

**FOR SALE**

**610-902-3900**

# Industrial Property For Sale

**3532-44 N. Mascher St.  
Philadelphia, PA 19140**



- ◆ 24,000 +/- sq. ft. Building
- ◆ 3,000 +/- sq. ft Air Conditioned Office Area
- ◆ 13'-20' Clear Ceiling Heights
- ◆ Climate Controlled Production Areas
- ◆ (2) Drive-In Doors (10'x12')
- ◆ (1) Loading Dock (Van Height)
- ◆ Heavy Electrical Power (2,300 volt transformer)
- ◆ Buss Duct Electrical Distribution
- ◆ Hard Air Lines
- ◆ Gas Heat (Suspended Reznor Blowers)
- ◆ Concrete Floors
- ◆ Brick/Cinderblock Walls
- ◆ Wood Deck Roof
- ◆ Restroom Facilities-(2) Office, (2) Warehouse
- ◆ Fluorescent Lighting
- ◆ **Adjacent Properties Included In Sale**  
(160-64 N. Atlantic St. 8,500+/-sf parking area)  
(179-81 N. Atlantic St. 2,300+/-sf parking area)

***Excellent property for a variety of manufacturing and warehousing uses.  
Located within the Philadelphia Renewal Community Zone  
with convenient access to Rt. 1, I-95, and I-76.***

## **Arthur Deussing**

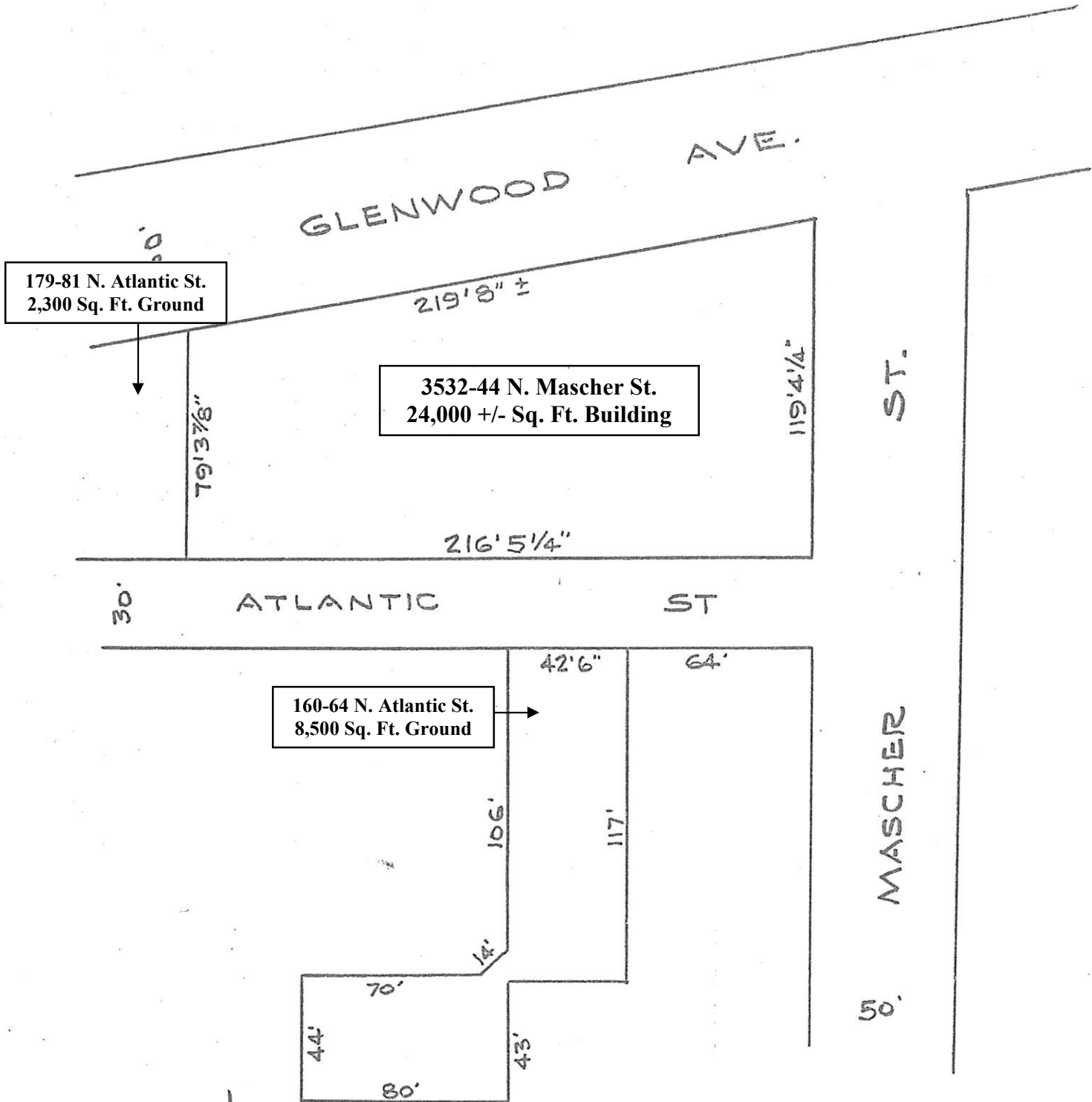
Executive Vice President

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Serving Pennsylvania, New Jersey and Delaware



**PLOT PLAN**  
 DRAWN FROM DEED DESCRIPTIONS  
 SCALE 1"=50'      HALL-MALLON CO.