

9404 & 9410-12 BUSTLETON AVE

PHILADELPHIA, PA 19115



AVAILABLE FOR SALE

- TOTAL SQUARE FOOTAGE: 3,000 SF
- LAND AREA: 13,862 SF
- 3 DRIVE-IN DOORS + PAINT BOOTH
- 2 INCOME PRODUCING BILLBOARDS



The
Flynn
Company

PAT GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

ADDRESS	9404 & 9410-12 Bustleton Ave, Philadelphia, PA 19115
BUILDING SF	3,000 SF
OFFICE SPACE	+/- 700 SF
LAND AREA	13,862 SF
LOADING	3 drive-in doors + dedicated drive in door for paint booth
BATHROOMS	1 office bathroom 1 shop bathroom
LIGHTING	LED
EQUIPMENT	<ul style="list-style-type: none"> • Zonda paint booth • 2 air compressors with coolers • 2 - 225 lines for welding • Central alarm • Optionally available for sale: 2 welding machines: 1 mig, 1 aluminum squeeze type
LIFTS	<ul style="list-style-type: none"> • 2 post loft 15000 lb • 2 post continental flat rack frame machines
ROOF	10 year old shingle roof
BILLBOARDS	2- double sided, income producing billboards on site
CONSTRUCTION	Brick and stucco

