

**The  
PRESTIGE  
GROUP**  
REALTORS®

**FOR SALE**

**610-902-3900**

**FOR SALE  
INDUSTRIAL BUILDING  
3301 N. 9th Street  
Philadelphia, PA 19140**



- 12,000+/-sf Total Building Size
- 1,200+/-sf Office Space with 2 Private Offices and Open Area
- .63 Acre Paved Lot
- Zoning: G-2 Industrial
- 1 Interior Tailgate Loading Dock
- 2 Drive In Doors Possible
- 16' Clear Ceiling Height
- 30' x 40' Column Spacing
- Fluorescent Lighting
- Cinderblock Walls
- Concrete Floors
- Gas Fired Reznor Heating Units (4)
- Metal Deck Roof
- Alarm System

***Property has fenced in Lot ~ Off Street Parking is Available***

Located in the Philadelphia Renewal Community Zone  
Convenient Access to Center City and Temple University Campus

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*Serving Pennsylvania, New Jersey and Delaware*

This Information is Deemed Accurate Though Subject to Errors and Omissions