

## FOR SALE

INDUSTRIAL WAREHOUSE 4200 TORRESDALE AVE. PHILADELPHIA, PA 19124



- 19,500+/- sf Industrial Building
- → 13,000 sf 1st Floor
- ♦ 6,500sf 2nd Floor
- ◆ 12'-13' Ceiling Heights
- (3) Tailgate Loading Docks (1) Drive-in Door
- Gas Heat
- ◆ ICMX Industrial Zoning (Industrial Commercial Mixed Use)
- ◆ Multi-Tenant Potential
- High Traffic Count (17,500 Vehicles Per Day)

Convenient access to I-95 (Bridge St or Aramingo Ave.)

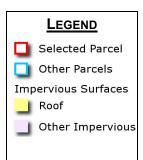
## **Arthur Deussing**

**Executive Vice President** 

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