

THE REYBURN

3111 W Allegheny Avenue / Philadelphia

19,410 SF | FULLY CONDITIONED | AVAILABLE FOR SUBLEASE



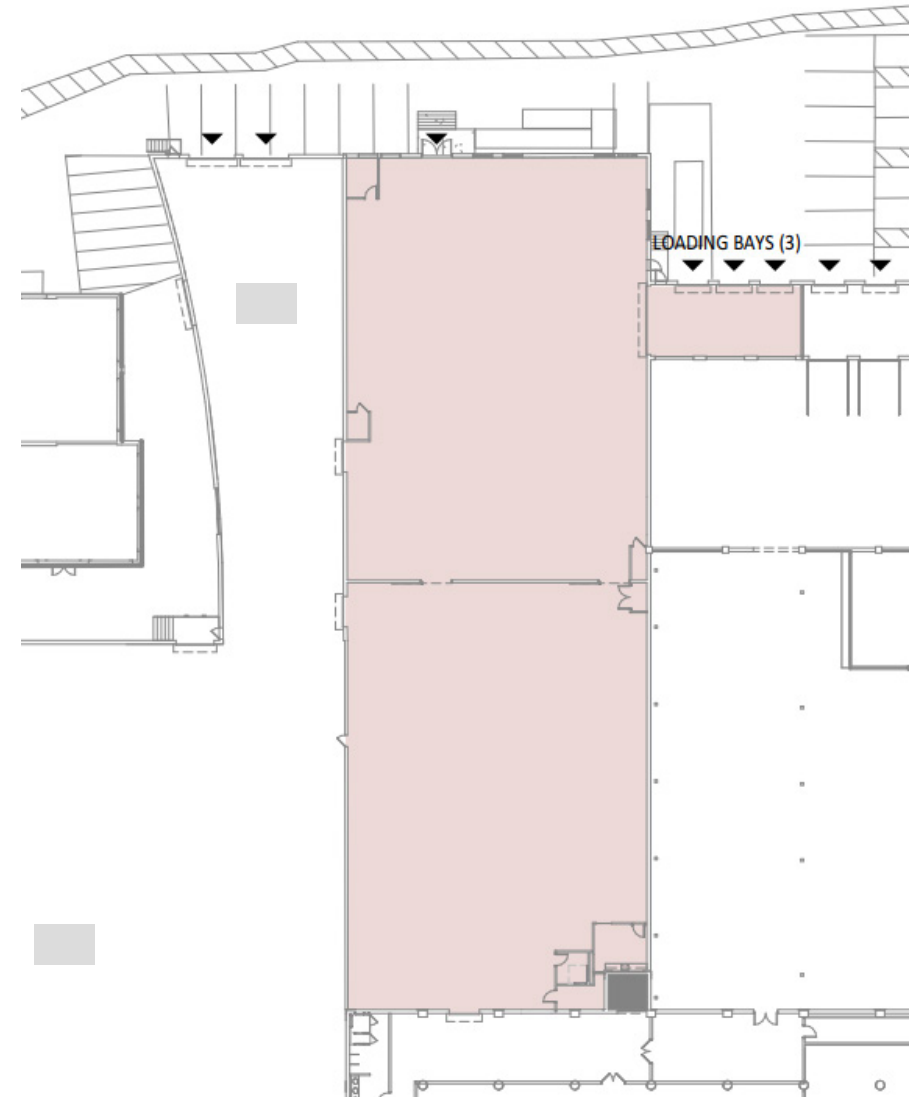
3111 W
ALLEGHENY AVE / PHL

FLOOR PLAN

Available Space: 19,410 RSF

FEATURES:

- 19,410 SF AVAILABLE FOR SUBLEASE
- FULLY CONDITIONED
- 3 DOCK HIGH LOADING POSITIONS
- SPACE WHITE-BOXED IN 2023 TO INCLUDE:
 - NEW LED LIGHTING
 - LEVELED FLOORS
 - NEW RTU/HVAC SYSTEM
- 12.5' CLEAR HEIGHT
- NEW 20-YEAR ROOF INSTALLED IN 2023
- ABUNDANT PARKING
- SEPTA 60 BUS LINE DIRECTLY AT THE SITE
- SEPTA EAST FALLS REGIONAL RAIL STATION:
4 MIN DRIVE TIME
- TERM THRU JUNE 30, 2030



EXTERIOR PHOTOGRAPHS



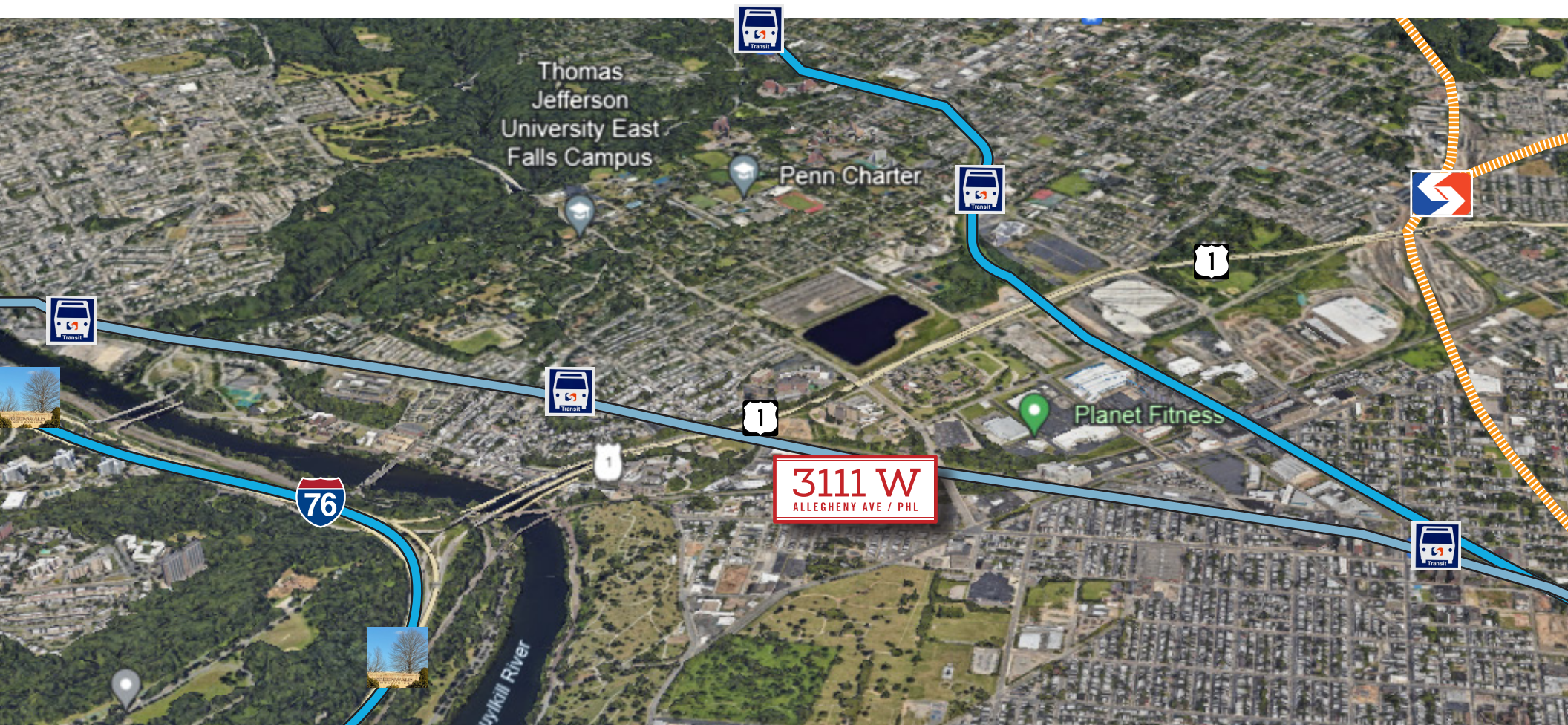
INTERIOR PHOTOGRAPHY





SITE AMENITIES

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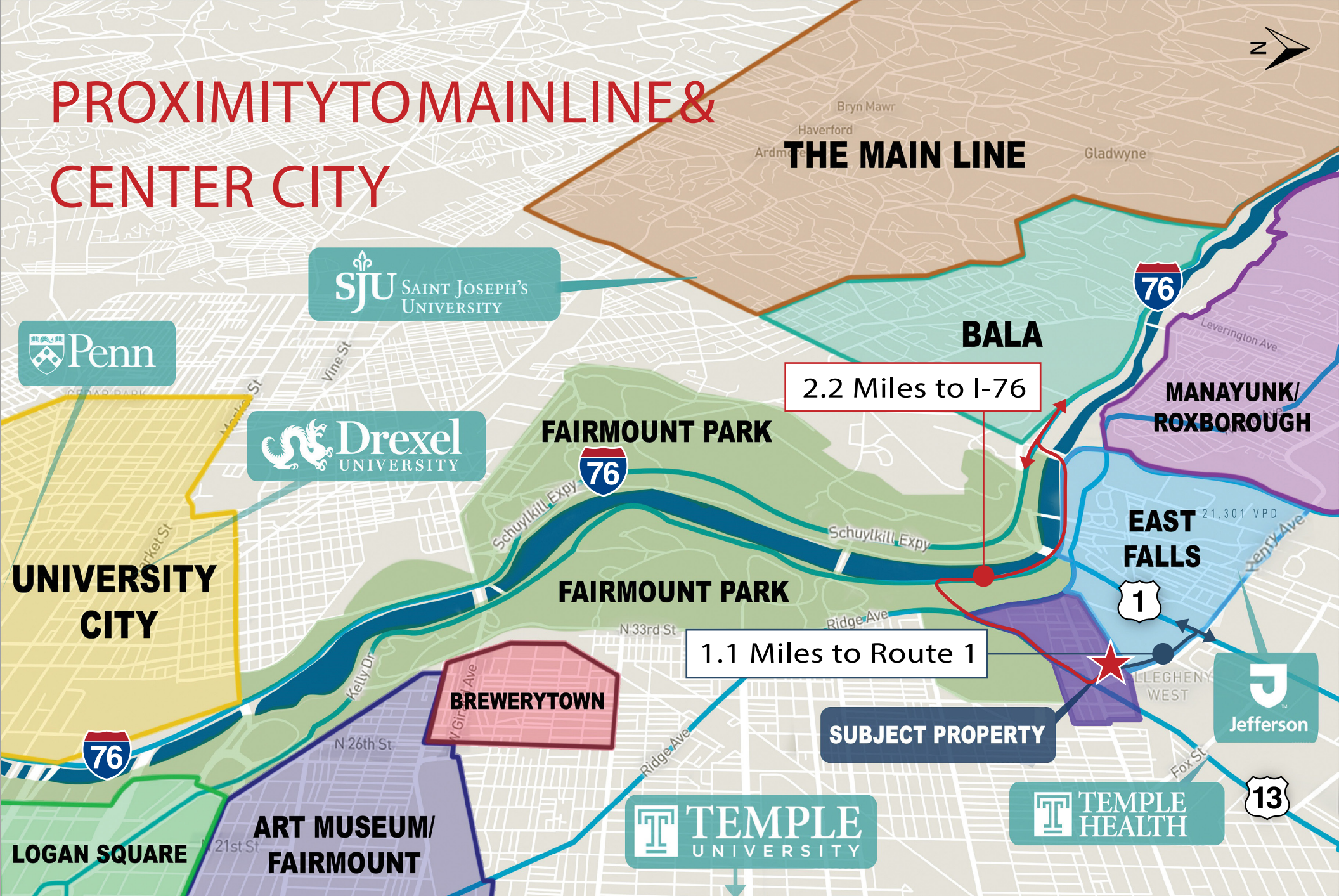


I-76/ROUTE 1: > 1 MIN CENTER CITY: 8 MIN 30TH STREET STATION: 12 MIN PHILADELPHIA INTERNATIONAL AIRPORT: 20 MIN MAIN LINE: 25 MIN

NEARBY TRANSPORTATION

3111 W
ALLEGHENY AVE / PHL

PROXIMITY TO MAINLINE & CENTER CITY





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