

6801 STATE ROAD

Philadelphia, PA 19135



FOR LEASE



INDUSTRIAL



10,000-50,000 SF



PROPERTY DESCRIPTION

- Lowest cost functional availability in Philadelphia County
- Immediate Access to I-95
- Multiple Loading and Drive In configurations
- 18' 5" + clear heights
- Ability to accommodate small and larger users
- Abundant power and crane served
- Zoned I-2, Medium Industrial
- Existing freight elevator

FOR MORE INFORMATION

Sandro Randazzo



856.724.4256



sandro.randazzo@naimertz.com

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NAI Mertz



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Mount Laurel, NJ 08054

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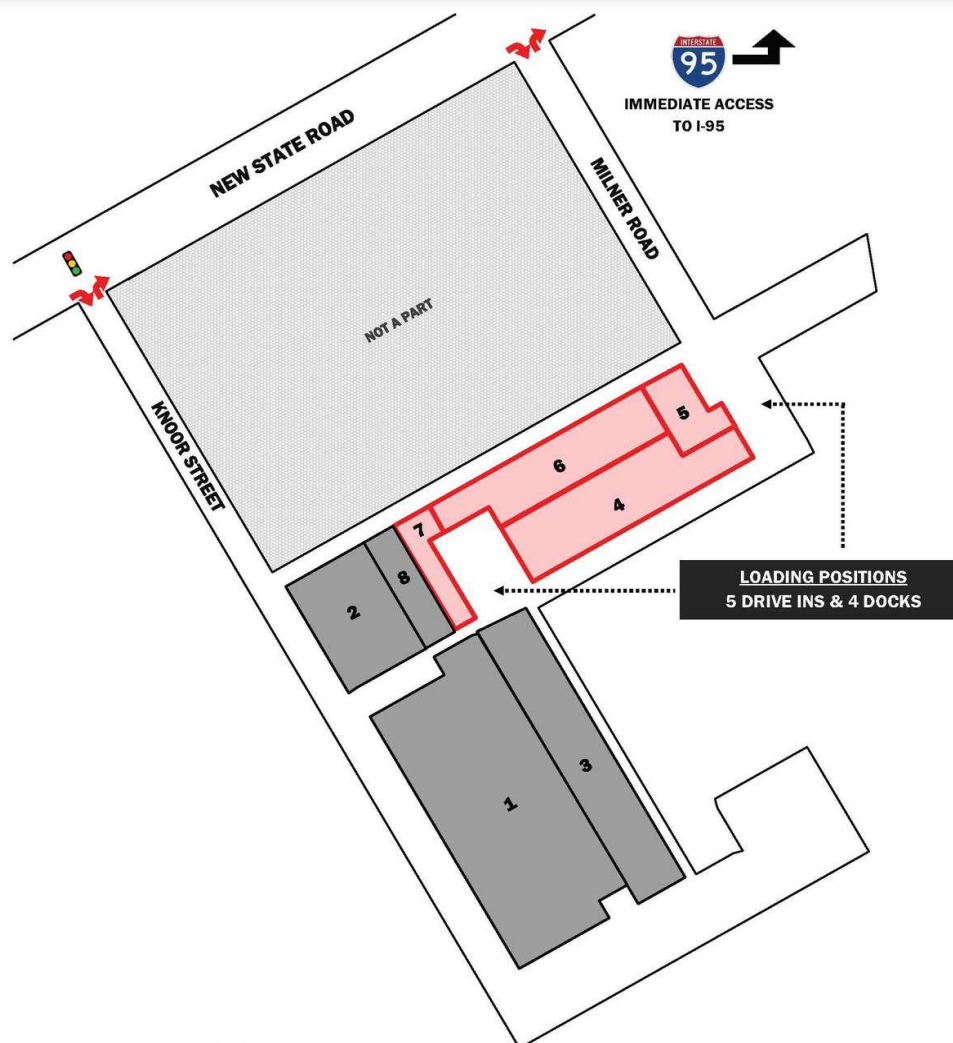
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CONCEPTUAL PLAN AND NOT TO SCALE*

UNIT #	SIZE	AVAILABILITY
1	68,000 SF	OCCUPIED
2	15,000 SF	OCCUPIED
3	12,000 SF	OCCUPIED
4	21,000 SF	AUG 2025
5	10,000 SF (1ST FL 5,040 SF / 2ND FL 4,960 SF)	MAR 2026
6	19,360 SF (1ST FL 10,000 SF / 2ND FL 9,360 SF)	MAR 2026
7	14,000 SF (1ST FL 6,000 SF / 2ND FL 8,000 SF)	OCT 2025
8	8,290 SF	OCCUPIED

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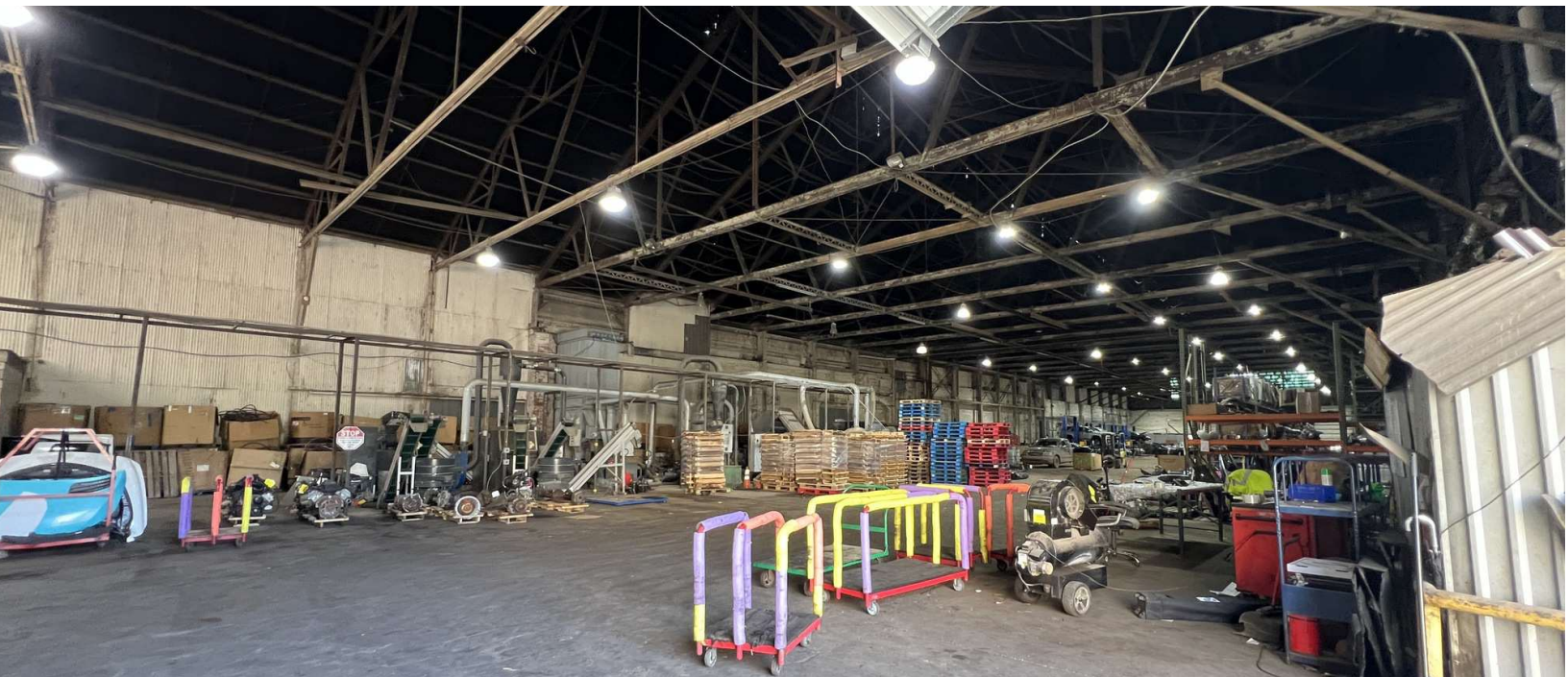
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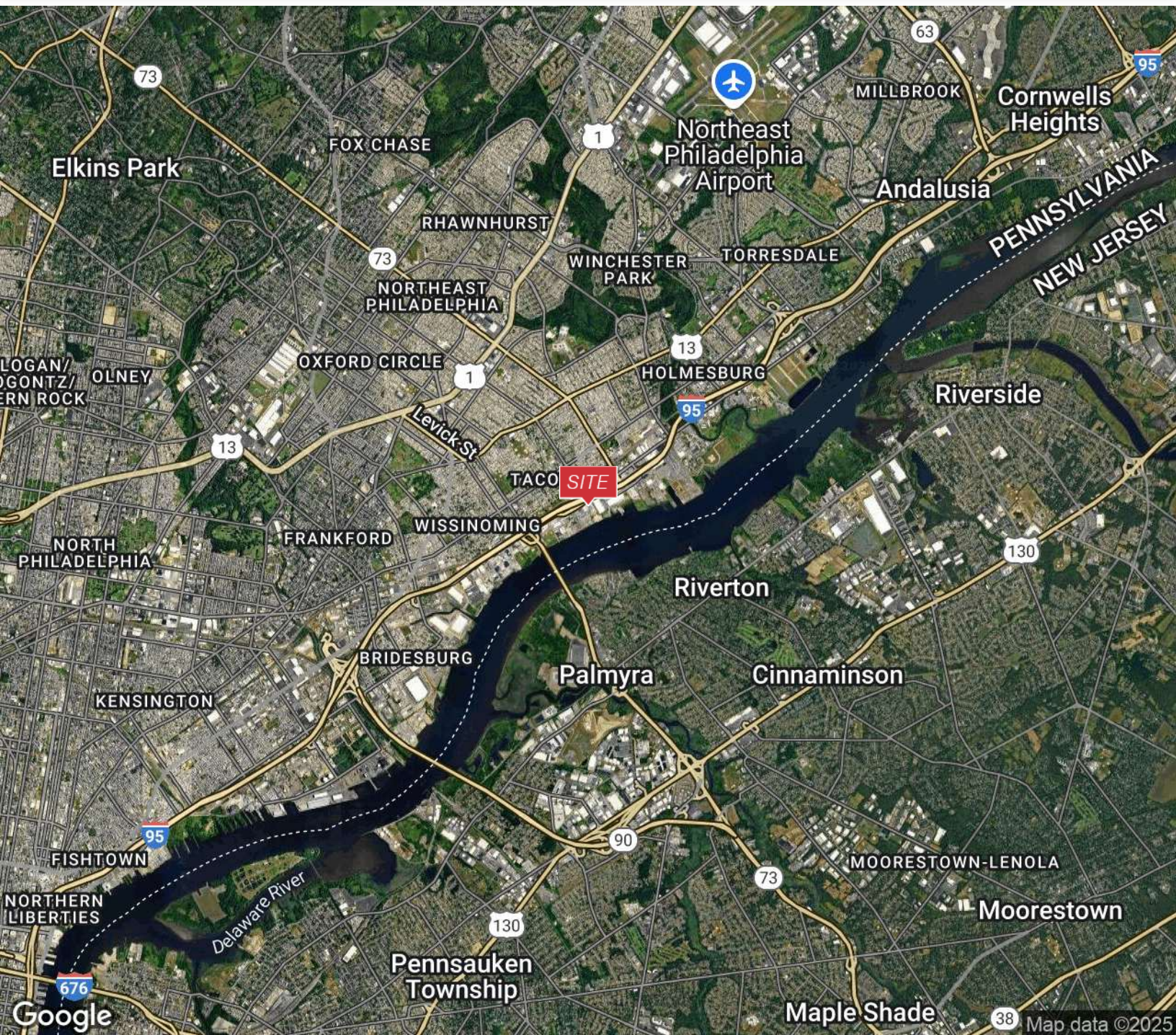
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