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**FOR SALE**

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# FOR SALE OR LEASE

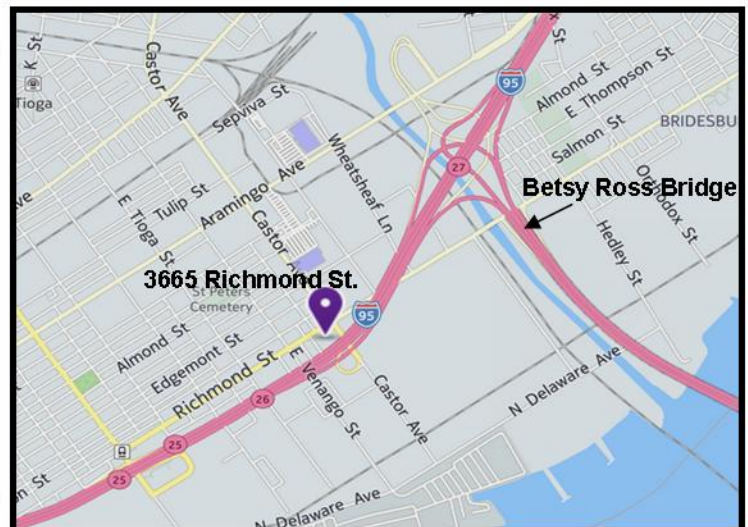
## Prime Industrial/Commercial Property

### 3665 Richmond St.

### Philadelphia, PA 19134



- ◆ 17,000+/-sf Warehouse building (divisible)
- ◆ 1.75 Acre Paved and Fenced Lot
- ◆ 2,600+/-sf Air Conditioned Office Area
- ◆ 8 Tailgate Loading Docks (expandable)
- ◆ 12'-18' Clear Ceiling Height
- ◆ Gas Heat (Reznor Suspended Units)
- ◆ 3 Phase Electrical Power
- ◆ ICMX Zoning (Industrial Commercial Mixed Use)
- ◆ 280' Frontage (Richmond St.)



Located in the Port Richmond Section of Philadelphia with immediate access to I-95 (Castor Ave./Aramingo Ave.) and Betsy Ross Bridge.

**Arthur Deussing**

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This Information is Deemed Accurate Though Subject to Errors and Omissions