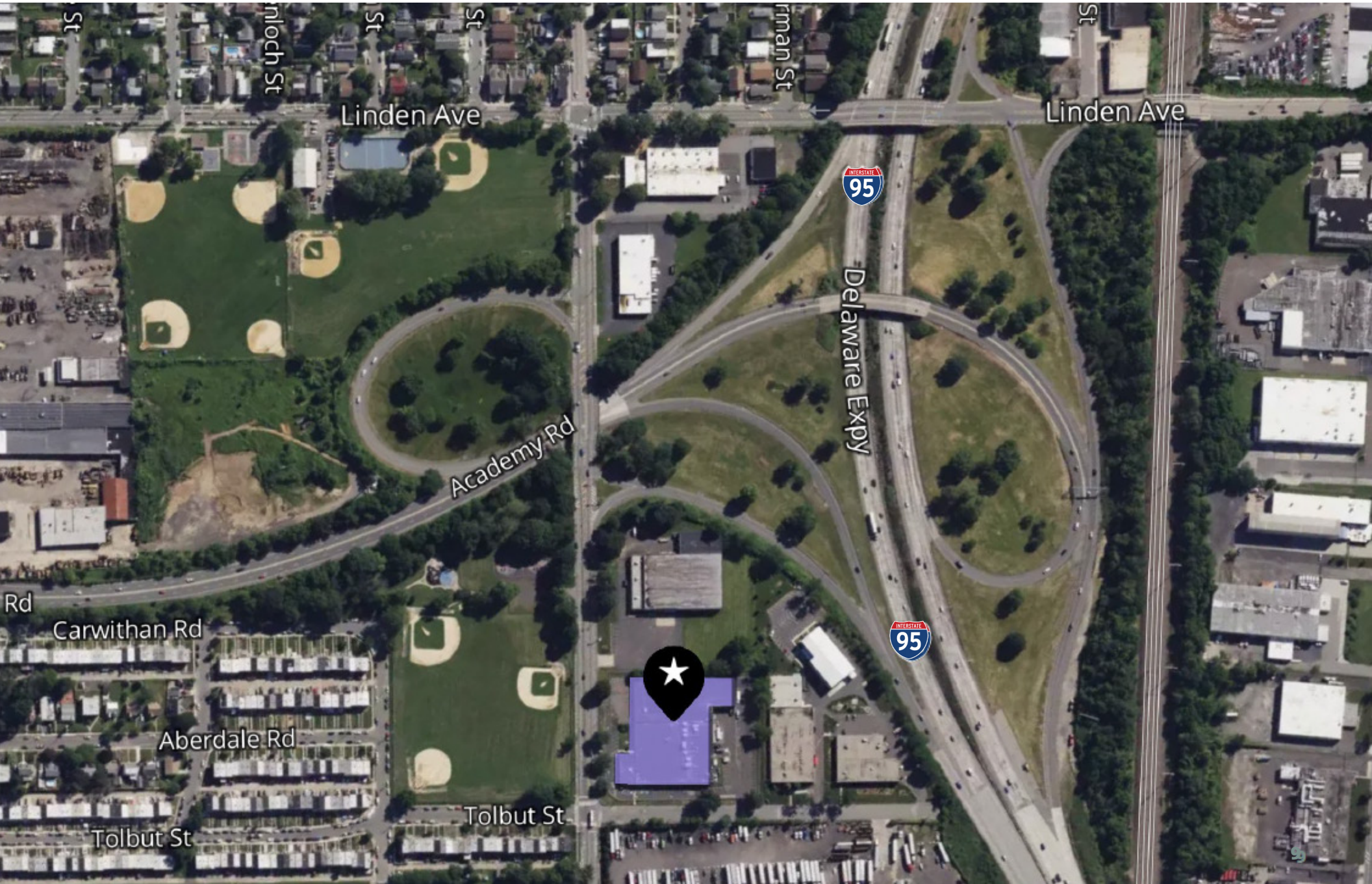
Philadelphia Fire Academy



9001
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UPPER
HOLMESBURG

Immediate I-95 **ACCESS**



9001

TORRESDALE AVENUE

FOR MORE INFORMATION, PLEASE CONTACT:

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