

# 1177 E. 9<sup>TH</sup> STREET

EDDYSTONE, PA 19022



EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY

COLIN FLYNN , SIOR  
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215-561-6565 X 123

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## AVAILABLE FOR SALE STAND ALONE BUILDING

### PROPERTY HIGHLIGHTS

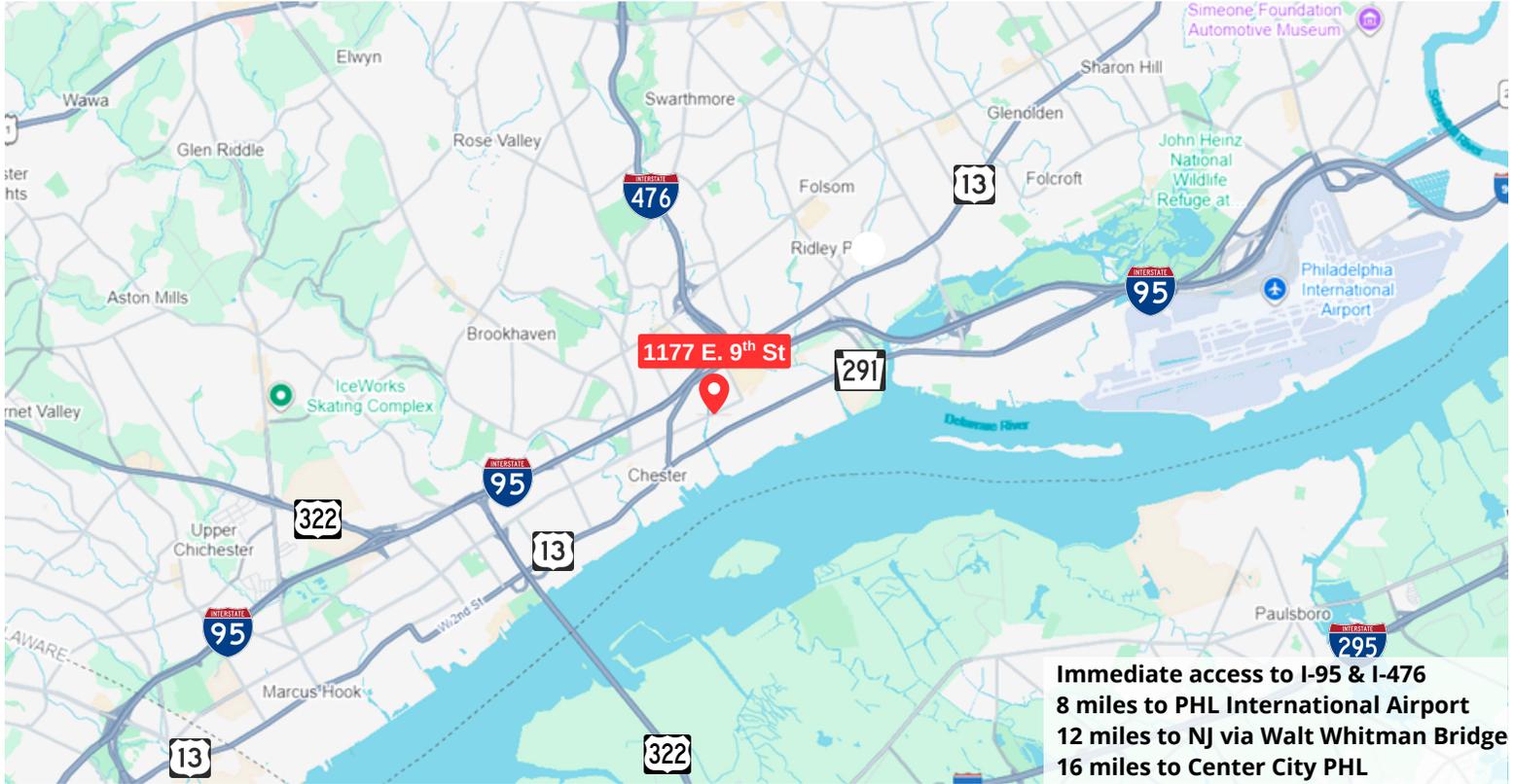
- **Total Building Size:** 3,500 SF
- **Available:** 3,500 SF
- **Office Space:** 440 SF
- **Loading:** 4 Drive-in doors
  - Two 8'x8'
  - Two 12'x12'
- **Ceiling height:** 9' - 12' Clear
- **Power:** 200 Amps, 208/120v
- **Heat:** Gas and Oil
- **Zoning:** R2, Medium-High Density Residential
- **Additional:**
  - Equipment can be made available for sale (air compressor, portable lifts & more)
  - Paint Booth

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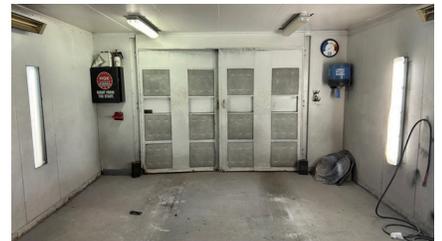
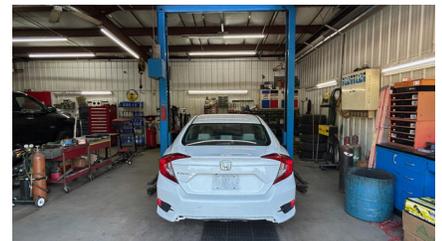
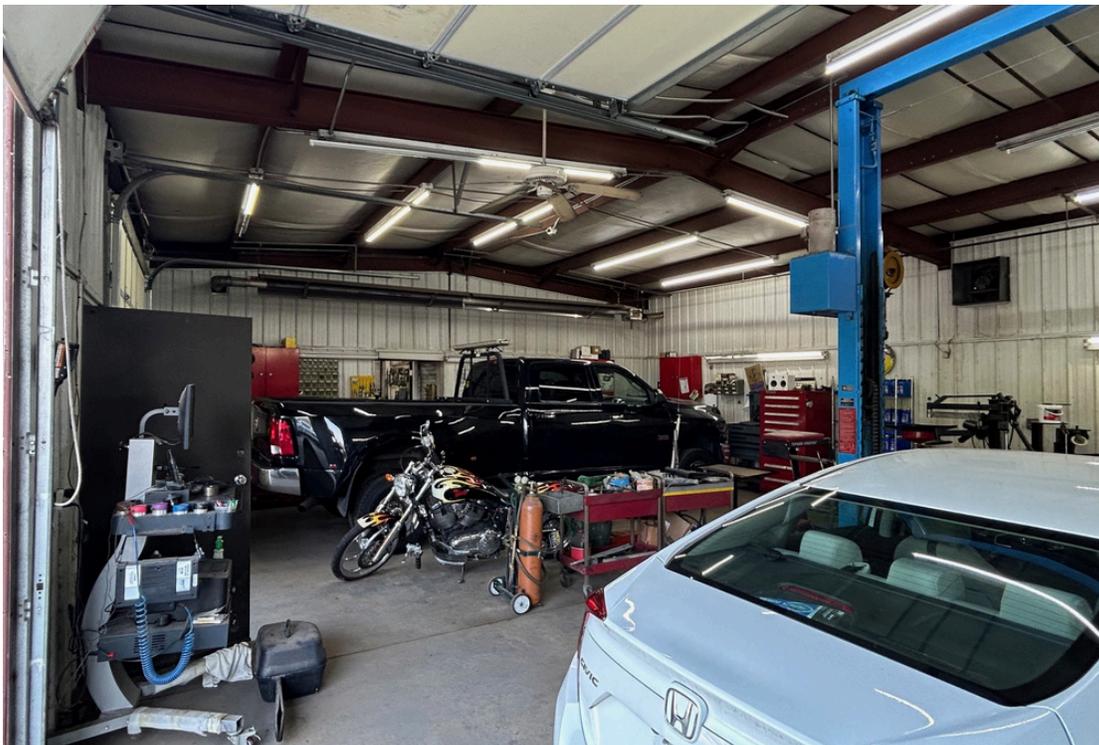
THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## LOCATION



Immediate access to I-95 & I-476  
8 miles to PHL International Airport  
12 miles to NJ via Walt Whitman Bridge  
16 miles to Center City PHL



For More Information  
Please Contact:

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