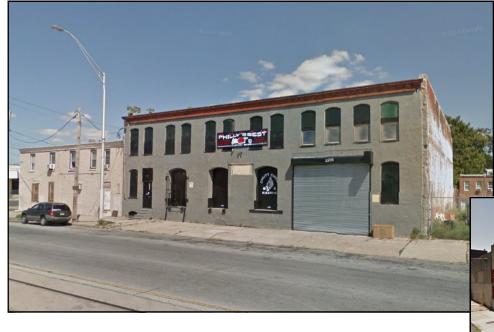


## INDUSTRIAL PROPERTY FOR LEASE 2235 N. American Street Philadelphia, PA 19133



Great Location Along American Street Corridor



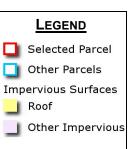
- 17,500+/-sf Building
- 1,500sf Office
- 7,300sf Fenced Outside Storage Area
- + 17'-30' Clear Ceiling Heights
- 3 Tailgate Loading Docks
- 1 Drive In Door (14'x14')
- I-2 Industrial Zoning
- 3 Restrooms
- Located in the Philadelphia Empowerment Zone

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



This Information is Deemed Accurate Though Subject to Errors and Omissions







## 2235 N. American Street Philadelphia, PA 19133

## **Arthur Deussing**

Executive Vice President

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Serving Pennsylvania, New Jersey and Delaware

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