

1001-21 & 1131 E. VENANGO ST PHILADELPHIA, PA 19134



INDUSTRIAL BUILDINGS AND LAND AVAILABLE FOR LEASE

EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY

BRENDAN FLYNN

BFLYNN@FLYNNCO.COM
215-561-6565 X 152

PAT GILMORE, SIOR

PGILMORE@FLYNNCO.COM
215-561-6565 X 122

MICHAEL GALLAGHER

MGALLAGHER@FLYNNCO.COM
215-561-6565 X 151

JOSEPH NASELLI

JNASELLI@FLYNNCO.COM
215-561-6565 X 155

The
Flynn
Company

PROPERTY HIGHLIGHTS



Entire City block totaling 221,246 SF of land (5.07 acres) and multiple buildings

- o 28,685 SF, 1-story industrial building
- o ~4,500 SF, 2-story loft office building
- o ~12,000 SF, 1-story garage building
- o Potential for ~45,000 SF, 3-story structure to be enclosed
- o Can be leased together or separately



Located just minutes to US-1, Broad St, I-95 and the Betsy Ross Bridge. Only 5 miles from Center City Philadelphia



Great access to public transportation; Tioga Station of the Market-Frankford Line is 2 blocks away and SEPTA buses 3 and 56 stop within 2 blocks of property

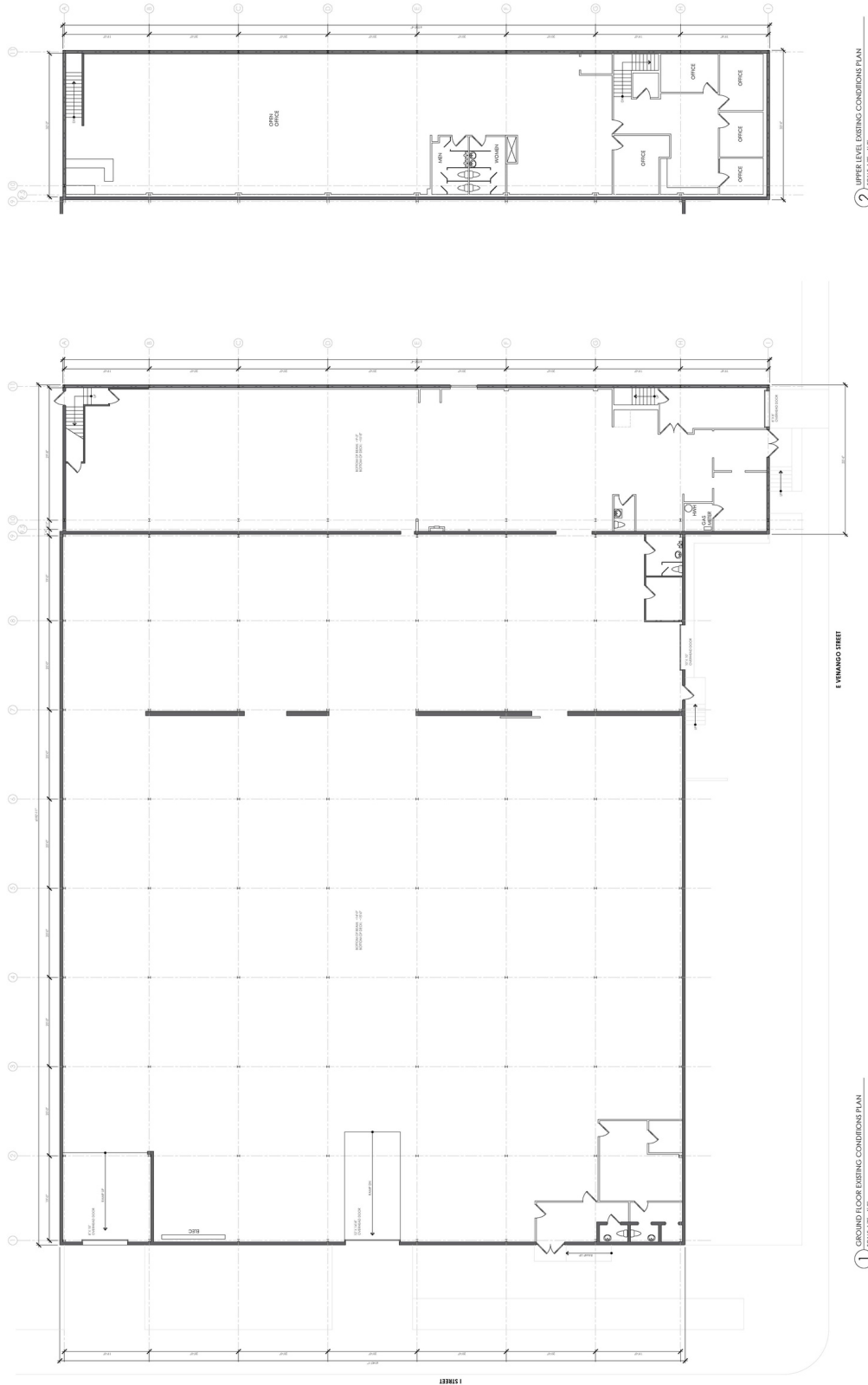


Zoned I-2; a wide array of industrial, storage, distribution and commercial uses are permitted

THE FLYNN COMPANY

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

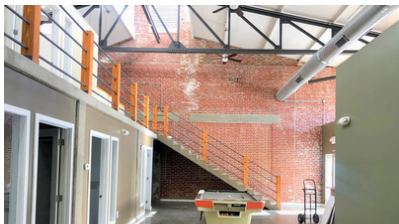
WAREHOUSE BUILDING FLOOR PLAN



PROPERTY HIGHLIGHTS

WAREHOUSE BUILDING

- »» 28,685 SF
- »» 1 STORY
- »» 1 DRIVE-IN-DOOR; 12' x 14'8"
- »» 14' CLEAR HEIGHT; 15' TO DECK
- »» 20' X 20' COLUMN SPACING
- »» 2 LOADING DOCK DOORS



OFFICE BUILDING

- ~4,500 SF <<<
- 2 STORIES <<<
- 9 PRIVATE OFFICES <<<
- LARGE GATED PARKING LOT <<<
- POLISHED CONCRETE FLOOR, <<<
- EXPOSED STEEL BEAMS & SPIRAL DUCTS <<<

GARAGE BUILDING

- »» ~12,000 SF
- »» SINGLE STORY INDOOR STORAGE OPPORTUNITY
- »» COLUMN-FREE SPACE



BUILDINGS CAN BE LEASED TOGETHER OR SEPARATELY

ZONING: I-2

Description: Light/moderate impact industrial uses including manufacturing, processing, and distribution



MAX OCCUPIED AREA	100%
MIN FRONT YARD DEPTH	0 FT
MIN SIDE YARD WIDTH	6 FT if used
MIN REAR YARD DEPTH	8 FT
MAX HEIGHT	60 FT is abutting a Residential or SP-PO district; otherwise no limit
MAX FLOOR AREA RATIO	500%

PERMITTED USES * = Special Exception Approval Required

RESIDENTIAL

Multi-family

PARKS & OPEN SPACES

Passive Recreation

RETAIL SALES

Adult Oriented Merchandise*
 Building Supplies & Equipment
 Consumer Goods (Drug Paraphernalia)*
 Consumer Goods (Gun Shop)*

WHOLESALE, DISTRIBUTION, STORAGE

Equipment & Materials Storage Yards & Buildings
 Moving and Storage Facilities
 Warehouse
 Wholesale Sales and Distribution
 Distributor of Malt or Brewed Beverages

PUBLIC, CIVIC, INSTITUTIONAL

Detention and Correctional Facilities*
 Re-Entry Facility*
 Safety Services
 Transit Station
 Utilities & Services, Basic & Major
 Wireless Service Facility

COMMERCIAL SERVICES

Adult Oriented Services*
 Animal Services
 Animal Services (Boarding & other services)*
 Building Services
 Business Support
 Financial Services
 Maintenance & Repair of Consumer Goods
 Marina
 Parking, Non-Accessory
 Body Art Services*
 Radio, Television, and Recording Services

OFFICE

Medical, Dental, Health
 Business and Professional

URBAN AGRICULTURE

Community Garden
 Market or Community-Supported Farm
 Animal Husbandry
 Horticulture Nurseries & Greenhouse

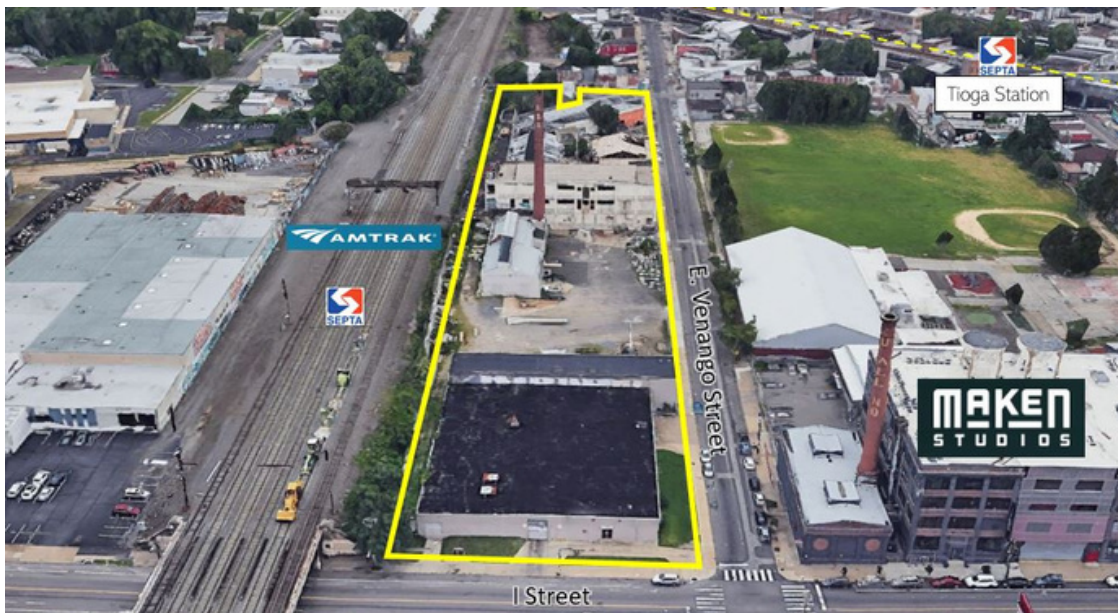
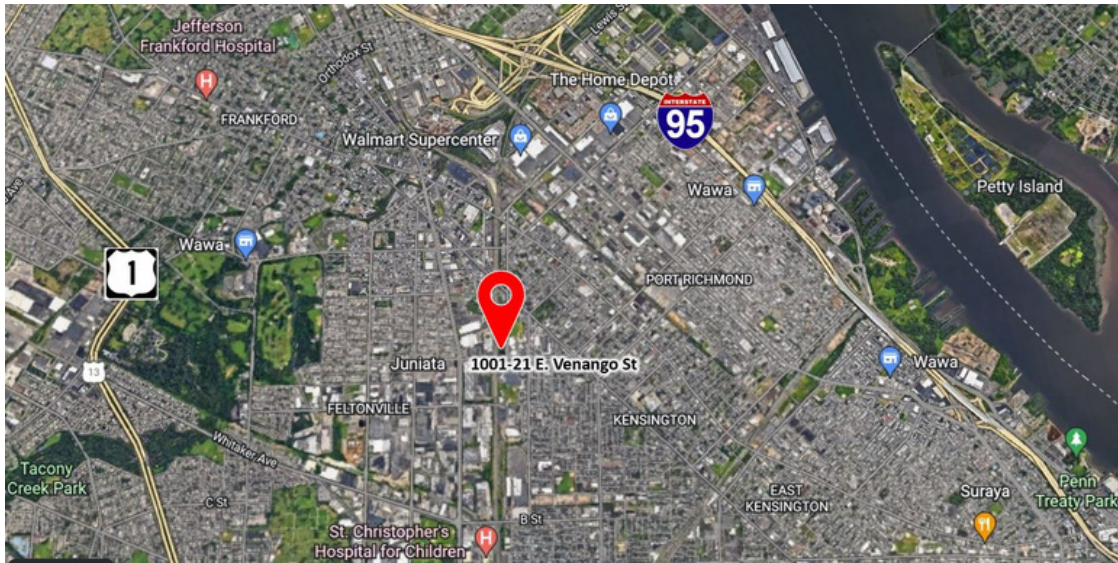
INDUSTRIAL

Artist Studios and Artisan Industrial
 Limited Industrial
 Junk & Salvage Yards & Buildings*
 Medical marijuana growing/processing facility
 Research & Development
 Trucking & Transportation Services

VEHICLE EQUIPMENT SALES & SERVICES

Commercial Vehicle Repair & Maintenance
 Commercial Vehicle Sales & Rental
 Personal Vehicle Repair & Maintenance
 Vehicle Fueling Station

LOCATION



BRENDAN FLYNN
BFLYNN@FLYNNCO.COM
215-561-6565 X 152

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

MIKE GALLAGHER
MGALLAGHER@FLYNNCO.COM
215-561-6565 X 151

JOSEPH NASELLI
JNASELLI@FLYNNCO.COM
215-561-6565 X 155

THE FLYNN COMPANY

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565