



**RETAIL/INDUSTRIAL  
WITH DRIVE-IN**

7,500-15,000SF WITH PARKING

**5223 TORRESDALE AVE**  
PHILADELPHIA, PA

**RD+**  
**ROTHBERG  
DUBROW**

# PROPERTY SUMMARY

Exceptional 15,000 SF industrial property situated at the **high-traffic, easily accessible intersection of Torresdale and Harbison Avenues**. This two-story facility offers versatile functionality, with each floor featuring **separate drive-in ramps, oversized garage doors, and high ceilings**—ideal for warehousing, auto related business, distribution, or hybrid retail/industrial use.

- + Prominent building signage opportunities for maximum visibility
- + Private parking lot accommodating 20+ vehicles
- + Strategic Northeast Philadelphia location with immediate access to I-95
- + Surrounded by a densely populated residential and commercial community
- + Located within the Philadelphia Keystone Innovation Zone, offering potential tax incentives

**A rare opportunity for owner-users or investors seeking high exposure and flexibility in a dynamic urban submarket.**



# AT A GLANCE



**SQUARE FOOTAGE**  
7,500-15,000



**FRONTAGE**  
126ft along Torresdale Ave.



**NEIGHBORHOOD**  
Frankford



**PARKING**  
Surface parking lot



**ACCESS**  
Access doors along Brill St.  
and Torresdale Ave.



**LOADING**  
Two drive-in bays



# FLOOR PLAN

## First Floor

### Garage Door Dimensions

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14' wide  
11.5' high

### Ceiling Height

16' 3" to beam  
17' 9" to deck & higher

## Lower Level

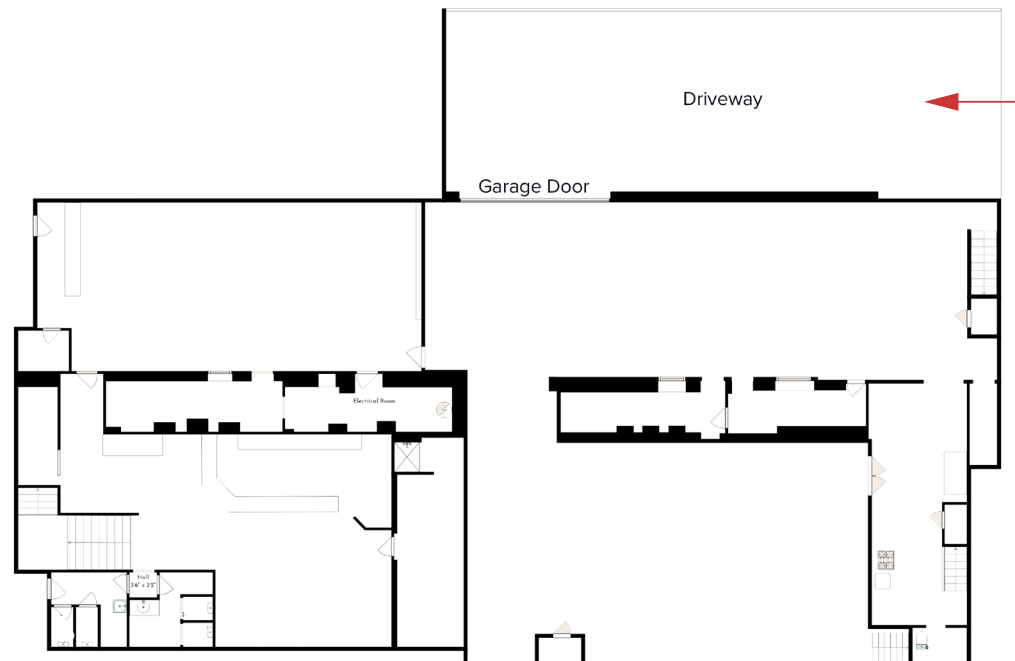
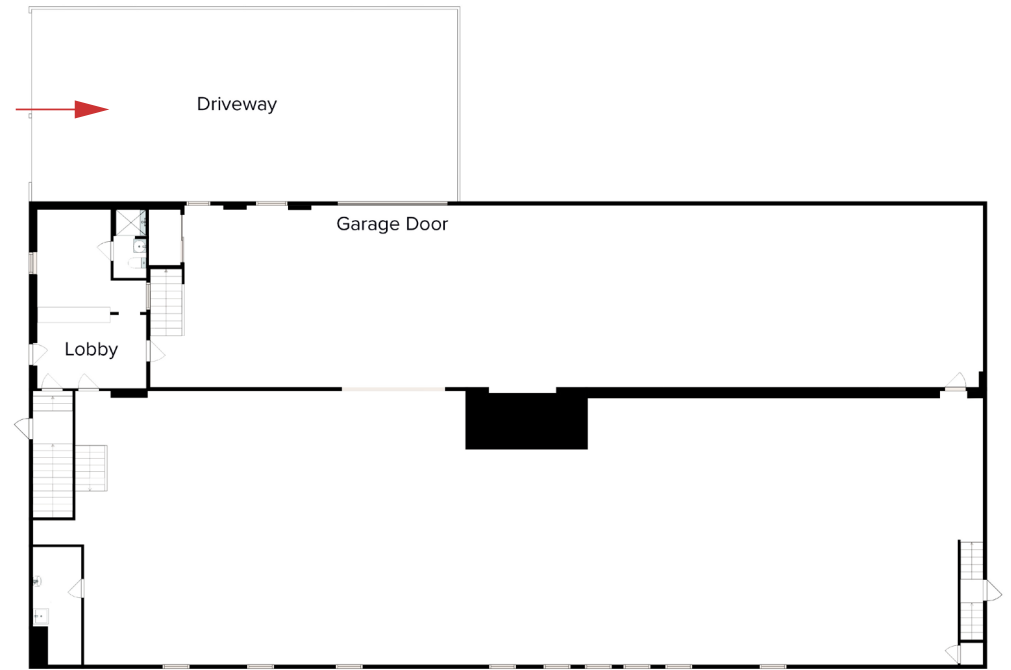
### Garage Door Dimensions

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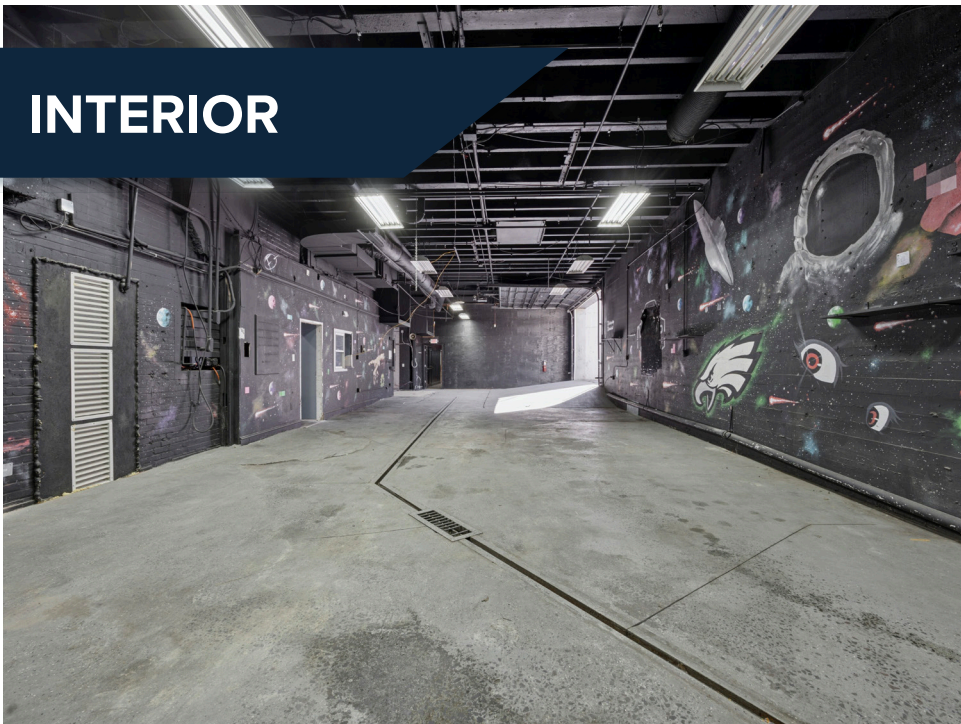
16' wide  
10' high

### Ceiling Height

13' 2" to beam  
14' 7" to deck



# INTERIOR



# AERIAL



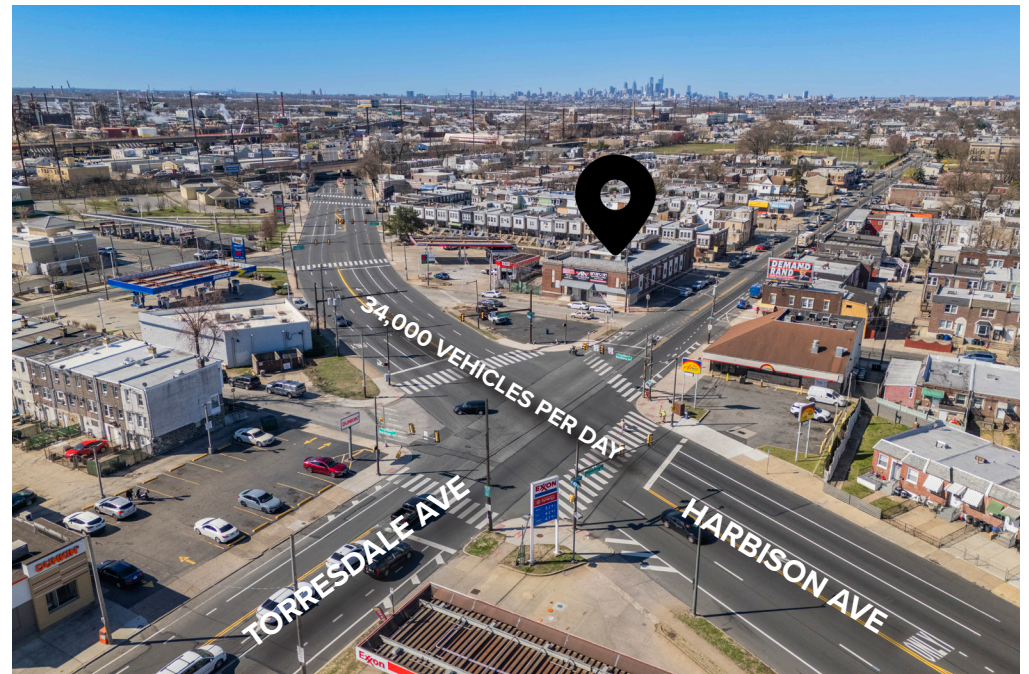
# VEHICLES PER DAY



**34,000 Vehicles/Day**

5223 Torresdale Avenue sits at the highly trafficked intersection of **Torresdale Avenue and Harbison Avenue**—two major corridors in **Northeast Philadelphia**. With **daily vehicle count reaching 34,000**, this corner enjoys exceptional visibility and nonstop exposure to both local and commuter traffic.

Whether targeting neighborhood foot traffic or looking to capture the attention of drivers en route to **I-95** or **Roosevelt Boulevard**, this location offers **unmatched signage potential and brand visibility**.



## 5223 Torresdale Ave | KIZ

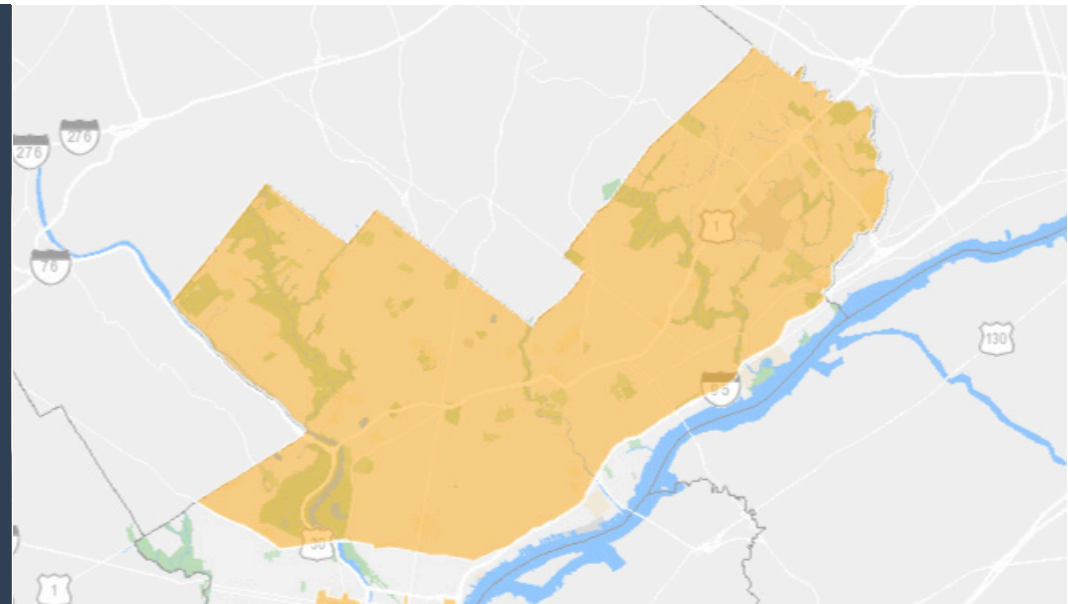
Located within Philadelphia's Keystone Innovation Zone (KIZ), 5223 Torresdale Avenue presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of *up to \$100,000 annually* to companies meeting the following criteria:

- + For-profit business located within the geographic boundaries of a KIZ
- + In operation less than 8 years
- + Operating within one of the following industries:
  - Life Sciences
  - Information Technology
  - Nanotechnology

## Keystone Innovation Zones

Providing tax credits to for-profit companies in the life sciences and tech.



# AMENITY MAP

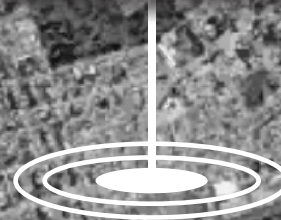
Northeast Tower Center



Mayfair Shopping Center



5223 Torresdale



Shoppes at Wissinoming



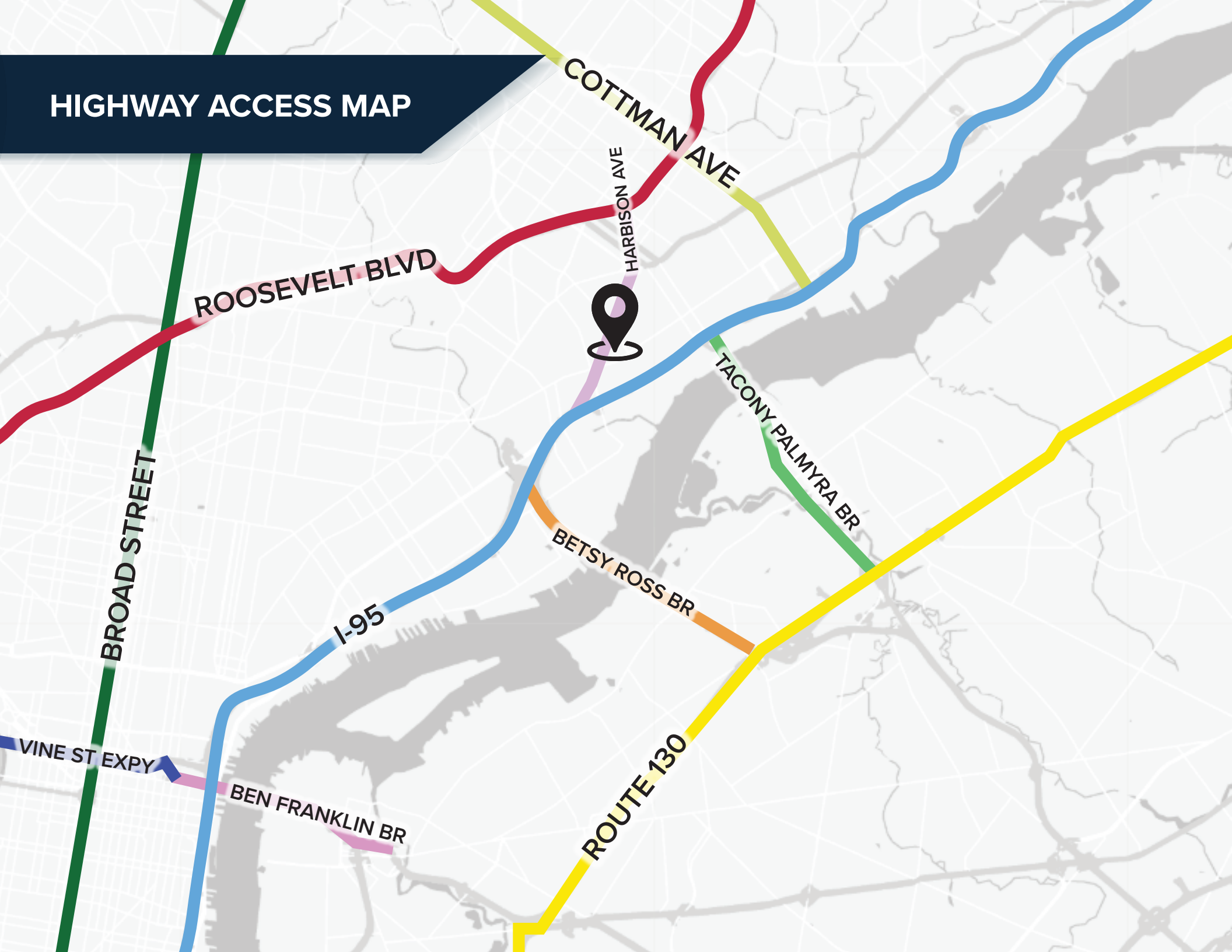
Aramingo Crossing



I-95

95

# HIGHWAY ACCESS MAP





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