



FOR LEASE: 26,150 SF AND 1 ACRE OF GROUND

9800 Bustleton Avenue

PHILADELPHIA, PA 19115

Property Highlights

- Zoning: I2 Medium Industrial
- Two (2) tailgate loading docks
- Up to 40' clear height
- Heavy power
- Ground available for parking or material storage



For information, please contact:

Justin Bell
Managing Director
t 610-755-6979
justin.bell@nmrk.com



880 E. Swedesford Road
Suite 100
Wayne, PA 19087
t 610-265-0600

Licensed in Pennsylvania as Newmark Real Estate

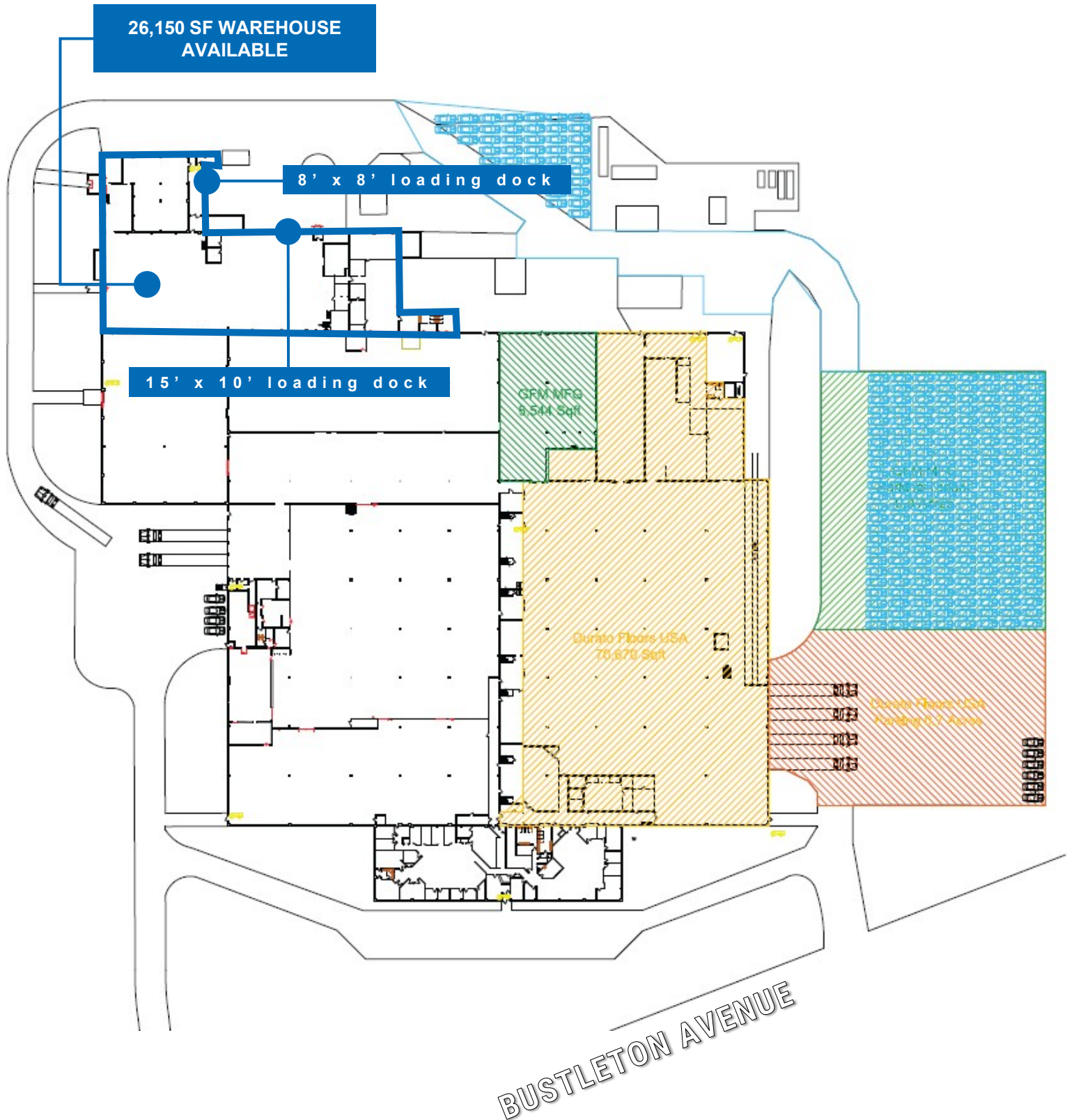
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THE PHILADELPHIA CODE
Table 14-602-3: Uses Allowed in Industrial Districts⁵⁰⁶

Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX [3]	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited See § 14-602(5)(a) (Notes for Table 14-602-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
Residential Use Category							
Household Living (as noted below)							
Multi-Family	Y	N	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	Y	Y	
Group Living	Y	N	N	N	N	N	§ 14-603(11)
Parks and Open Space Use Category							
Passive Recreation	Y	Y	Y	Y	Y	Y	
Active Recreation	Y	Y	N	N	N	N	
Public, Civic, and Institutional Use Category							
Adult Care	Y	Y	N	N	N	N	
Child Care	Y	Y	N	N	N	N	§ 14-603(5)
Detention and Correctional Facilities	N	S	N	S	Y	N	§ 14-603(13)
Educational Facilities	Y	Y	N	N	N	N	
Fraternal Organization	Y	Y	N	N	N	N	
Libraries and Cultural Exhibits	Y	Y	N	N	N	N	
Re-Entry Facility	N	S	S	S	Y	S	§ 14-603(12)
Religious Assembly	Y	Y	N	N	N	N	
Safety Services	Y	Y	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	Y	Y	
Utilities and Services, Major	N	N	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	Y	Y	§ 14-603(16); § 14-603(17)
Office Use Category							
Business and Professional	Y	Y	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)							
Sole Practitioner	Y	Y	Y	N	N	N	
Group Practitioner	Y	Y	Y	Y	Y	N	
Government	Y	Y	Y	Y	N	N	
Retail Sales Use Category [4]							
Adult-Oriented Merchandise	N	S	N	S	Y	N	§ 14-603(13)
Building Supplies and Equipment	Y	Y	Y	Y	Y	Y	§ 14-603(3)
Consumer Goods (except as noted below)	Y	Y	N	N	N	N	
Drug Paraphernalia Sales	N	S	N	S	Y	N	§ 14-603(13)
Gun Shop	N	S	N	S	Y	N	§ 14-603(13)
Food, Beverages, and Groceries (except as noted below)	Y	Y	N	N	N	N	
Fresh Food Market	Y	Y	N	N	N	N	§ 14-603(7)
Pets and Pet Supplies	Y	Y	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	N	N	N	N	
Wearing Apparel and Accessories	Y	Y	N	N	N	N	

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Commercial Services Use Category							
Adult-Oriented Service	N	S	N	S	Y	N	§ 14-603(13)
Animal Services (except as noted below)	Y	Y	Y	Y	Y	N	
Boarding and Other Services	N	N	S	S	N	N	§ 14-603(14)
Assembly and Entertainment (except as noted below)	S	Y	N	N	N	N	§ 14-603(18)
Amusement Arcade	N	S	N	N	Y	N	§ 14-603(13)
Casino	N	N	N	N	N	N	
Pool or Billiards Room	N	S	N	N	Y	N	§ 14-603(13)
Building Services	Y	Y	Y	Y	Y	N	
Business Support	Y	Y	Y	Y	Y	N	
Eating and Drinking Establishments (except as noted below)	Y	Y	N	N	N	N	
Take-Out Restaurant	S	Y	N	N	N	N	§ 14-603(6)
Smoking Lounge	S	S	N	N	N	N	§ 14-603(19)
Financial Services (except as noted below)	Y	Y	Y	Y	Y	Y	
Personal Credit Establishment	N	S	N	S	Y	N	§ 14-603(13)
Funeral and Mortuary Services	Y	Y	N	N	N	N	
Maintenance and Repair of Consumer Goods	Y	Y	Y	Y	Y	Y	
Marina	N	Y	Y	Y	N	N	
Parking, Non-Accessory	S	S	Y	Y	Y	Y	§ 14-603(10)
Personal Services (except as noted below)	Y	Y	N	N	N	N	
Body Art Service	N	S	N	S	Y	N	§ 14-603(2); § 14-603(13)
Radio, Television, and Recording Services	Y	Y	Y	Y	Y	N	
Visitor Accommodations	Y	N	N	N	N	N	
Commissaries and Catering Services	Y	Y	N	N	N	N	
Vehicle and Vehicular Equipment Sales and Services Use Category							
Commercial Vehicle Repair and Maintenance	N	N	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	N	S[1]	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	N	S[2]	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	S[1]	N	Y	Y	N	
Vehicle Fueling Station	N	Y	Y	Y	Y	N	§ 14-603(8)
Vehicle Equipment and Supplies Sales and Rental	N	S[1]	N	N	N	N	
Vehicle Paint Finishing Shop	N	N	Y	Y	Y	N	
Wholesale, Distribution, and Storage Use Category							
Equipment and Materials Storage Yards and Buildings	S	Y	Y	Y	Y	Y	
Moving and Storage Facilities	N	Y	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	Y	Y	
Wholesale Sales and Distribution (except as noted below)	S	Y	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	Y	Y	§ 14-603(1)

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Industrial Use Category							
Artists Studios and Artisan Industrial	Y	Y	Y	Y	Y	N	
Limited Industrial	S	Y	Y	Y	Y	N	
General Industrial	N	N	N	Y	Y	N	
Intensive Industrial	N	N	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	N	N	S	Y	N	§ 14-603(9)
Marine-Related Industrial	N	N	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	N	N	Y	Y	Y	N	
Mining/Quarrying	N	N	N	N	Y	N	
Research and Development	Y	Y	Y	Y	Y	N	
Trucking and Transportation Terminals	N	N	Y	Y	Y	Y	
Urban Agriculture Use Category							
Community Garden	Y	Y	Y	Y	Y	N	§ 14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	N	N	§ 14-603(15)
Animal Husbandry	N	Y	Y	Y	Y	N	§ 14-603(15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	Y	Y	N	

⁵⁰⁶ Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 120917-AA (approved April 2, 2013); amended, Bill No. 130804 (approved December 18, 2013); amended, Bill No. 130768 (approved April 23, 2014); amended, Bill No. 150168 (approved April 21, 2015); amended, Bill No. 150264 (approved June 16, 2015); amended, Bill No. 150766 (approved December 8, 2015); amended, Bill No. 160919 (approved December 20, 2016); amended, Bill No. 161003-A (approved May 8, 2017); amended, Bill No. 190253 (approved July 24, 2019); amended, Bill No. 190601-A (approved December 30, 2019).

*** Far Northeast Overlay District Overlay: (a) Commercial vehicle repair and maintenance, commercial vehicle sales and rentals, vehicle fueling station, personal vehicle repair and maintenance, personal vehicle sales and rentals, and vehicle paint finishing shop uses are prohibited within all lots zoned I-1 or I-2.