



INDUSTRIAL PROPERTY FOR SALE & LEASE

32,815 SF on 0.6 AC (26,320 SF)

2221 East Clearfield Street

Philadelphia, PA 19134



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **BUILDING SF:** 32,815 SF
- **ACREAGE:** 0.6 acres
- **CLEAR HEIGHT:** 13'7"
- **DRIVE-INS:** Four (4) Drive-in Doors
14' x 14', 14' x 14', 12' x 14', 13'7" x 10'7"
- **FRONTAGE:** 112' of frontage along E Clearfield Street
- **FIRE PROTECTION:** Partially sprinklered
- **HEATING:** Gas heat
- **OFFICE:** Finished office space
- **ZONING:** Zoned IRMX – Industrial Residential Mixed-Use (City of Philadelphia)
- **ESTIMATED 2027 TAXES:** \$22,967
- **LOCATION:** Excellent access to I-95, Route 1, Center City Philadelphia, and major regional highways



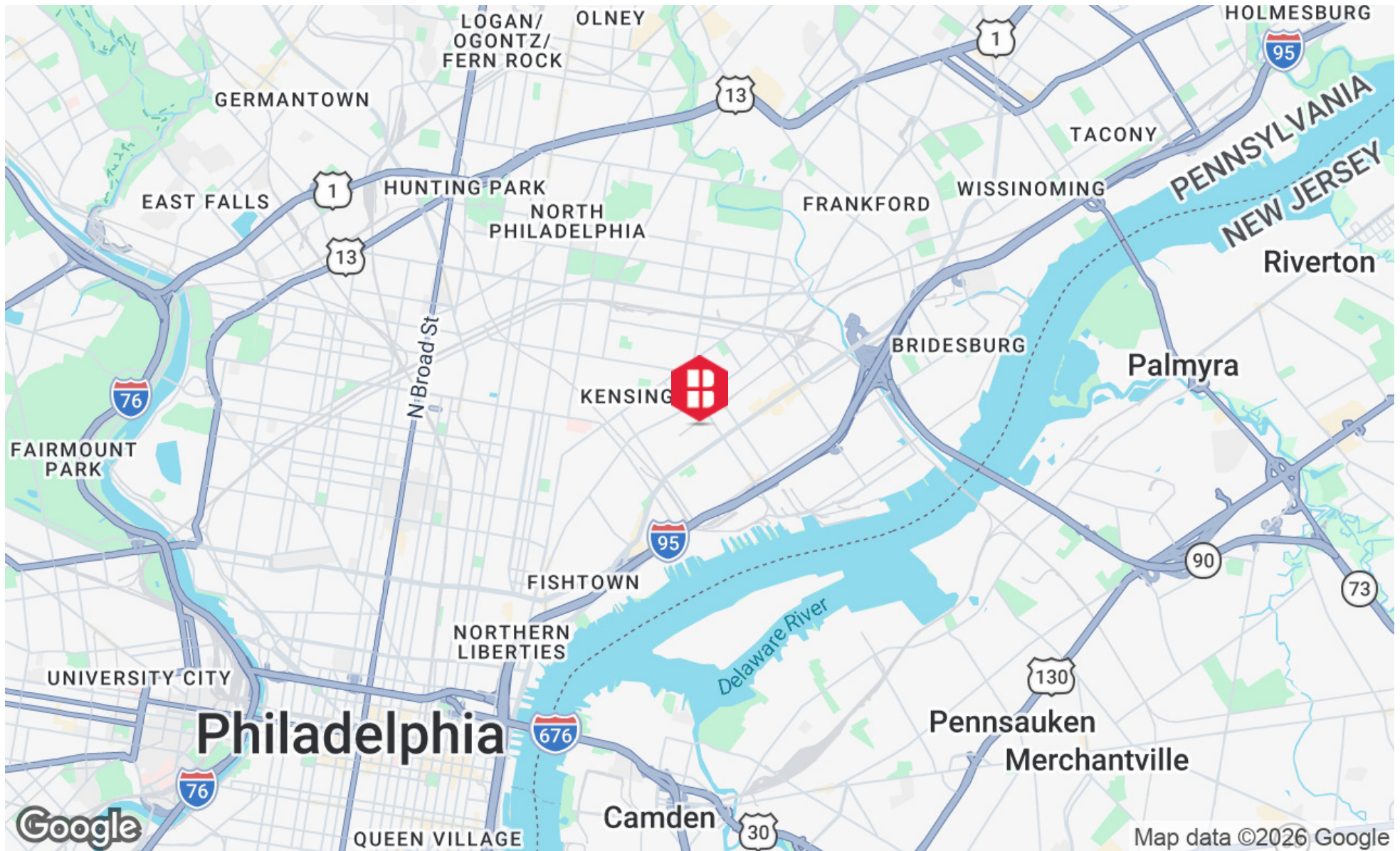
EXTERIOR



INTERIOR



LOCATION MAP



PRIMARY CONTACTS



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