

9995 GANTRY ROAD

PHILADELPHIA, PA

FOR SALE

±22,824 SF

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**CUSHMAN &
WAKEFIELD**

BUILDING SPECS



±22,824 SQUARE FEET

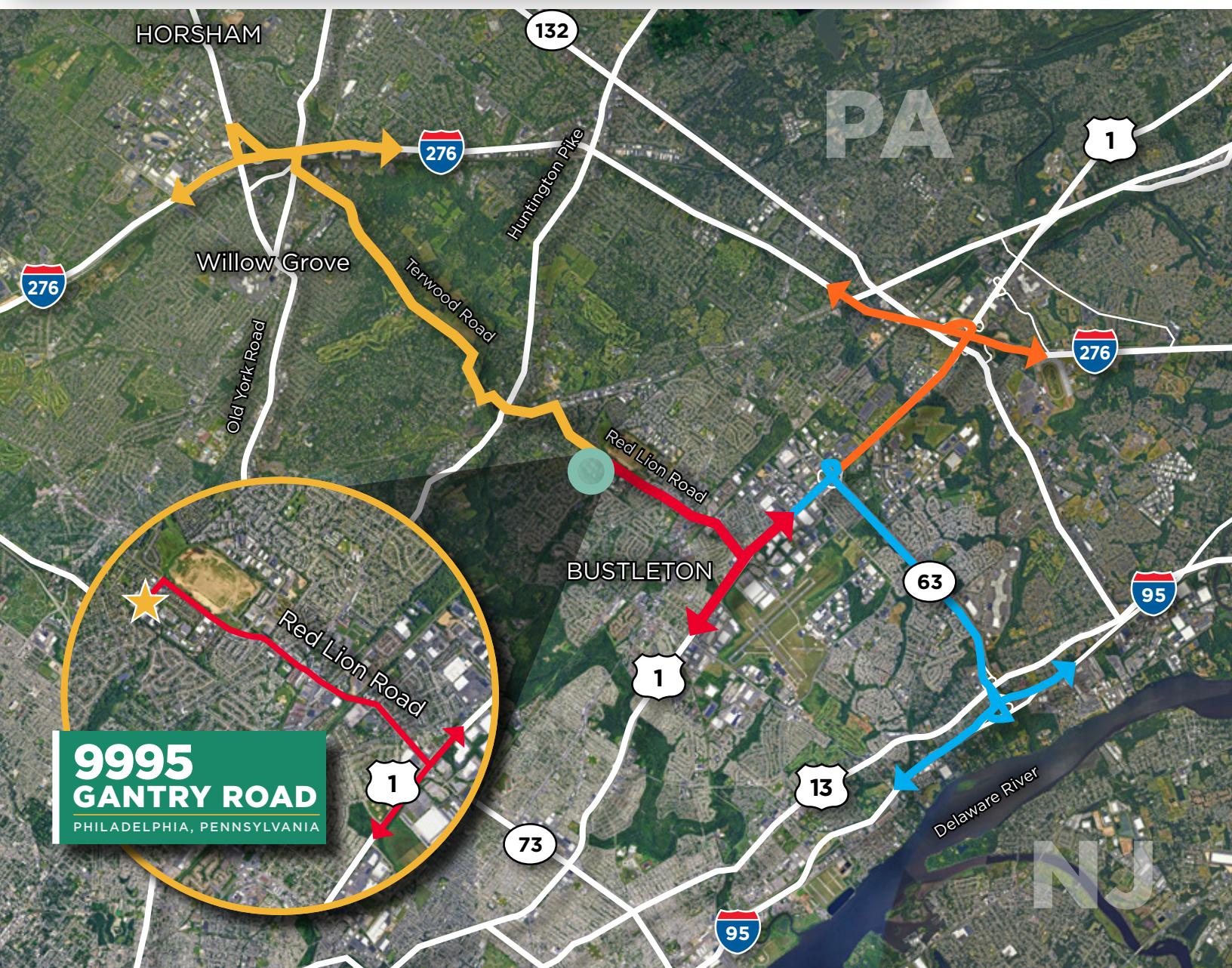
2.42 LOT ACREAGE

11'9" CLEAR HEIGHT

±90 AUTO SPACES

BUILDING SF	±22,824 SF	DRIVE-IN DOOR	±1 Drive-In
YEAR BUILT	1977	AUTO PARKING	± 90 Spaces
ACRES	2.42 Acres	HVAC	Fully-Conditioned (Office & Warehouse)
CLEAR HEIGHT	11'9"	FIRE PROTECTION	Wet Sprinklers
DOCK DOORS	±2 Dock Doors	ZONED	I-2 (Medium Industrial)

LOCAL ACCESS



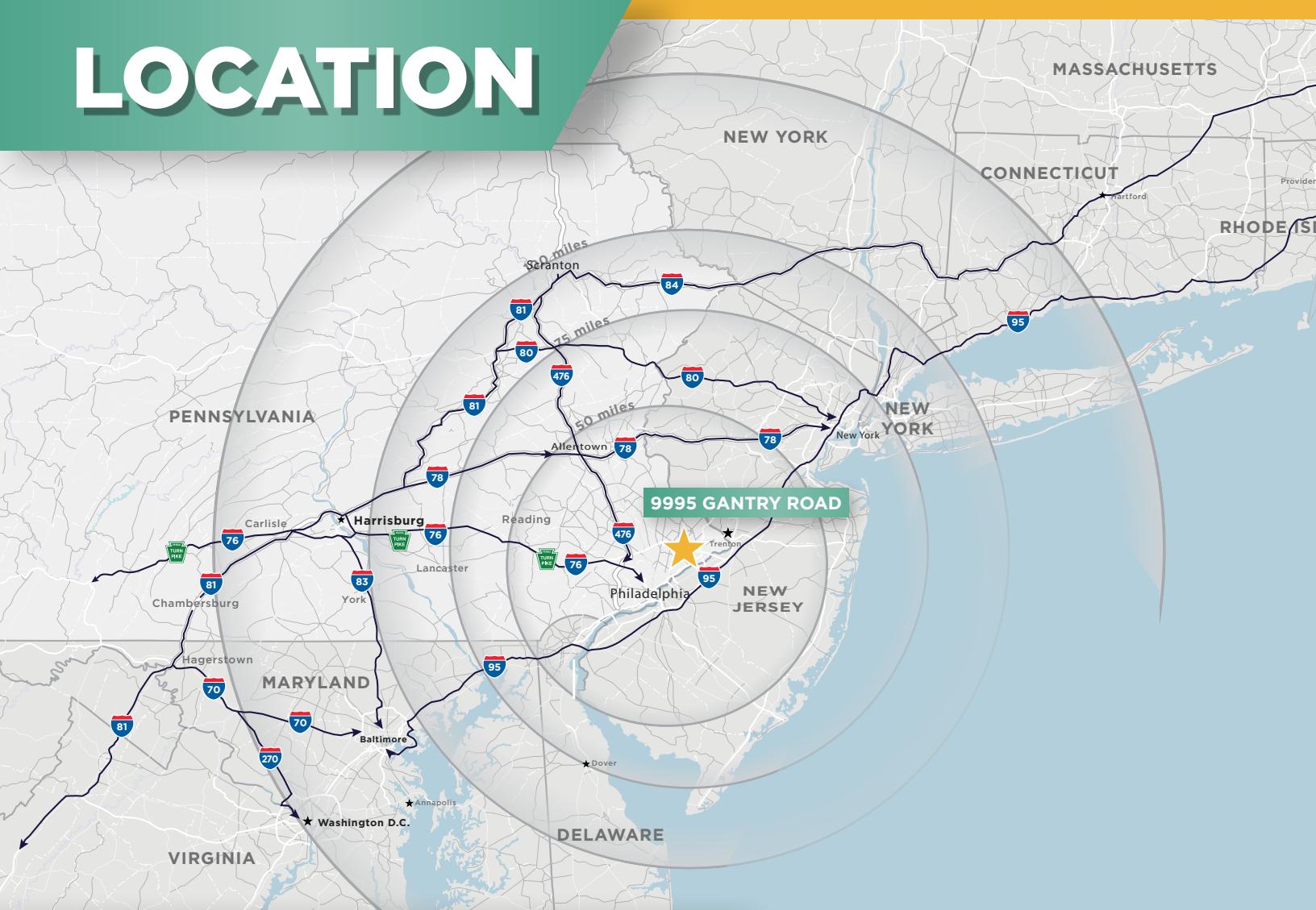
DRIVE TIMES

ROUTE 1	2.3 MILES
I-276	6.5 MILES
I-95	7 MILES
I-76	12.4 MILES

PHILAPORT	19.5 MILES
PHILADELPHIA AIRPORT	24.5 MILES
TACONY-PALMYRA BRIDGE	.07 MILES
PENNSYLVANIA TURNPIKE BRIDGE	13.4 MILES
BESTY ROS BRIDGE	12.4 MILES

PHILADELPHIA, PA:	18 MILES
TRENTON, NJ:	19.5 MILES
WILMINGTON, DE:	45 MILES
NEWARK, NJ:	70 MILES
NEW YORK, NY:	85 MILES
BALTIMORE, MD:	125 MILES
WASHINGTON, DC:	158 MILES

LOCATION



SITE ADVANTAGES



PRIME LOCATION offering a rare opportunity to own a single-tenant building in highly sought after Northeast Philadelphia submarket.



IMMEDIATE ACCESS to Route 1, with interconnectivity to I-276 (PA Turnpike) and I-95.



PROXIMITY to the Philadelphia International Airport and PhilaPort.



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The building's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

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