



AVISON
YOUNG

38,000 - 221,000 SF
Available for Sale or Lease

3900 N. 10th Street Philadelphia, PA

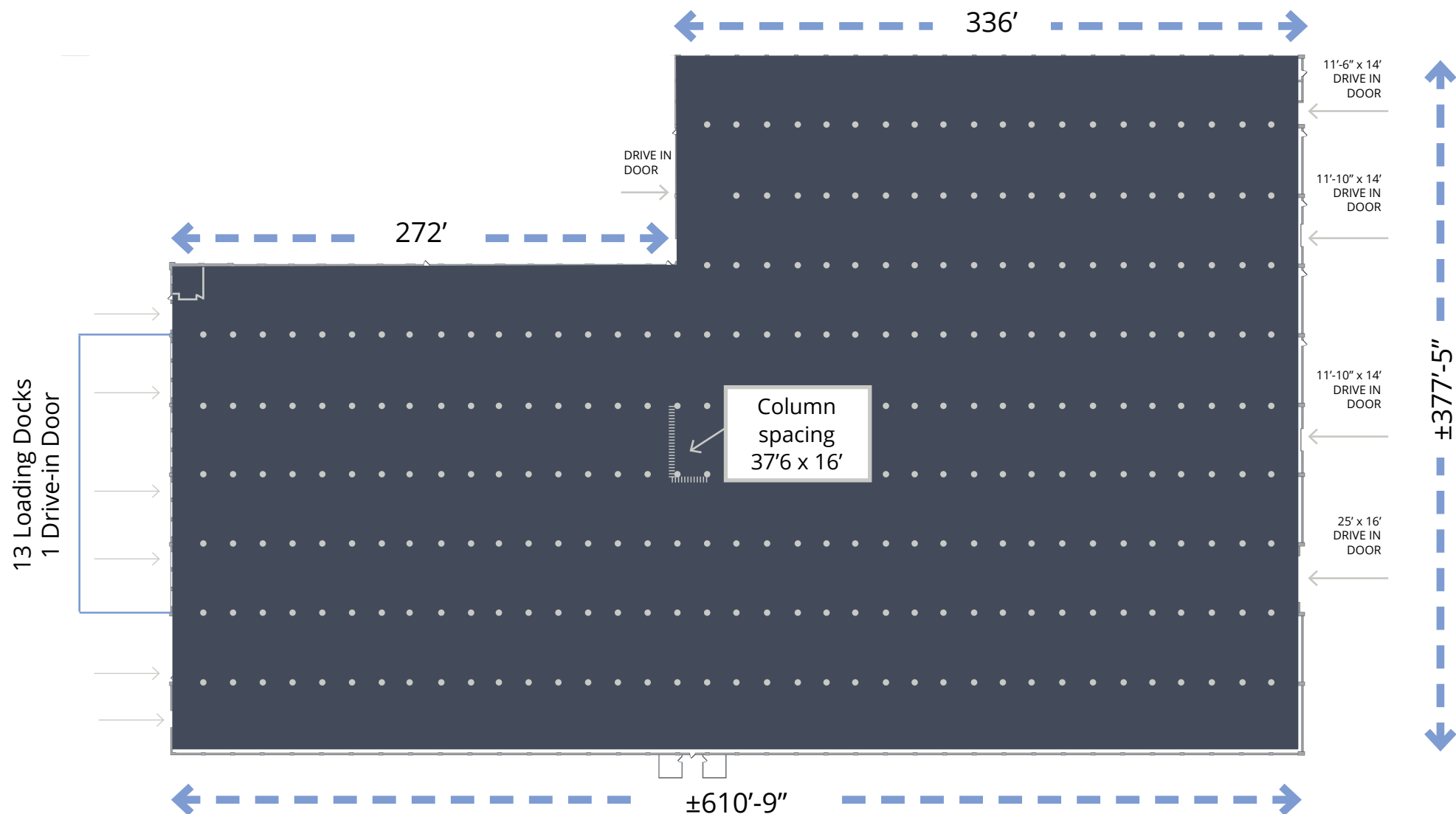
Property overview

PROPERTY OVERVIEW

Address	3900 N. 10th Street, Philadelphia, PA 19140
SF	+/- 221,664 SF
Parcel	88-4-8227-30
Property Use	Light Industrial
Zoning	I-2
Land Acreage (acres)	10.19
Description	Site contains a single-story warehouse and two-story executive office annex building
Ceiling Clear Height	Varies - predominantly 18'-19'
Docks	13 - expandable
Drive-Ins	4 - expandable
Trailer Parking	82 Trailer spots
Roof Type	- Warehouse has a built-up roofing system with granular-surfaced modified bitumen cap sheet - Executive building is pitched, slate shingles
HVAC	Gas fired, radiant heaters
Fire Suppression	Dry system in warehouse, fully sprinklered
Power	Warehouse, 800 @ 480 Office 600 @ 240v



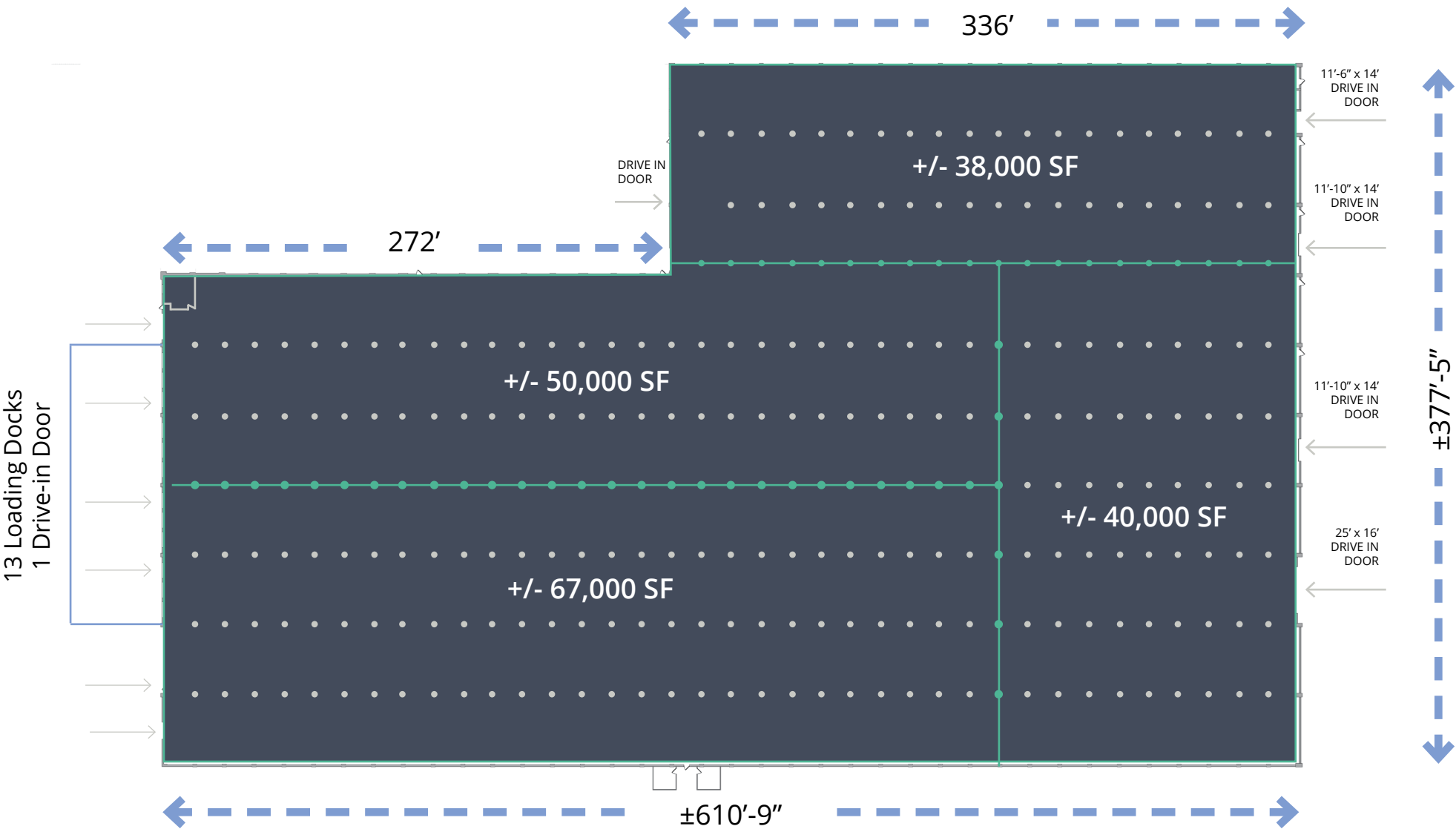
Floor plan



**Additional tailgate loading can be added at all sides*

Multi-Tenant Configuration

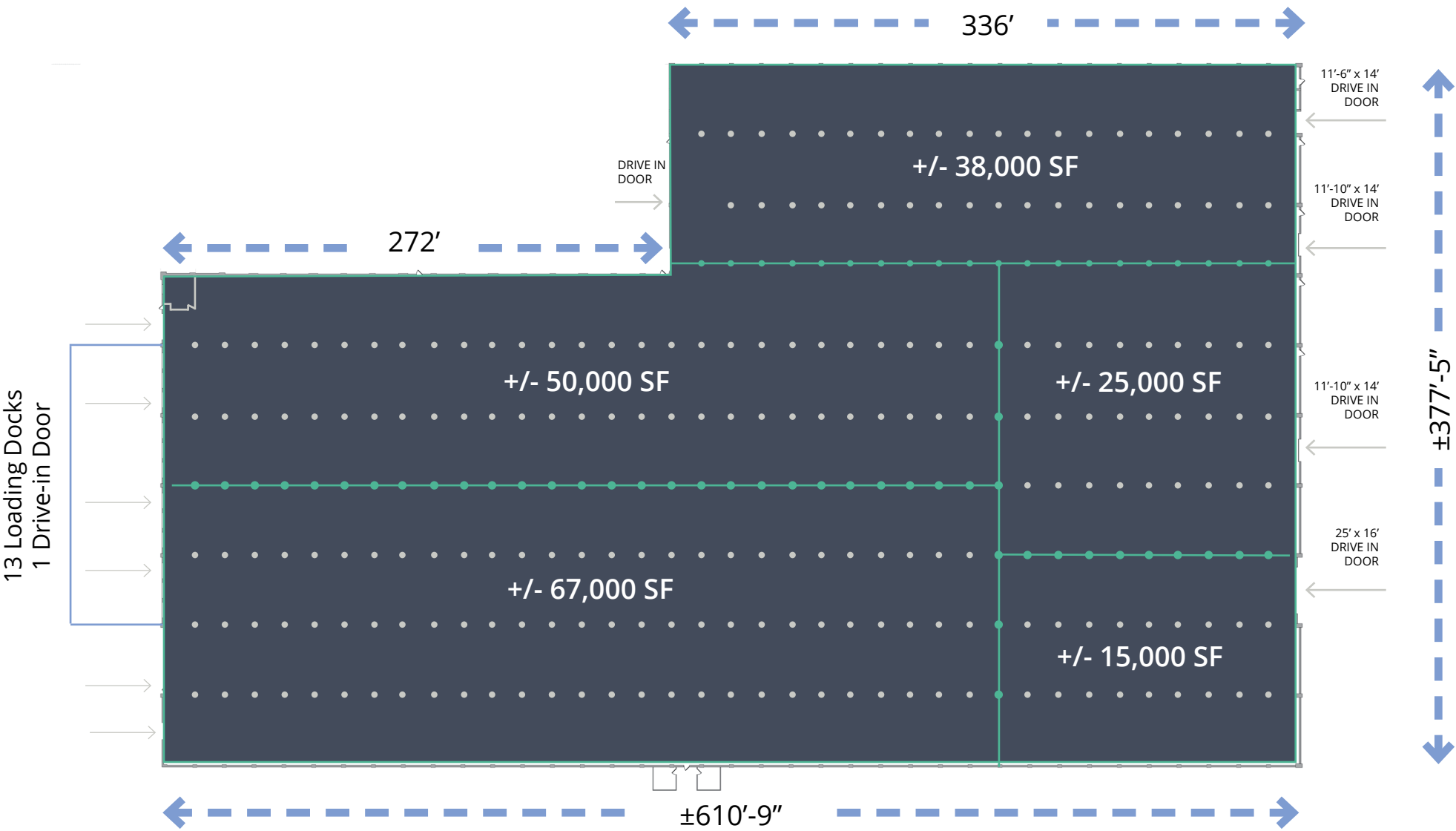
Proposed, can be modified



**Additional tailgate loading can be added at all sides*

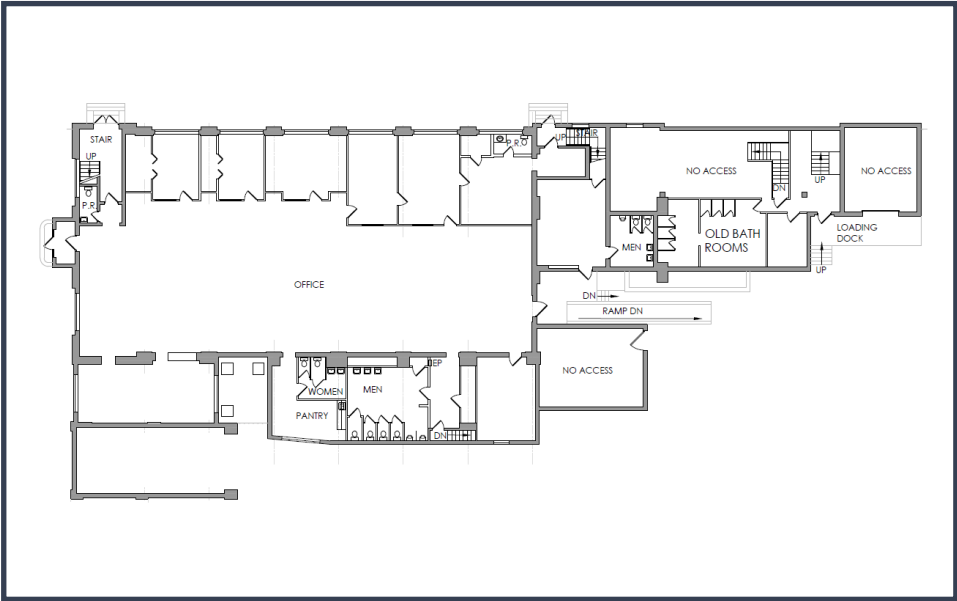
Multi-Tenant Configuration

Proposed alternative, can be modified

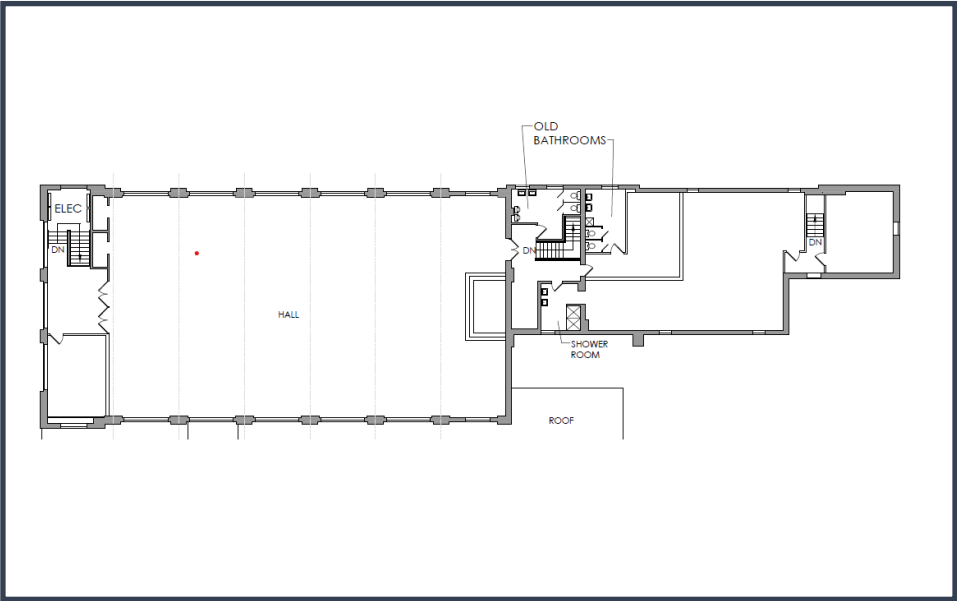


**Additional tailgate loading can be added at all sides*

Office floor plans



First Floor



Second Floor

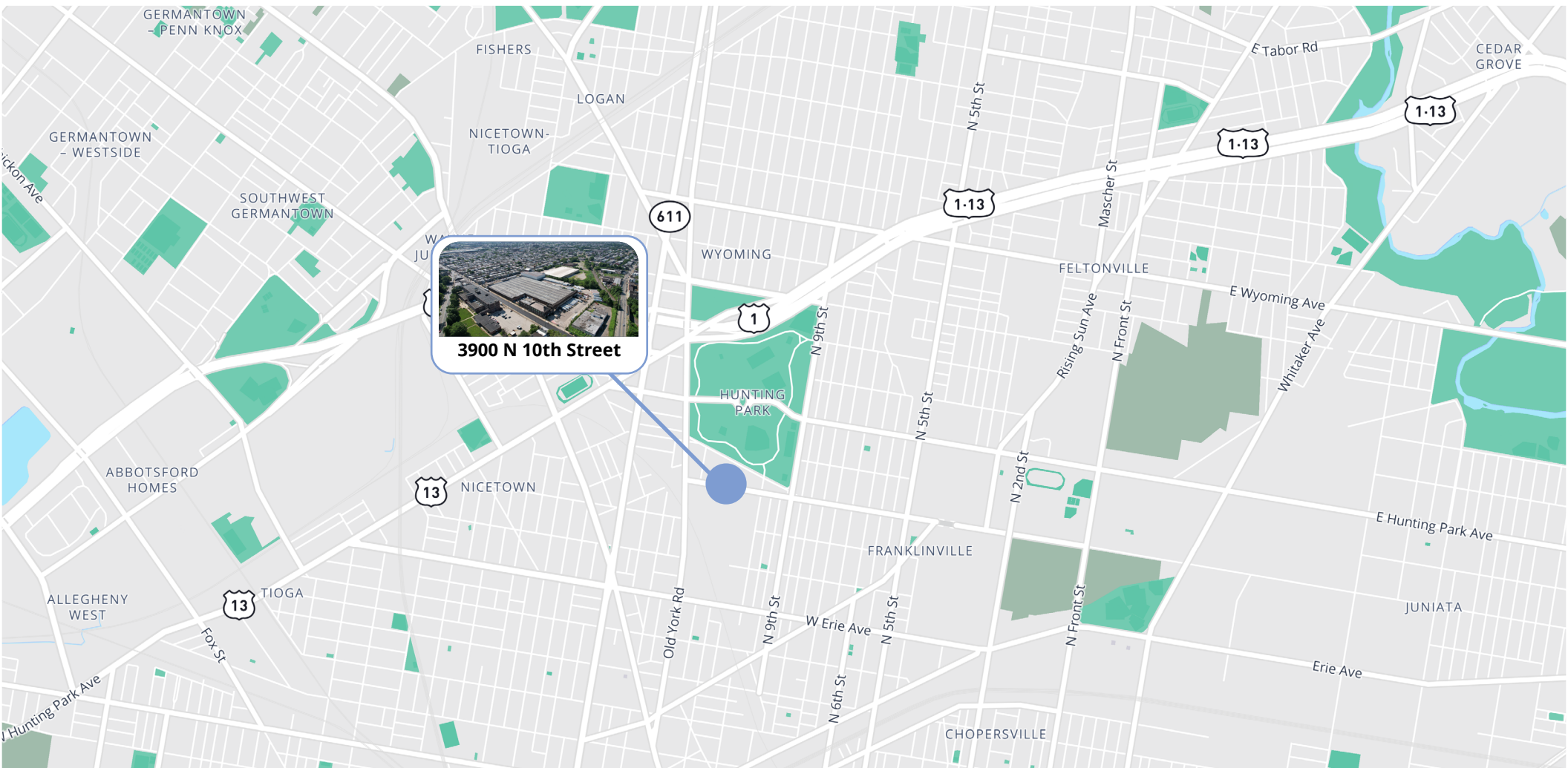
Site plan



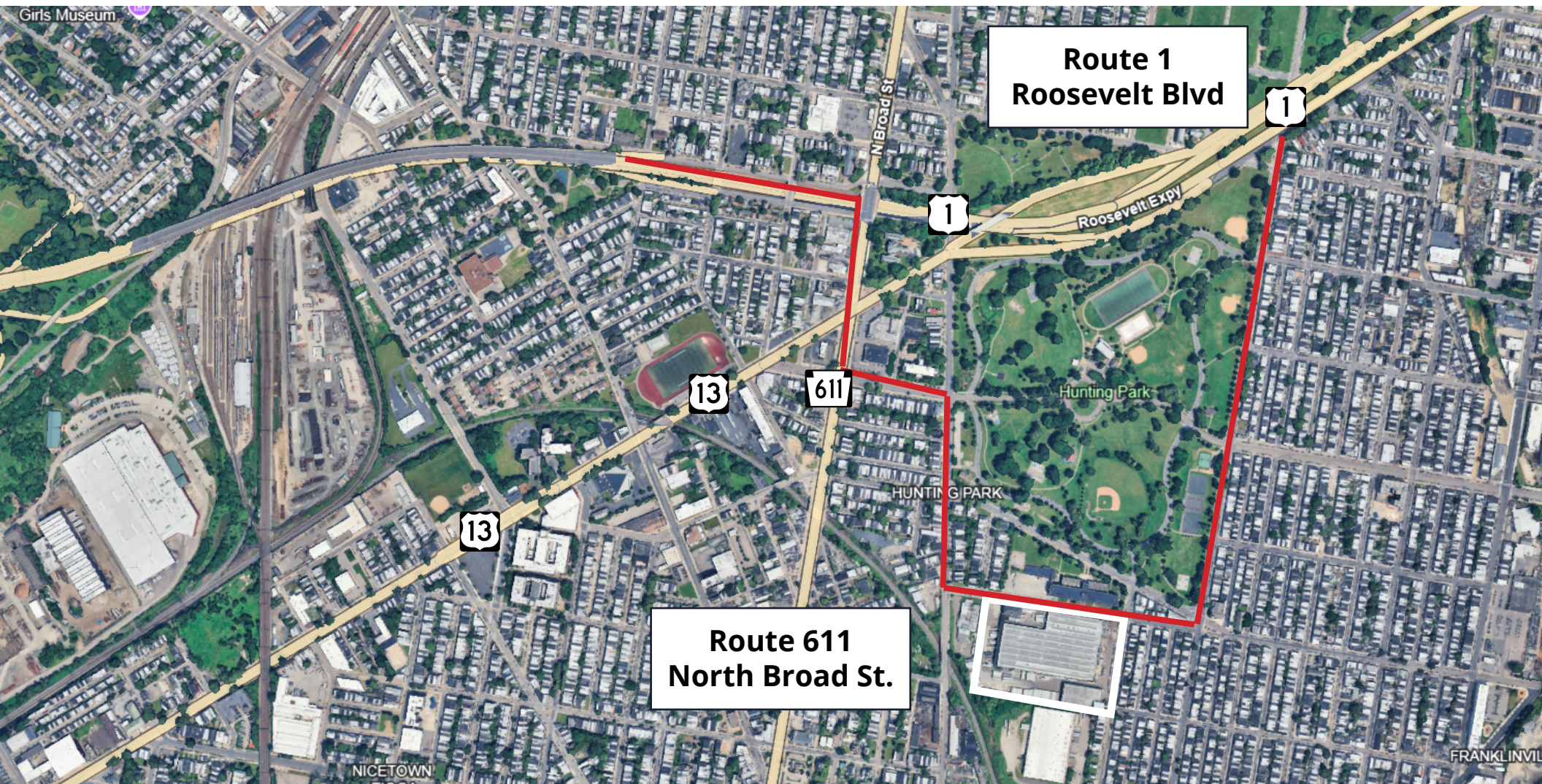
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Location overview

3900 N 10th Street is an excellent industrial location with robust connectivity for trucking and freight. Its close proximity to U.S. 1, 611, I-76, and I-95 makes it highly attractive for operations requiring quick regional distribution. On-site trailer yards, multiple docks, and light industrial zoning add operational efficiency.



Road access map



Get more information:

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