

10096
SANDMEYER
LANE

PHILADELPHIA
PENNSYLVANIA



Expandable



Outdoor Storage



±19,500 SF FOR SALE
ON 2.37 ACRES

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY OVERVIEW

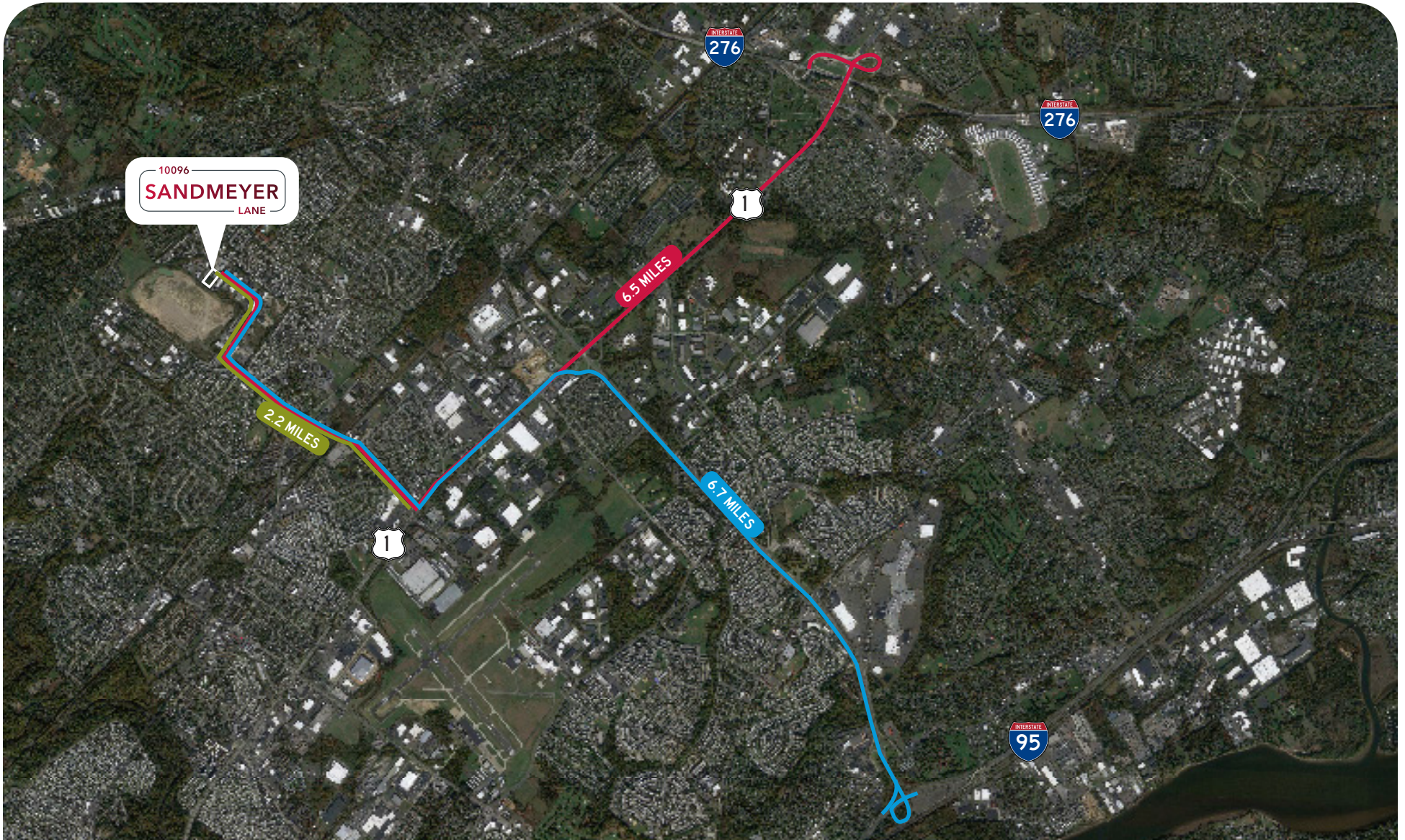


Building Specifications

- Total SF: 19,500 SF
- Total Acres: 2.37 Acres
- Office SF: +/-5,000 SF
- Ceiling Height: 18'
- Drive-In Doors: 4
- Car Parking: 7 + street parking
- Zoning: I2 - Medium Industrial

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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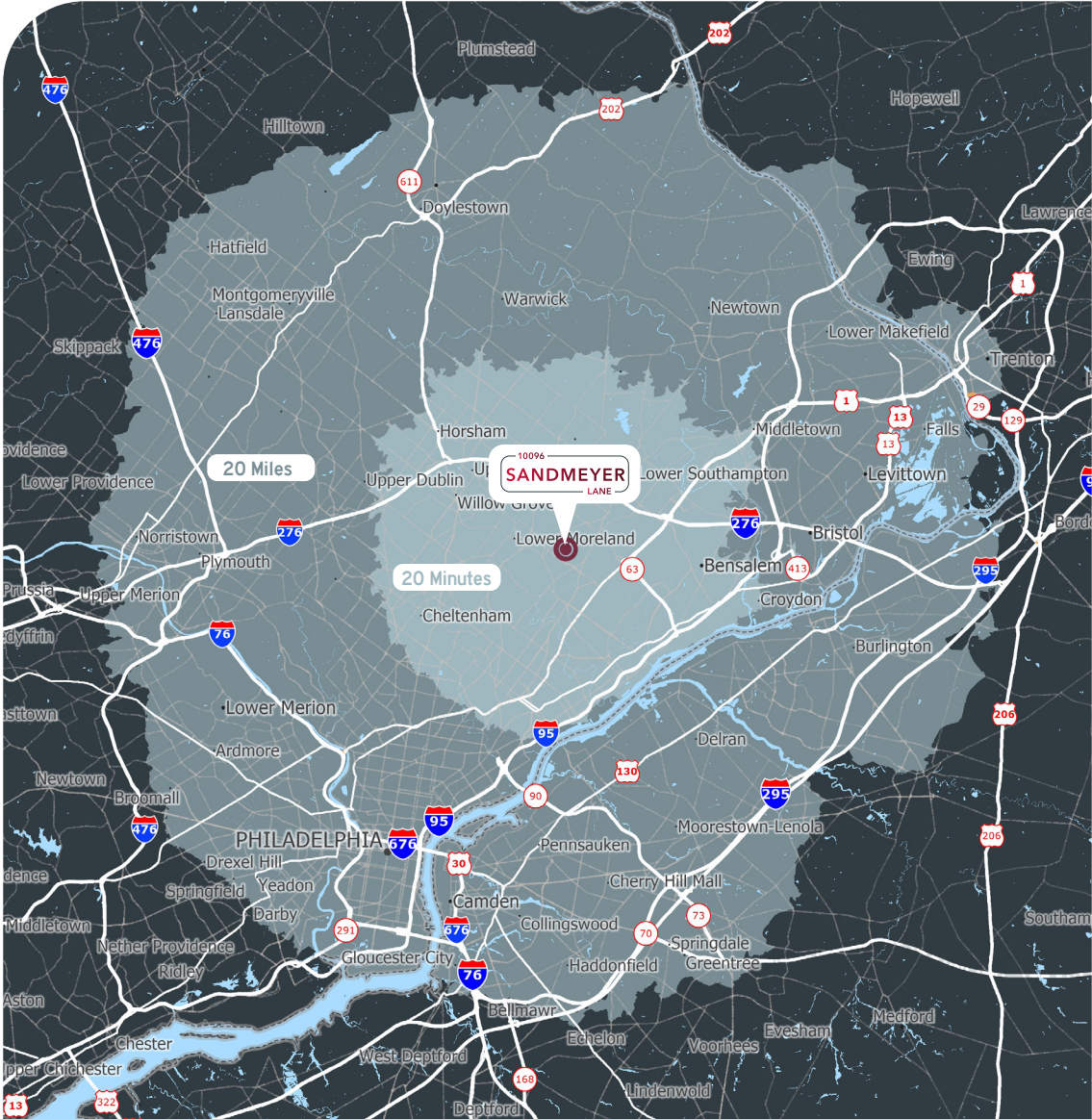
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

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20 Mile
 Population 3,322,044
 Workforce (18+) 2,598,093

20 Minute
 Population 768,634
 Workforce (18+) 595,135

	Miles	Minutes
 Same Day Delivery	Trenton, NJ	20 31
	Wilmington, DE	50 63
	Allentown, PA	64 74
	New York, NY	85 92
	Baltimore, MD	124 120
 Ports	Port of Philadelphia	17 27
	Port of Wilmington	52 64
	Port of Elizabeth	72 75
	Port Newark	77 82
	Port of Baltimore	119 115
 Airports	Philadelphia Intl.	30 38
	Newark Liberty Intl.	73 77
	Baltimore Washington Intl.	130 141
 Parcel	FedEx Ground, Philadelphia, PA	5.5 10
	UPS Freight, Bensalem, PA	8 15
	UPS Freight, Pennsauken, NJ	13 28
	USPS Dist. Center, Philadelphia, PA	29 35
	UPS Supply Chain, Pedricktown, NJ	49 58
 Intermodal	Norfolk Southern Intermodal, Philadelphia, PA	21 25
	SMS Rail Line, Logan Township, NJ	45 48
	CSX Intermodal, Wilmington, DE	53 64

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Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with offices throughout the United States and Canada. Our professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information.

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