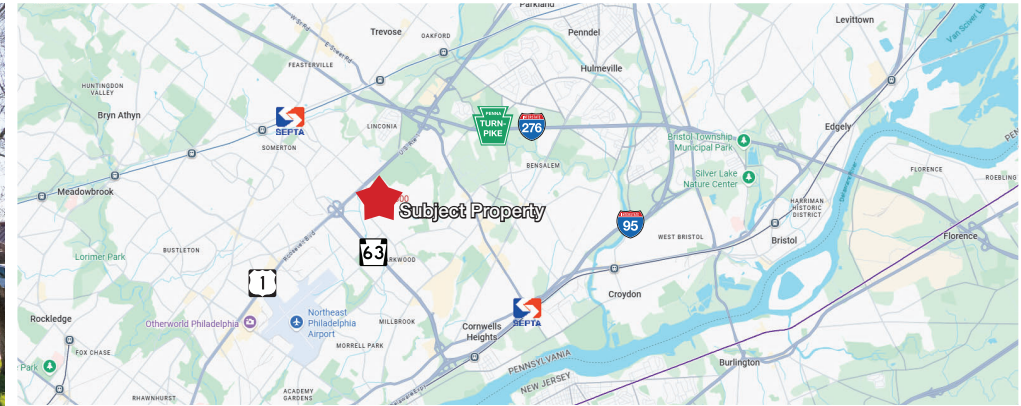


# Byberry East - Philadelphia Industrial Park

2800 Black Lake Place, Unit A, Philadelphia, PA

## For Lease



<b>Space Available:</b>	Unit A-11,300 SF
<b>Building Description:</b>	Highly Adaptable one-story flex type facility offering offices, distribution and manufacturing space designed to your exact specifications.
<b>Condition of Property:</b>	Excellent
<b>Ceiling Heights:</b>	21' Clear
<b>Office Area:</b>	TBD
<b>Sprinkler:</b>	100% Wet System (fully automatic)
<b>Loading:</b>	Drive-in "one" electrically operated drive-in door can be installed in the rear of the property.
<b>Power:</b>	1,200 amp provided by PECO
<b>HVAC:</b>	Heating and Air Conditioning by rooftop units

<b>Zoning:</b>	I-1 Light Industrial
<b>Location:</b>	Strategically located a short distance east of Roosevelt Boulevard (Route 1), the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike, Interstate 95 and Woodhaven Road (Route 63) are only minutes from the property. Travel time to Center City Philadelphia is approximately 20 minutes and New York City is approximately 90 minutes.
<b>Public Transportation:</b>	SEPTA Bus Routes 1, 14, and 84 offer service to the property. SEPTA Regional Rail West Trenton line offers service from West Trenton, NJ to Center City Philadelphia and stops at the Somerton Train Station, a short distance from the property.
<b>Airports:</b>	Philadelphia International (PHL) is 25 minutes away, Northeast Philadelphia Airport (PNE) is 10 minutes away and Trenton-Mercer (TTN) is 40 minutes away.
<b>Hotels:</b>	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

For more information, please contact:

**Frank J. Cullen**

fcullenr@geisrealty.com  
(215) 701-3272

30 South 17th Street | Suite 210 | Philadelphia, PA 19103  
www.geisrealty.com



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