

4301 N DELAWARE AVE

Bldgs. D & E, Philadelphia, PA 19137



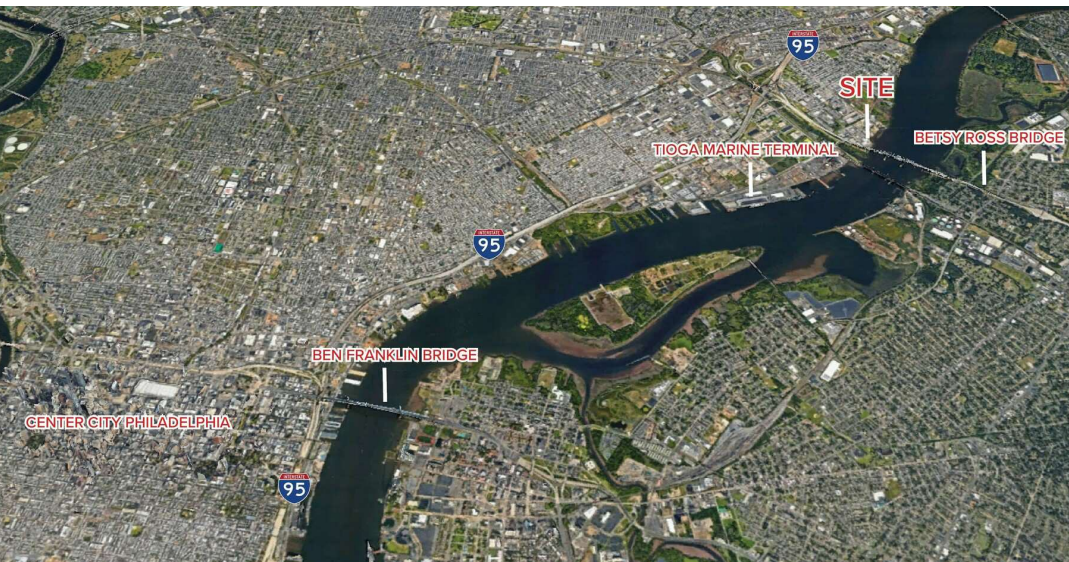
FOR LEASE



INDUSTRIAL



25,202 SF ON 3.19 AC



PROPERTY DESCRIPTION

- Building D: 13,343 SF
- Ceiling Height: 14'-24' clear
- Loading: (1) 14x12' drive in door, (1) 12x12 drive in, (1) 19x16' drive in door
- Lighting: Florescent lighting
- Electric: 208/120, 3 phase
- Building E: 11,862 SF
- Lighting: LED
- Ceiling Height: 20.5' clear
- Restrooms: 1 ADA restroom, locker room
- HVAC: Propane heat
- Loading: (4) 14x14' drive in door
- Mezzanine – 2,000 SF x 2 10,000lb capacity

FOR MORE INFORMATION

Jared Licht

☎ 215.396.2900 x105

✉ jared.licht@naimertz.com

Jeffrey Licht, SIOR

☎ 215.396.2900 x101

✉ jeff.licht@naimertz.com

NAI Mertz



NAI Mertz | 210 E. Street Road, Suite 3B

Feasterville-Trevese, PA 19053

215-396-2900 | naimertz.com

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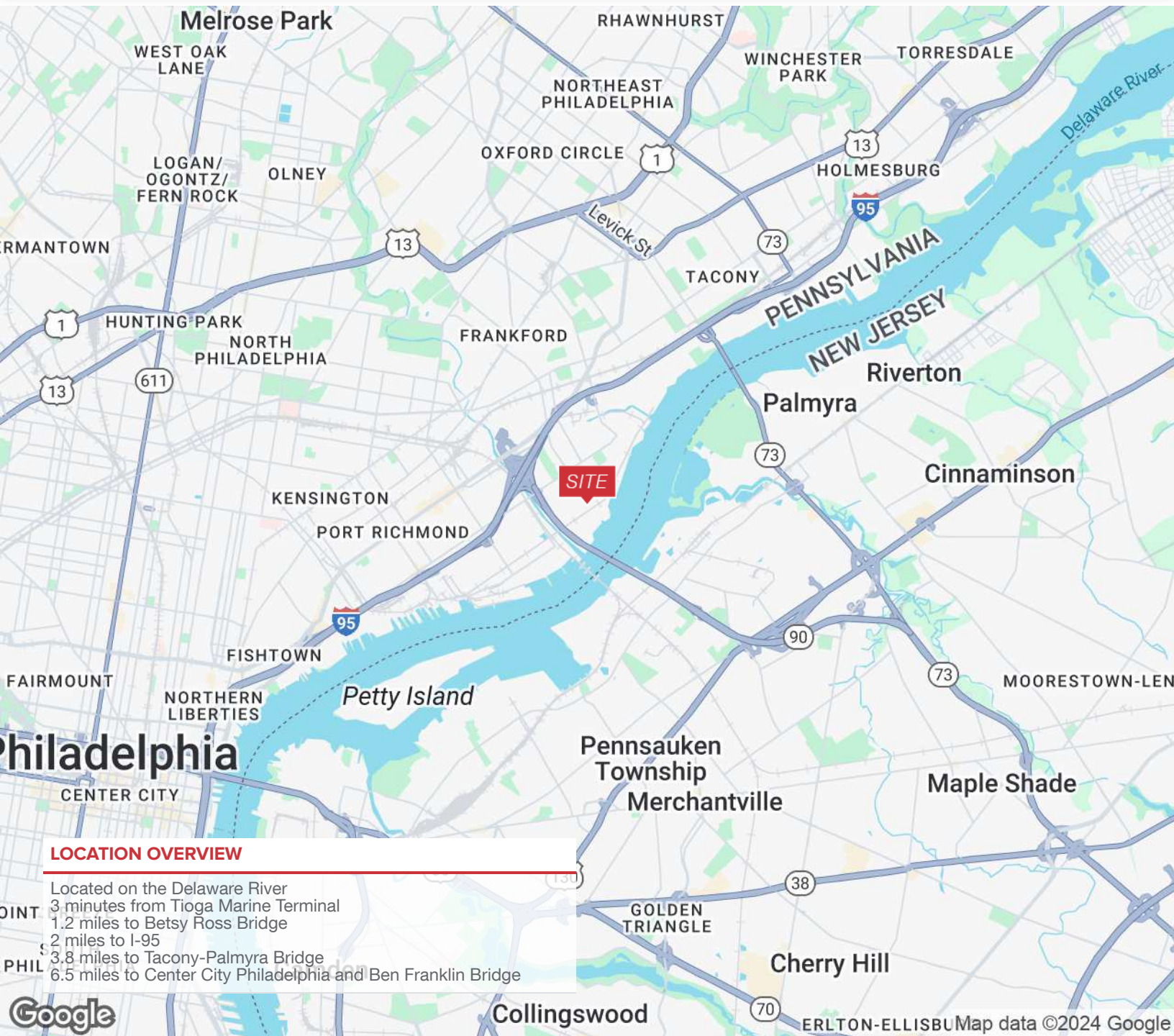
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LOCATION OVERVIEW

- Located on the Delaware River
- 3 minutes from Tioga Marine Terminal
- 1.2 miles to Betsy Ross Bridge
- 2 miles to I-95
- 3.8 miles to Tacony-Palmyra Bridge
- 6.5 miles to Center City Philadelphia and Ben Franklin Bridge

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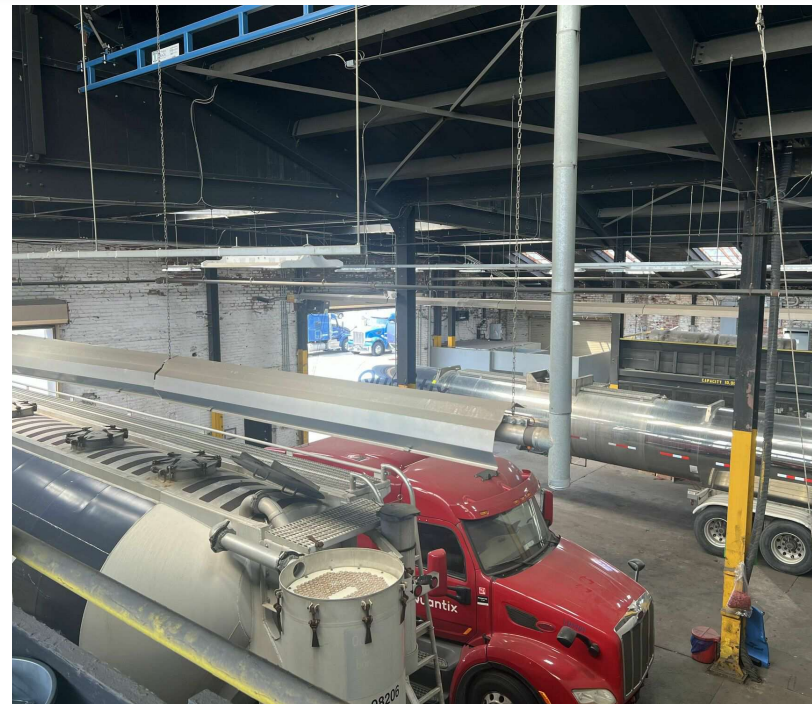
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