

# AVAILABLE

## 31,000 SF on .88 Acres

### 2433 W. WESTMORELAND STREET, PHILADELPHIA, PA



#### PROPERTY OVERVIEW

31,000 SF warehouse facility, featuring approximately 3,000 SF of office space on .88 acres of ground

#### LOADING

Two (2) exterior loading docks (each featuring two doors), and one (1) drive-in door

#### HEAT

Gas-fired space heaters

#### SPRINKLER

100% wet sprinkler system

#### CEILING HEIGHT

14' clear, 24' to deck

#### PARKING

Nine (9) marked surface spaces

#### TAXES

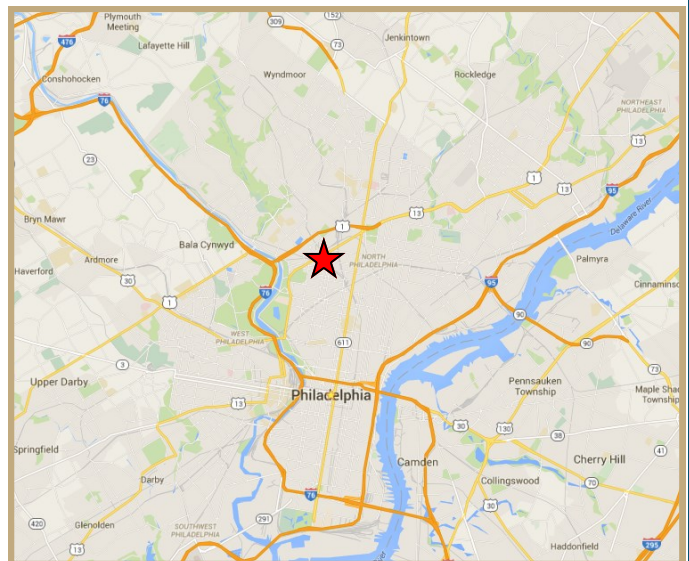
\$4,404 (2016 estimated)

#### ZONING

I-2 Industrial (City of Philadelphia)

#### LOCATION

Conveniently located in Upper North Philadelphia, with easy access to US Route 13 (W. Hunting Park Ave), US Route 1, I-76 (Schuylkill Expy), Center City Philadelphia and the Philadelphia Suburbs. The property is serviced by the Allegheny Station of SEPTA's Manayunk/Norristown Line, as well as SEPTA Bus Routes 33, 60, 56, 1 & R.



For more information  
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