

**The  
PRESTIGE  
GROUP**  
REALTORS®

**FOR SALE**

**610-902-3900**

## **FOR SALE COMMERCIAL PROPERTY**

**1310-28 E. Sedgley Ave.**

**Philadelphia, PA 19134**

***Former Graphic Communications Union Training Facility***



- 13,000+/-sf Commercial Building
- .77+/- Acre Lot
- C-2 Commercial Zoning
- Striped Parking for 44 Vehicles
- 100% Air Conditioned
- 3 Phase/240 Volt Electrical Power
- 14' Ceiling Heights
- Masonry & Steel Construction
- Standing Seam Metal Roof (Recoated 2010)
- Gas Heat
- Fluorescent Lamps
- 4 Restrooms (2 men's & women's)

**Excellent Property For a Wide Variety of Uses**

*Light Industrial, Office, School, Retail*

***Conveniently Located Near I-95 (Castor Ave./Allegheny Ave Exit)***

**Arthur Deussing**

Vice President

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***www.PrestigeGroup.com***

*Serving Pennsylvania, New Jersey and Delaware*

This Information is Deemed Accurate Though Subject to Errors and Omissions

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