

2100 BYBERRY ROAD

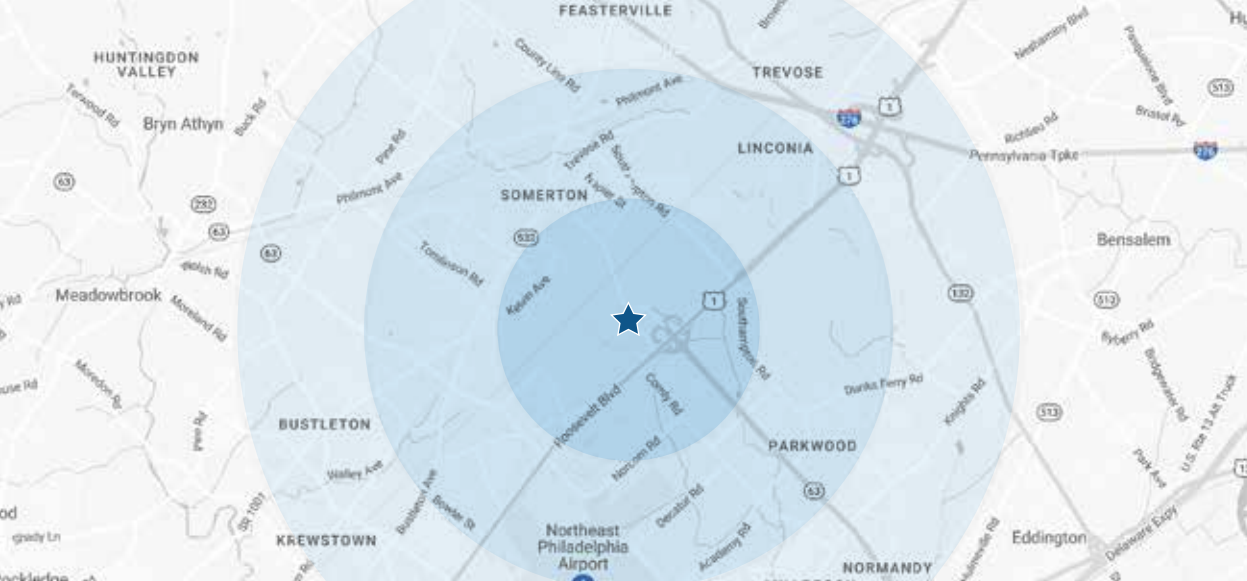
PHILADELPHIA, PA 19116

AVAILABLE FOR LEASE
3,500 SF WAREHOUSE & 1,700 SF OFFICE



PROPERTY HIGHLIGHTS

- 3,500 SF warehouse space & 1,700 SF office space available for lease
- 3 Interior tailgate loading docks plus 2 exterior loading docks
- 3 Drive-in doors; 16' to 22' ceiling height; Gas-fired hot air in warehouse
- Office includes security cameras, key-fob entry, kitchen, conference room & abundant parking
- All-inclusive, negotiable rental rate
- Rail-served and immediate access to Route 1, Route 63, PA Turnpike & Interstate-95



2023 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
EST. POPULATION	7,848	63,896	135,037
EST. HOUSEHOLDS	3,162	25,422	54,929
EST. AVE. HH INCOME	\$102,519	\$104,599	\$107,872



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Located in the bustling section of Northeast Philadelphia. Nestled among a dynamic mix of industrial, commercial and retail businesses.



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