



For lease

8800-8820 State Road
Philadelphia, PA

Industrial Outdoor Storage

±14,151 SF Service Facility & ±2,730 SF Office
4.25 Usable Acres

Site Plan

Property Highlights

- Site Size: 4.25 usable acres
- Building Size: $\pm 14,151$ SF service facility & $\pm 2,730$ SF office
- Zoning: Medium Industrial (I-2)
- Fenced, lit, majority paved and graveled
- Under new institutional ownership
- Dedicated car/truck entrances

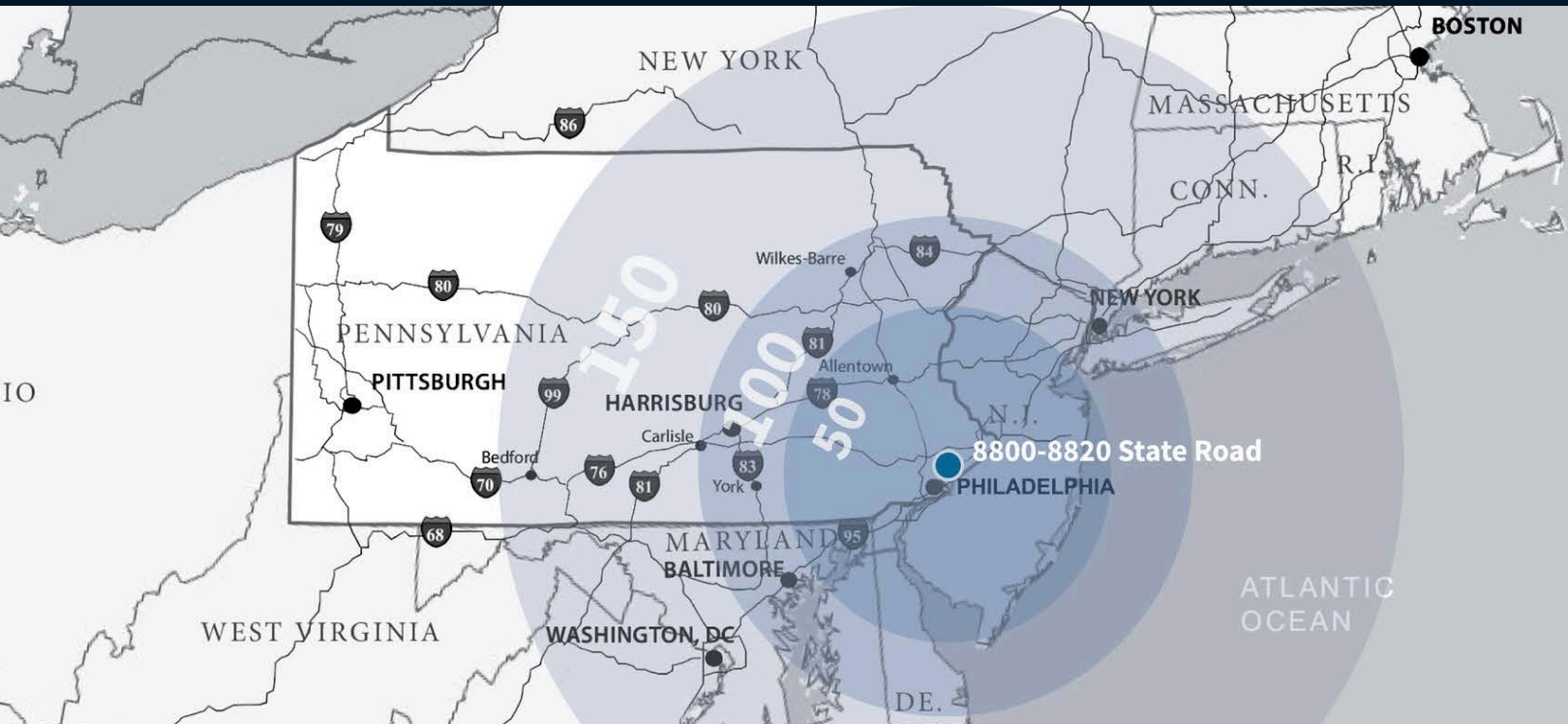




Building Highlights

- ±14,151 SF service facility
- One (1) oversized drive-in door (12' x 14')
- Ability to add additional drive-in doors
- Two (2) dock doors
- 25' clear height
- ±2,730 SF separate office





8800-8820 State Road

PHILADELPHIA, PA

Distance (mi) Drive Time (hrs)

DISTANCES TO CITIES

Philadelphia, PA	10	15 min.
New York, NY	80	1 hr 20 min.
Baltimore, MD	108	1 hr. 50 min.
Washington, DC	148	2 hr. 30 min.
Boston, MA	295	4 hr. 40 min.

DISTANCES TO PORTS

Port of Philadelphia	7	10 min.
Port of Wilmington	41	45 min.
Ports of NY/NJ	61	1 hr.
Port of Baltimore	113	1 hr. 45 min.

- 5.2 million population within a 50-mile radius
- 1,290,499 labor force within a 30-minute drive time
- Efficient access to I-95, Route 1, Route 13 & PA Turnpike
- Proximity to large industrial pockets in PA & NJ

DISTANCE TO AIRPORT

Philadelphia Airport	19	20 min.
JFK Airport	95	1 hr. 30 min.

DISTANCE TO INTERMODAL

CSX Philadelphia	15	20 min.
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