

# 7520 STATE ROAD

## PHILADELPHIA, PA 19136



## AVAILABLE FOR LEASE

EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY

MICHAEL GALLAGHER  
MGALLAGHER@FLYNNCO.COM  
215-561-6565 X 151

PATRICK GILMORE, SIOR  
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BRENDAN FLYNN  
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### PROPERTY DETAILS:



Available: 55,000 SF office / flex / industrial space (divisible to approximately 13k SF)



Currently built out as a combination of high-end medical office and flex/industrial space



Situated on 3.05 acres with ample parking



Well-capitalized landlord committed to funding deals



Tremendous location immediately off I-95 Cottman Avenue exit



14' foot clear ceiling heights



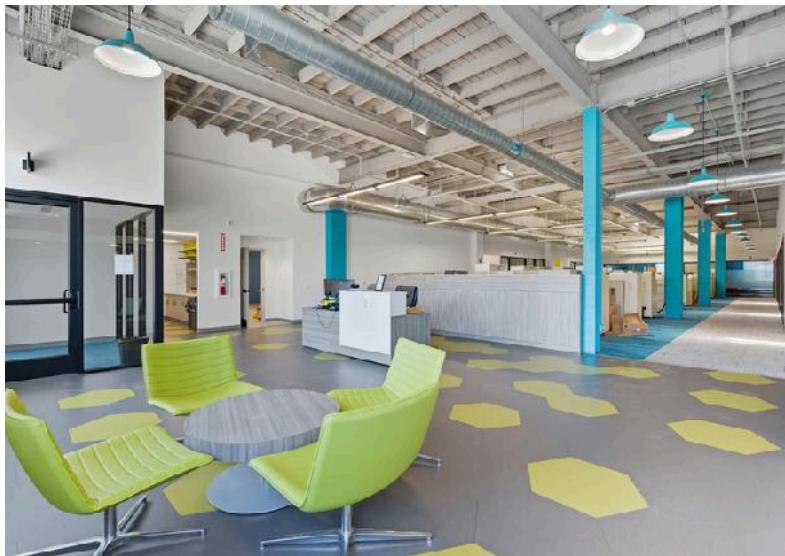
Zoned I2 Medium-Industrial

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Company

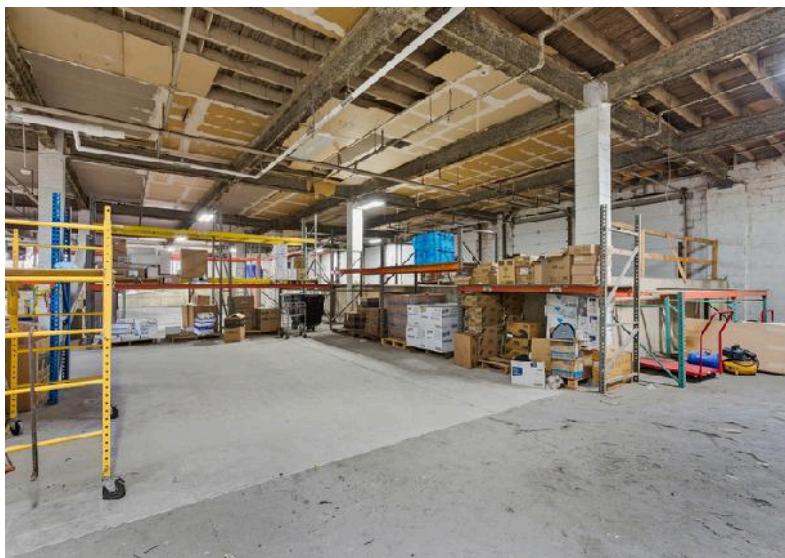
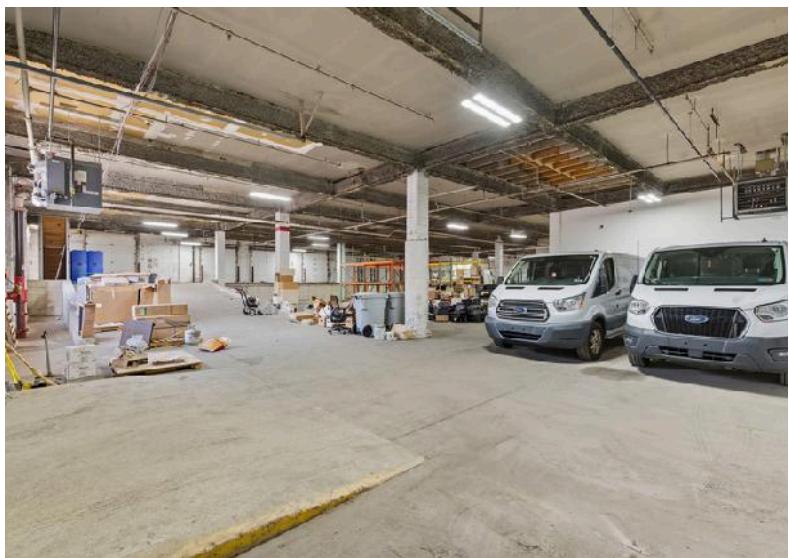
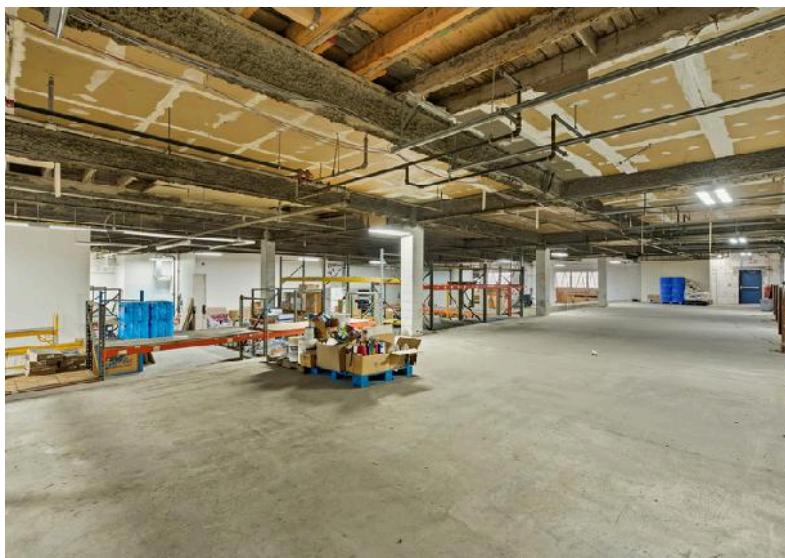
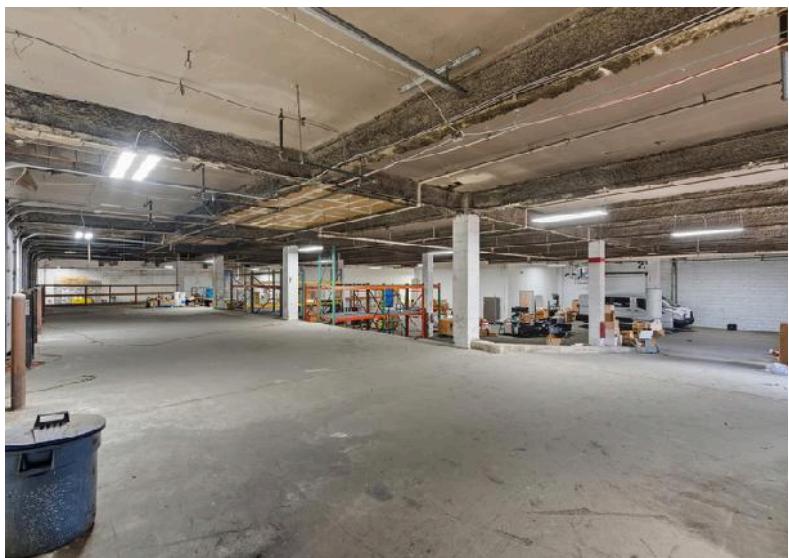
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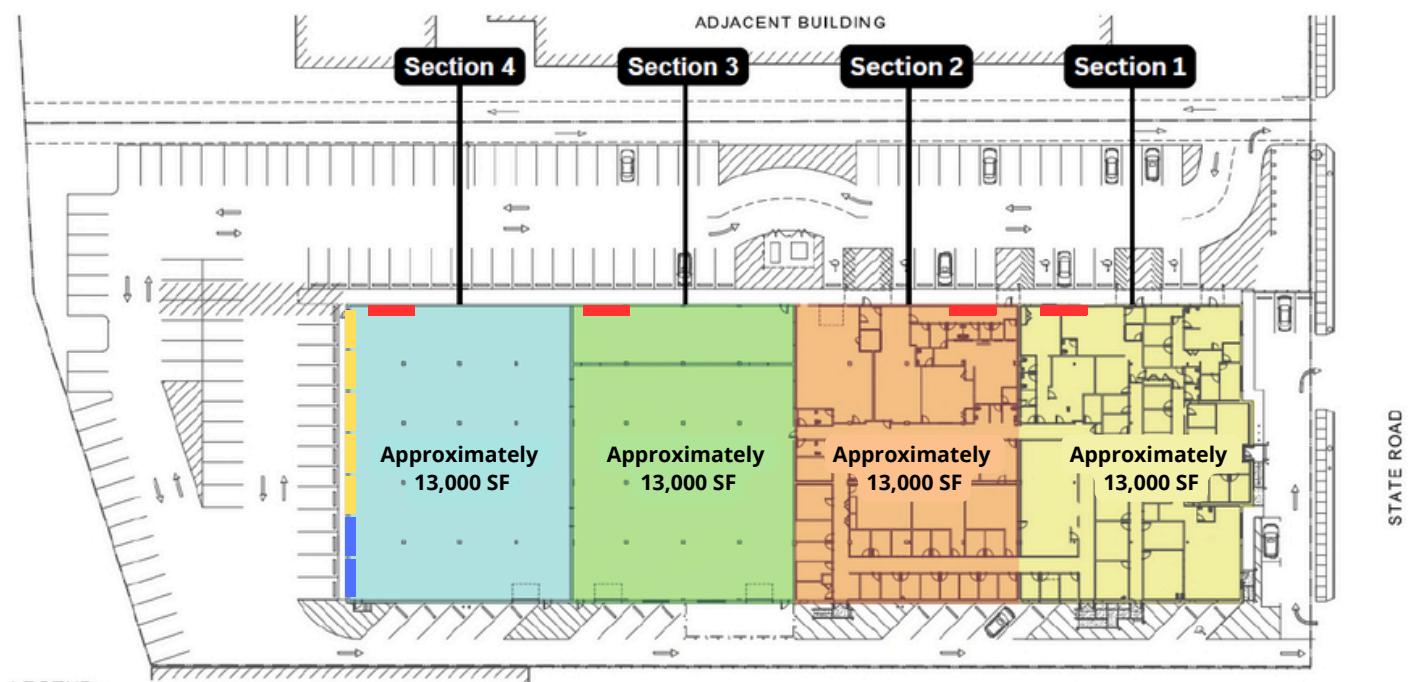
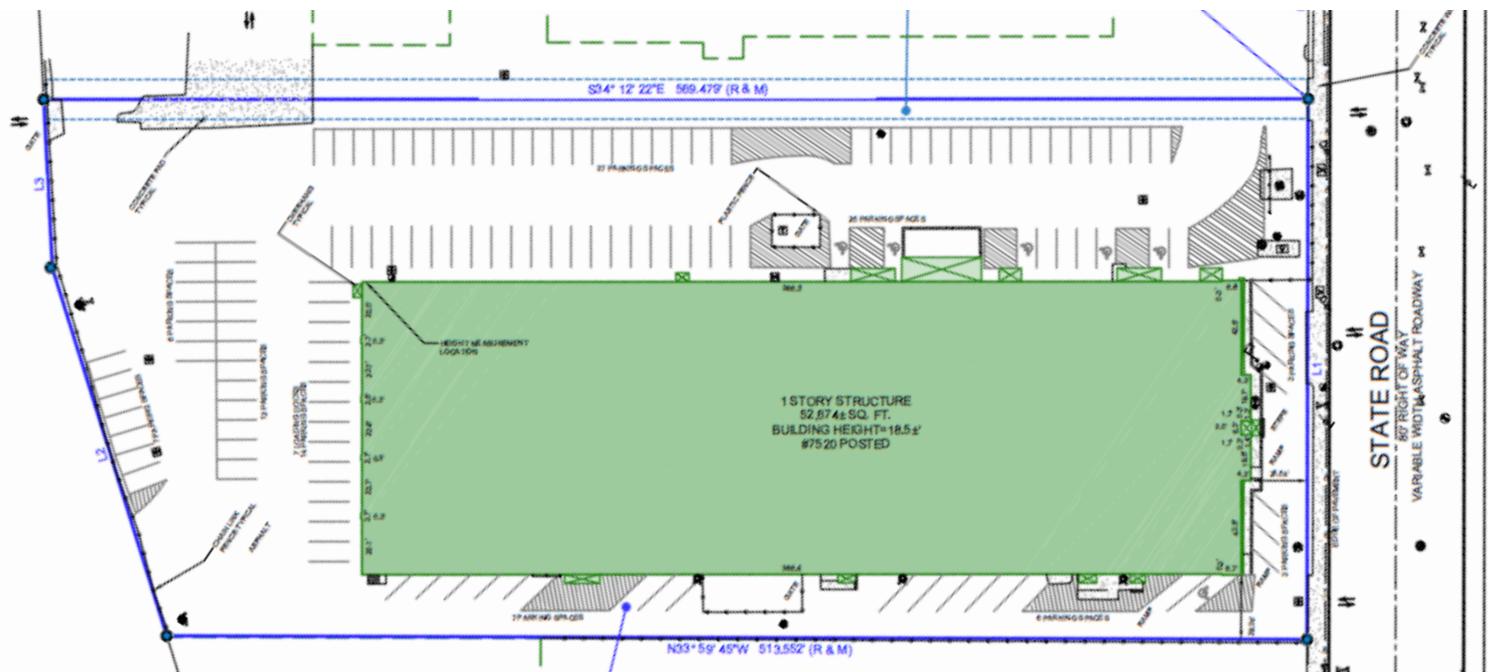
## PROPERTY PHOTOS



## PROPERTY PHOTOS



## SURVEY + FLOOR PLAN



**LEGEND:**

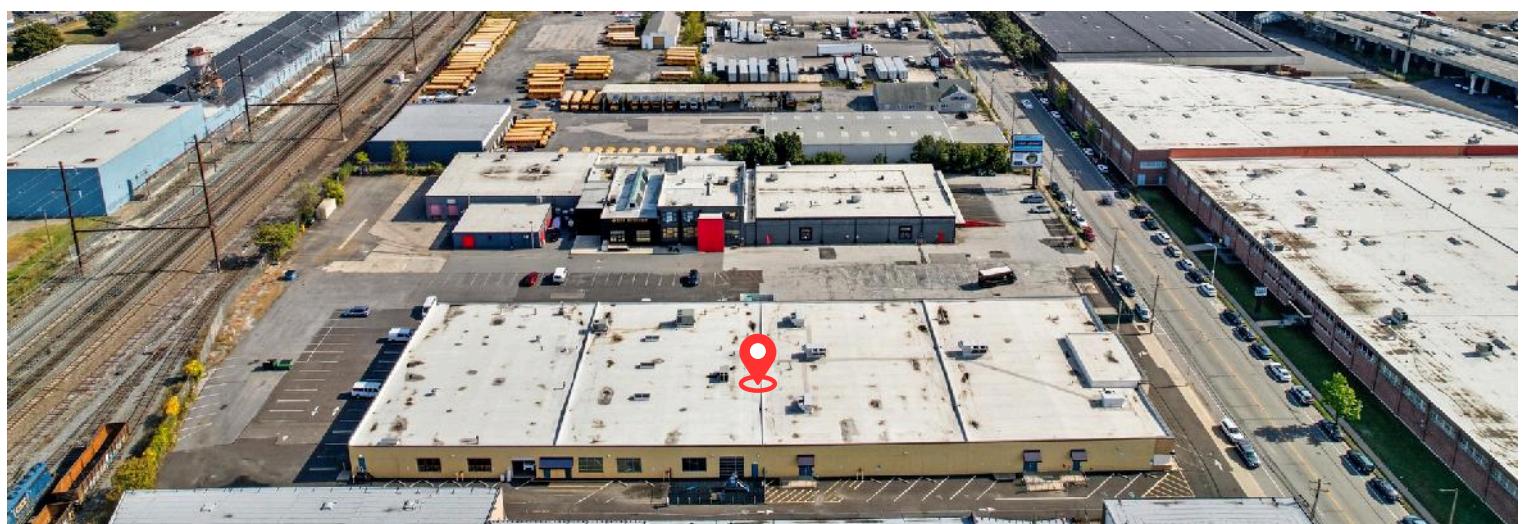
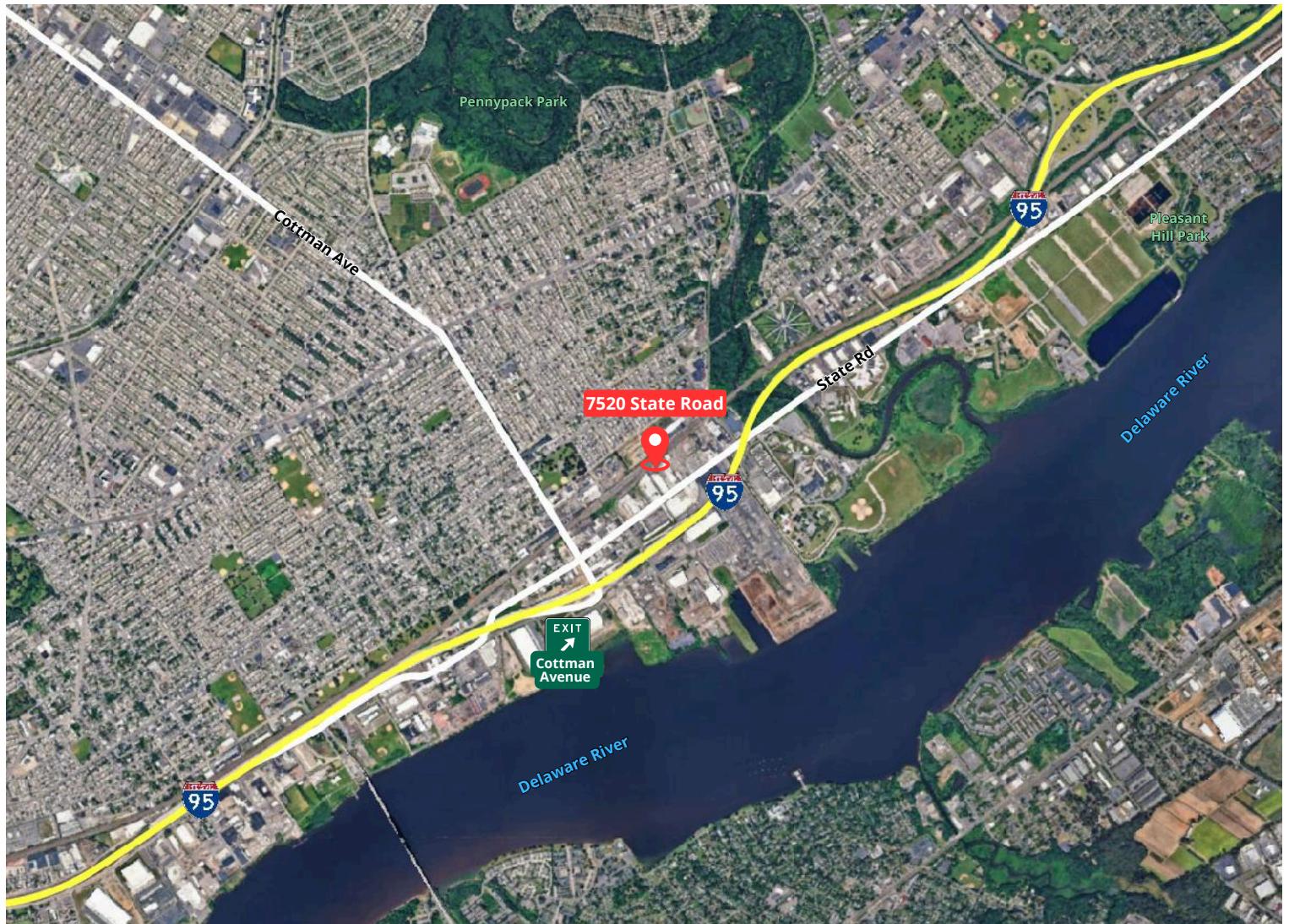
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	OFFICE AREA: ±39,363 SF
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	WAREHOUSE AREA: ±13,222 SF
<hr/>	
BUILDING TOTAL: ±52,610 SF	

- Existing loading dock
- Potential loading dock
- Potential drive-in door

## FLOOR PLANS



## LOCATION





## CONTACT INFORMATION

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