

An aerial architectural rendering of a large, multi-story industrial building complex. The building features a mix of brick and light-colored panels, with numerous windows and a prominent water tower on the roof. The surrounding area includes a parking lot with several cars and a semi-truck, a street with trees and pedestrians, and a tall smokestack in the background. A red rectangular frame is superimposed over the center of the image, containing the address information.

3111 W
ALLEGHENY AVE / PHL

THE REYBURN

3111 W ALLEGHENY AVENUE / PHILADELPHIA

19,410 SF | FULLY CONDITIONED FLEX SPACE | AVAILABLE FOR SUBLEASE



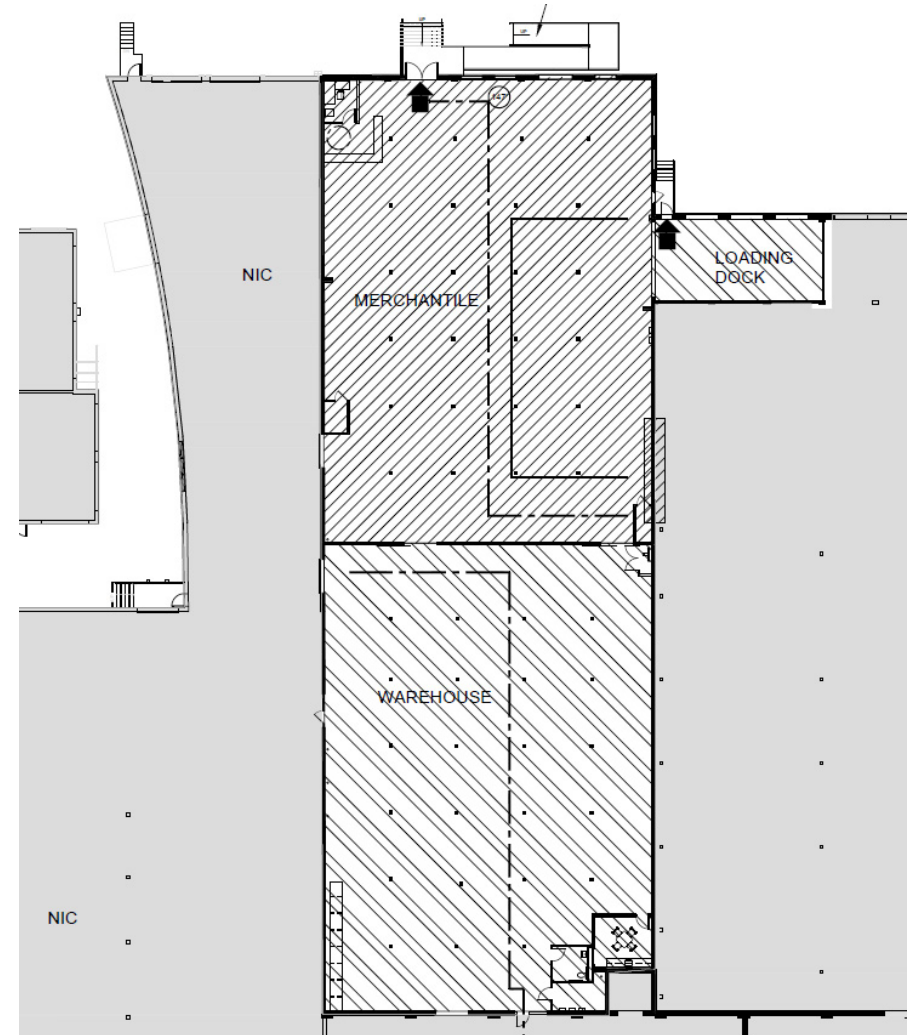
3111 W
ALLEGHENY AVE / PHL

FLOOR PLAN

AVAILABLE SPACE: 19,410 RSF

FEATURES:

- 19,410 SF AVAILABLE FOR SUBLEASE
- CLEAR HEIGHT: 12.5' CLEAR
- LOADING: 3 DOCK HIGH LOADING POSITIONS
- FLEX SPACE
- FULLY CONDITIONED
- NEW 20-YEAR ROOF INSTALLED IN 2023
- SPACE WHITE-BOXED IN 2023 TO INCLUDE:
 - NEW LED LIGHTING
 - LEVELED FLOORS
 - NEW RTU/HVAC SYSTEM
- ABUNDANT PARKING
- SEPTA 60 BUS LINE DIRECTLY AT THE SITE
- SEPTA EAST FALLS REGIONAL RAIL STATION: 4 MIN DRIVE TIME



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHY





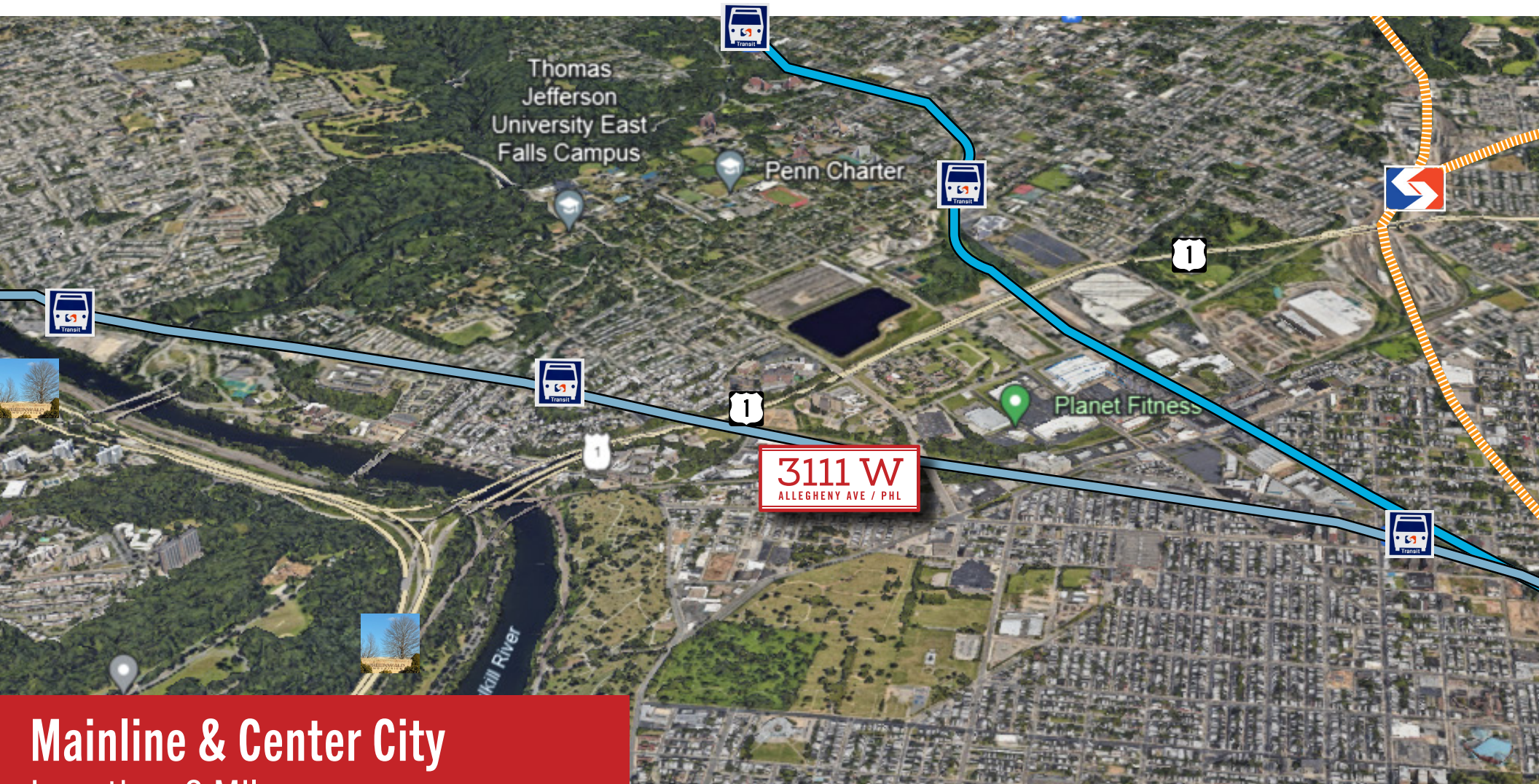
ALLEGHENY AVENUE STREETScape

3111 W
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SITE AMENITIES

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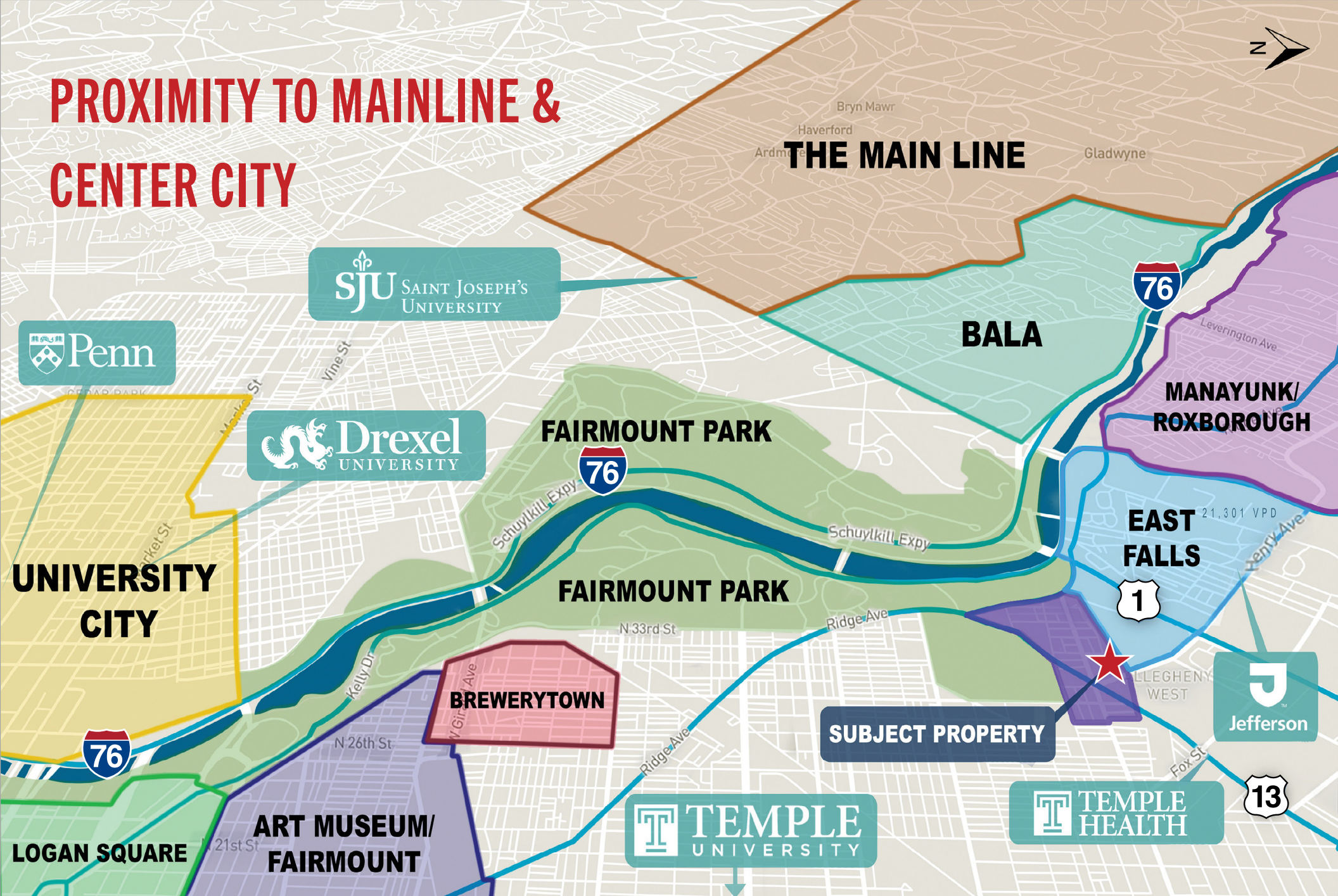


Mainline & Center City
Less than 2 Miles

NEARBY TRANSPORTATION

3111 W
ALLEGHENY AVE / PHL

PROXIMITY TO MAINLINE & CENTER CITY





KELLY DRIVE



RIDGE AVENUE



HENRY AVENUE 22,000 CPD

I-76/ROUTE 1: >1 MIN CENTER CITY: 8 MIN 30TH STREET STATION: 12 MIN PHILADELPHIA INTERNATIONAL AIRPORT: 20 MIN MAIN LINE: 25 MIN

3111 W
ALLEGHENY AVE / PHL

**AVISON
YOUNG**

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