

3610 & 3620 "I" STREET AT CROWN 95 INDUSTRIAL CENTER PHILADELPHIA, PA 19134

NEWLY RENOVATED

KOZ & PILOT
THROUGH 2035



TWO UNITS: 115,000 TOTAL AVAILABLE SQUARE FEET

REPRESENTED BY
THE FLYNN COMPANY

PATRICK GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

The
Flynn
Company

PROPERTY DETAILS:

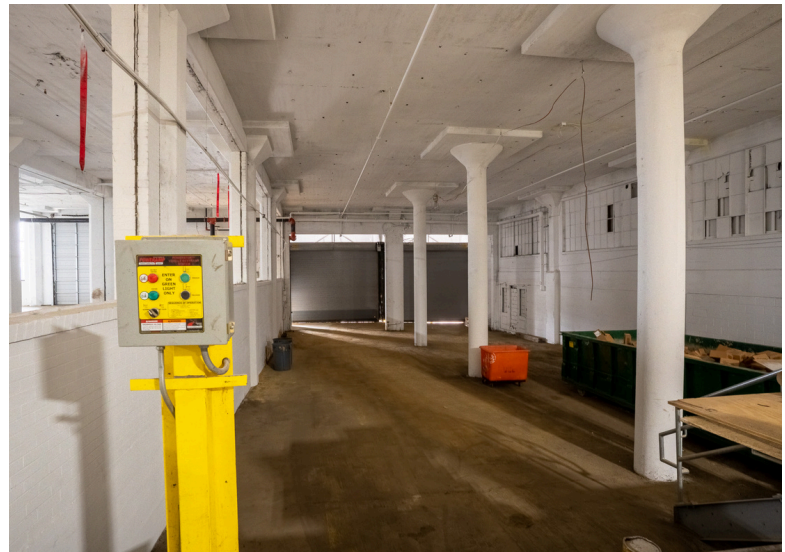
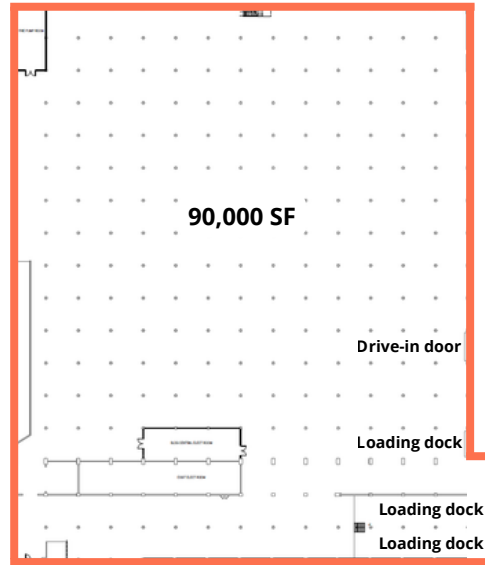
3610 I STREET	
AVAILABLE SPACE	90,000 SF
CEILING HEIGHT	16'
LOADING	3 Loading docks, 1 Drive-in door
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS	100% Wet
HVAC	Gas fired heaters
POWER	225Amp 3Phase 480V Expandable up to 1,200 AMPs
BATHROOMS	To suit
OPERATING EXPENSES	< \$1.00 psf
OFFICE	Build to suit

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

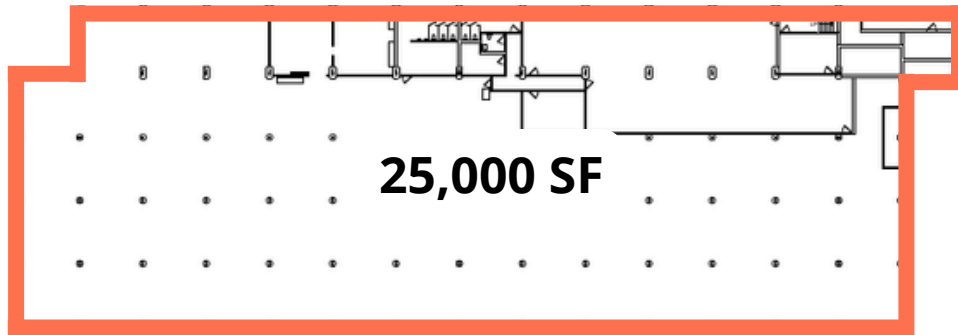
3610 & 3620 "I" STREET AT CROWN 95

90,000 SF & 25,000 SF INDUSTRIAL / WAREHOUSE AVAILABLE



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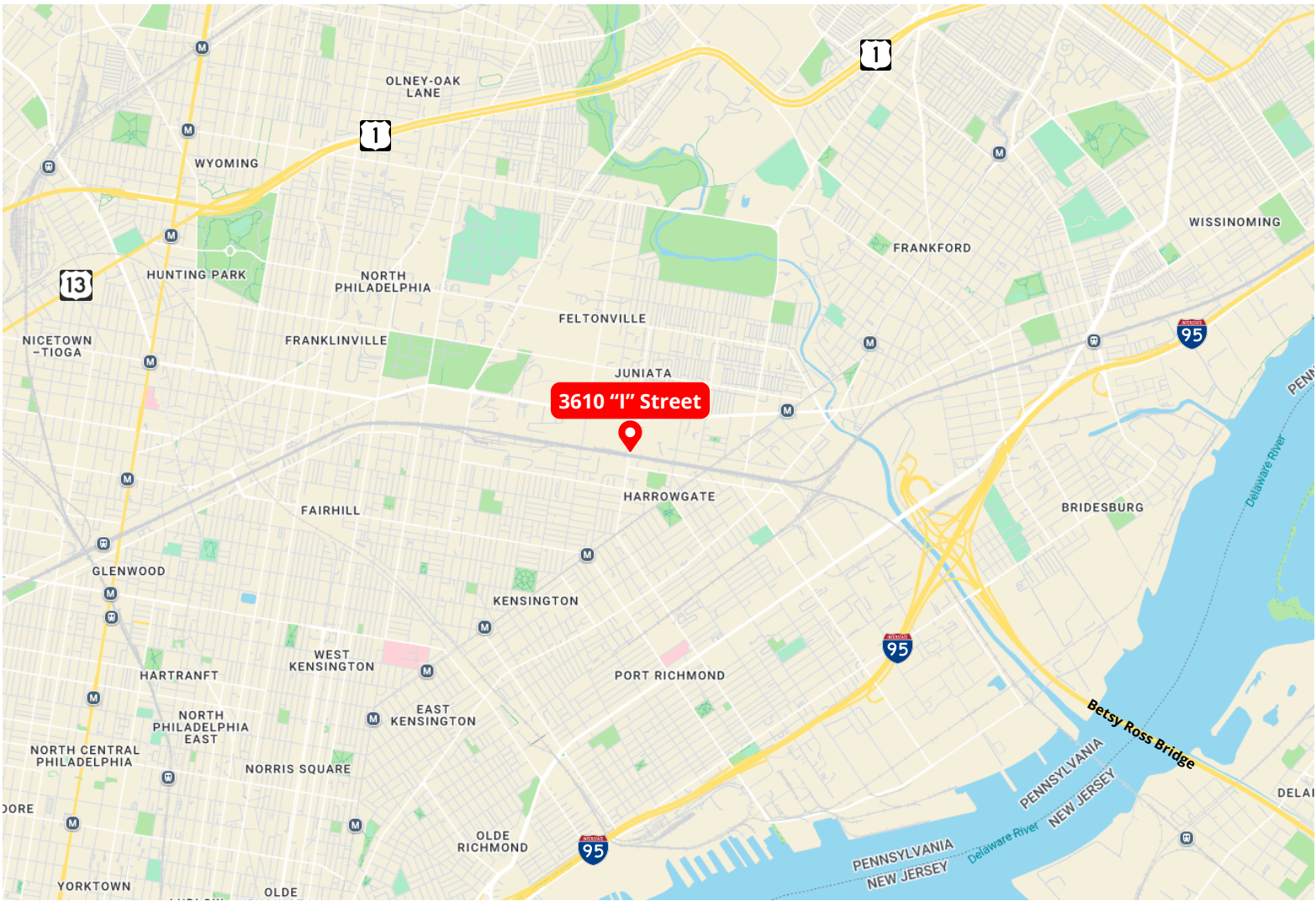
90,000 SF & 25,000 SF INDUSTRIAL / WAREHOUSE AVAILABLE




3620 I STREET	
AVAILABLE SPACE	25,000 SF
CEILING HEIGHT	15'
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS	Wet
HVAC	Gas fired heaters
OFFICE	Build to suit
BATHROOMS	Men's & Women's
OPERATING EXPENSES	< \$1.00 psf

***KOZ & PILOT THROUGH 2028**

LOCATION

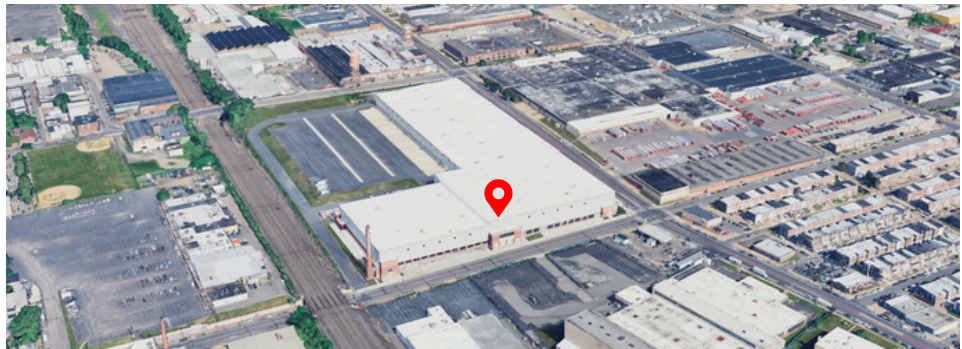


Distance to:

 1.5 miles

 2.7 miles

Betsy Ross Bridge 2.7 miles



FOR MORE INFORMATION CONTACT:

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