

4764 JAMES STREET

PHILADELPHIA, PA 19137

AVAILABLE FOR LEASE | +/- 23,300 SF | FLEX/LOGISTICS BUILD TO SUIT OPPORTUNITY



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PROPERTY INFORMATION

BUILDING SIZE +/- 23,300 SF

CEILING HEIGHTS 24 FT Clear

LOADING 7 Docks

PARKING 30 Spaces

PROPERTY HIGHLIGHTS

- Multiple Configurations Available
 - Single Tenant or Two Tenant Options Available
- Other Information:
 - Offices Proposed on Mezzanine
 - Elevator Serviced
 - Breakout Rooms and Lockers Proposed on Ground Floor

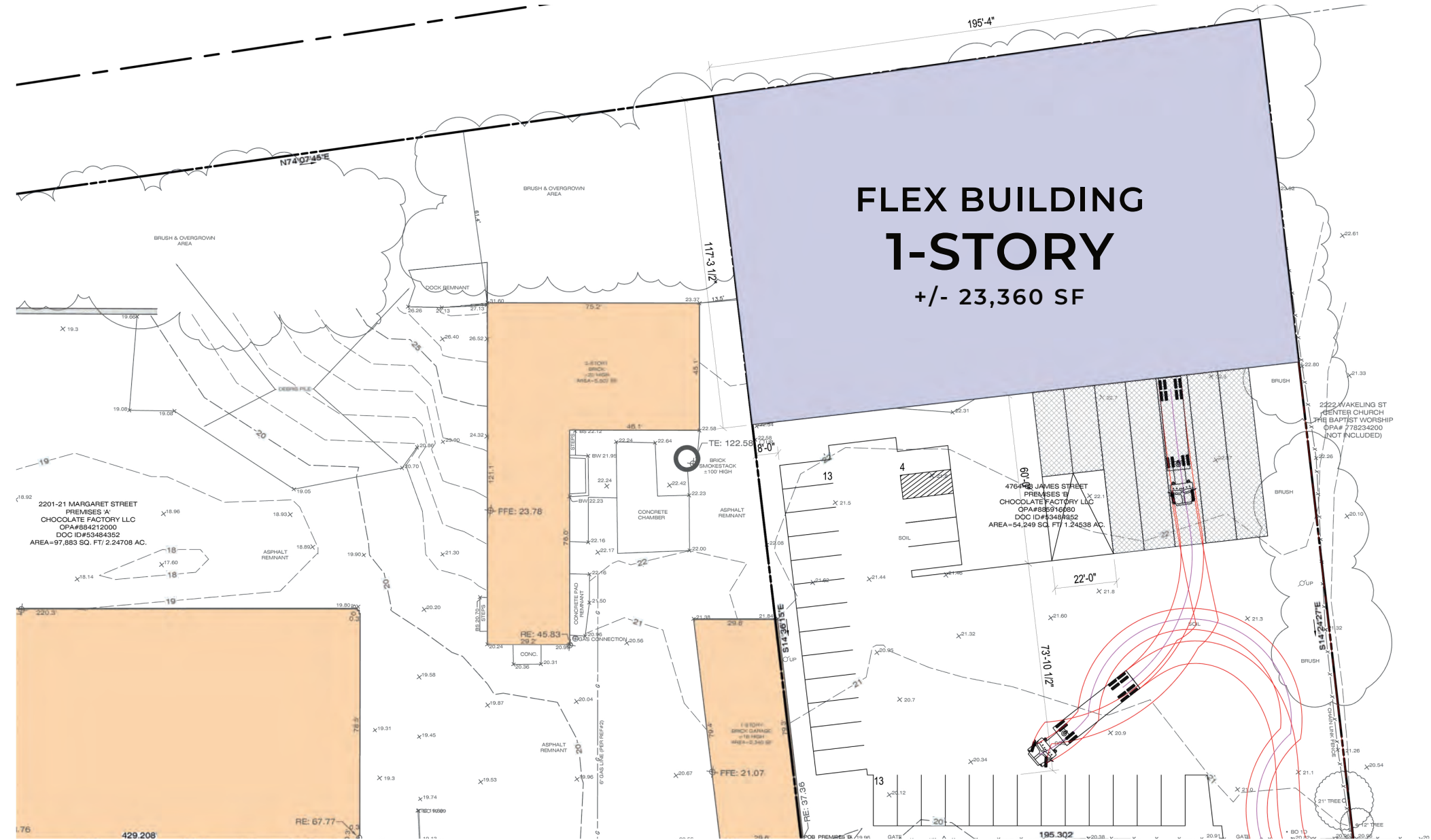
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SITE PLAN

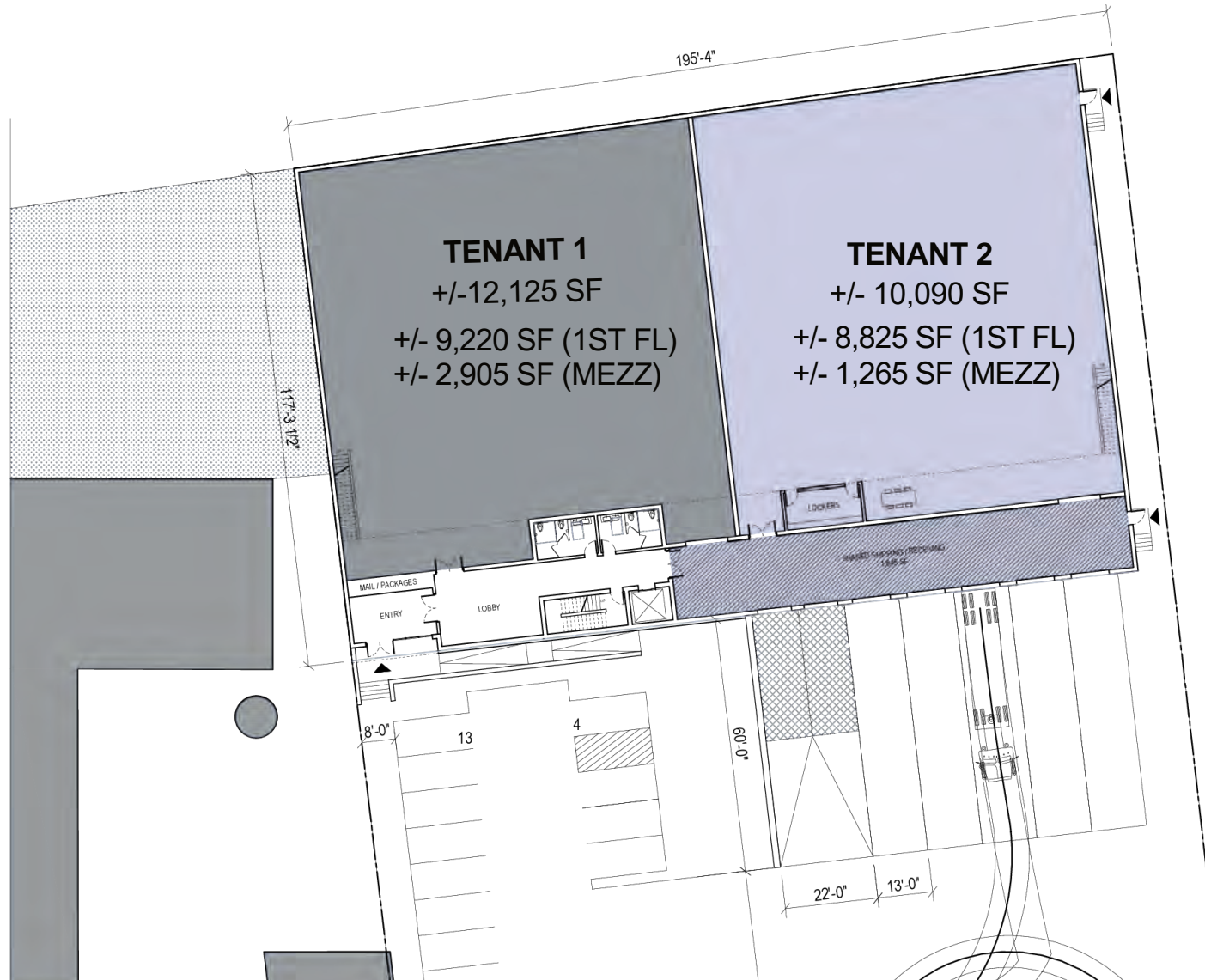


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PROPOSED TEST FIT FOR TWO-TENANT SCENARIO



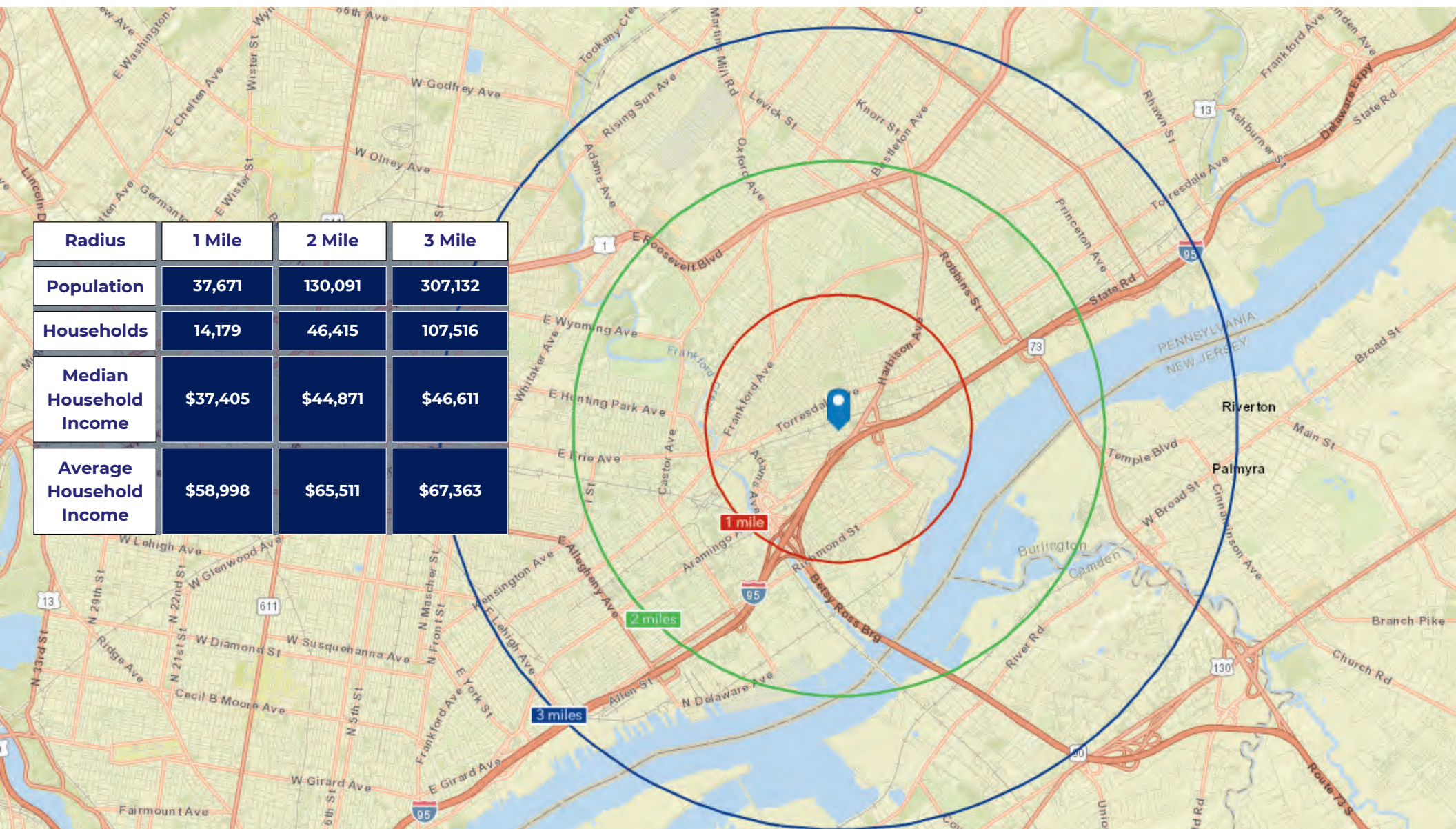
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DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population	37,671	130,091	307,132
Households	14,179	46,415	107,516
Median Household Income	\$37,405	\$44,871	\$46,611
Average Household Income	\$58,998	\$65,511	\$67,363



BLUEPRINT
COMMERCIAL

GERRY SMITH

PRINCIPAL

M: 610-509-3690

gerry@blueprintcommercial.com

MADDIE WHITEHEAD

MANAGING PRINCIPAL

M: 610-742-4863

maddie@blueprintcommercial.com

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