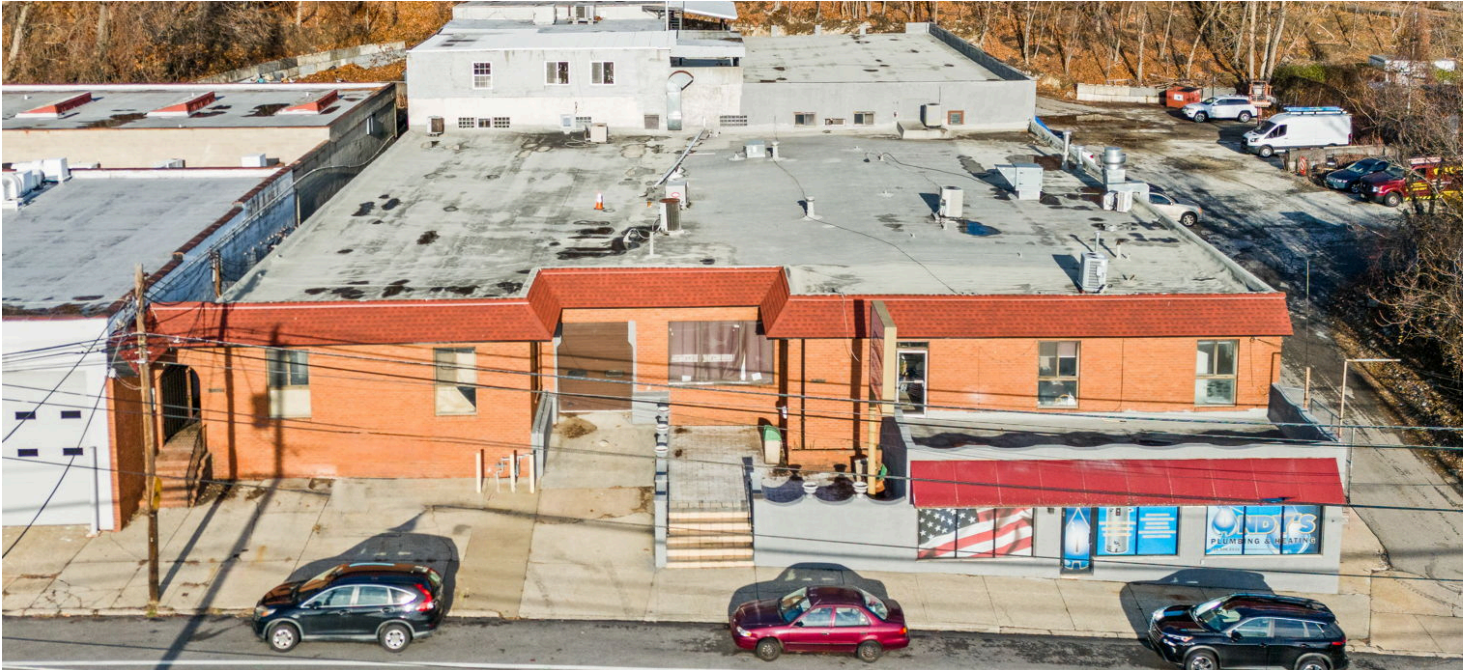


5091 UMBRIA STREET, PHILADELPHIA, PA 19128



COMMERCIAL LEASES AVAILABLE

Krupa Girish Patel

Berkshire Hathaway HomeServices
Fox & Roach, Realtors
112 S. 19th Street, Suite 201
Philadelphia, PA 19103



E: krupa.patel@foxroach.com

O: (215) 546 0550

C: (717) 877 8524

IG: [kroopz_TheRealtor](#)

THE PERFECT SPACE FOR YOUR BUSINESS:

5091 Umbria Street is more than just a place to rent—it's a strategic location where you can grow, work, and succeed. With plenty of space options and flexible lease terms, this is an opportunity to set up your business in a great spot that offers convenience, value, and potential for the future.

FLEXIBLE LEASE TERMS:

We understand that every business has different needs. That's why we offer flexible lease options to fit your unique situation, whether you need short-term flexibility or a long-term home.

LANDLORD CONCESSIONS:

Take advantage of competitive rates and special concessions designed to make your move as smooth and affordable as possible. We're here to help you get settled in without the extra stress.

GREAT LOCATION:

Situated just minutes from Route 1, I-76, and the Schuylkill Expressway, this location offers easy access to major transportation routes, making it simple for you to reach customers, suppliers, and employees.

VERSATILE SPACE:

Whether you're in need of storage, a warehouse, light manufacturing, or office space, we've got a unit that can be tailored to fit your needs. Some units come with high ceilings and loading dock access, ideal for businesses that need space to move inventory or equipment.

Units Available

UNIT A: \$2,100/MONTH

3,500 square foot Office Space + Warehouse with Loading Dock with access from Umbria Street. Floorplan available by request.

UNIT B: \$5,500/MONTH (NNN)

Close to 6,000 square feet of space recently used for food manufacturing. Bathroom, utility sink, and bakery over on-site. Floorplan available by request.

UNIT D: \$3,550/MONTH

4,000 square foot diverse space with 2,000 square foot outdoor space. Multiple entrances to unit available + driveway to unit. Utilities on-site along with fully equipped kitchen and three full bathrooms. Floorplan available by request.

READY TO LEARN MORE OR SEE THE SPACE? WE'D LOVE TO SHOW YOU AROUND AND TALK ABOUT HOW WE CAN HELP YOUR BUSINESS GET STARTED IN THE RIGHT SPACE.