

**The
PRESTIGE
GROUP**
REALTORS®

AVAILABLE

610-902-3900

RETAIL/WAREHOUSE SPACE FOR SALE or LEASE

9,515sf—22,816sf

2031 Byberry Rd. (at Evans Rd.)

Philadelphia, PA 19116



One Story Industrial Building ~

Converted to Retail Use Due to Fantastic Visibility on Heavily Traveled Byberry Rd

Lot Size: 1.1+/- Acres
Building Size: 22,816+/- Building Age:
42 Years (1966)
Construction:
Walls: Brick over Masonry Block
Structure: Steel Columns, Bar Joists
and I-Beams
Floor: Reinforced Concrete
Roof: Rubber Membrane
Frontage: 108 Feet on Byberry Road
Ceiling Height: 15'+/- Clear
Loading: Two Exterior Tailgate
Column Spacing: 21' - 31' x 29' - 42'

Lighting: Fluorescent
HVAC: Entire Building is Air
Conditioned and Heated
via Roof-top Combination
Units
Electric Service: 120-140 Volt, 2 Phase
Service Provided by PECO
Fire Protection: 100% Wet Sprinkler Sys-
tem
Security System: Alarm System
Water/Sewer: Public
Parking: 25 Cars
Traffic Count: 11,751 Cars Daily
Zoning: G2

Highly Accessible Location in Greater Northeast Philadelphia

Seconds to Route 1 (at Woodhaven Rd)

Easy Access to I-95 and PA Turnpike (exit 28)

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Serving Pennsylvania, New Jersey and Delaware

This Information is Deemed Accurate Though Subject to Errors and Omissions