

**The
PRESTIGE
GROUP**
REALTORS®

AVAILABLE

610.902.3900

INDUSTRIAL PROPERTY FOR LEASE

2235 N. American Street Philadelphia, PA 19133



**Great
Location
Along
American Street
Corridor**



- ◆ 17,500+/-sf Building
- ◆ 1,500sf Office
- ◆ 7,300sf Fenced Outside Storage Area
- ◆ 17'-30' Clear Ceiling Heights
- ◆ 3 Tailgate Loading Docks
- ◆ 1 Drive In Door (14'x14')
- ◆ I-2 Industrial Zoning
- ◆ 3 Restrooms
- ◆ Located in the Philadelphia Empowerment Zone

***Conveniently located just minutes from I-95 (Girard Ave).
Easy access to Center City Philadelphia.***

Arthur Deussing

Executive 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

LEGEND	
	Selected Parcel
	Other Parcels
Impervious Surfaces	
	Roof
	Other Impervious



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