

FOR LEASE

610.902.3900

Industrial Building For Lease

**5238 Comly St.
Philadelphia, PA 19135**

28,000+/-sf



- ◆ **28,000+/-SF Building**
- ◆ **Offices Built to Suit**
- ◆ **15'- 17' Ceiling Height**
- ◆ **3 - Tailgate Loading Docks**
- ◆ **1 - Drive-in Door**
- ◆ **Heavy Electrical Power (13,200 volt)**
- ◆ **Infrared Heating Units**
- ◆ **Fenced Outside Storage/Loading Area (.67+/-Acre)**
- ◆ **New Rubber Membrane Roof**

I-3 Industrial Zoning (High Intensity Industrial)

***Located Just off Tacony St. with Instant Access to the Tacony Palmyra Bridge (PA/NJ)
Convenient Access to I-95***

Arthur Deussing

Executive Vice President

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Serving Pennsylvania, New Jersey and Delaware

Permitted Uses

Table 14-602-3: Uses Allowed in Industrial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
Residential Use Category	Household Living (as noted below)					
	Multi-Family	N	N	N	N	
	Carotaker Quarters	Y	Y	Y	Y	
Parks and Open Spaces Use Category	Group Living	N	N	N	N	14-603(11)
	Passive Recreation	Y	Y	Y	Y	
Public, Civic, and Institutional Use Category	Active Recreation	N	N	N	N	
	Day Care	N	N	N	N	14-603(5)
	Detention and Correctional Facilities	N	S	Y	N	14-603(13)
	Educational Facilities	N	N	N	N	
	Fraternal Organization	N	N	N	N	
	Libraries and Cultural Exhibits	N	N	N	N	
	Re-Entry Facility	S	S	Y	S	14-603(12)
	Religious Assembly	N	N	N	N	
	Safety Services	Y	Y	Y	Y	
	Transit Station	Y	Y	Y	Y	
	Utilities and Services, Basic	Y	Y	Y	Y	
	Utilities and Services, Major	N	Y	Y	Y	
Office Use Category	Wireless Service Facility	Y	Y	Y	Y	14-603(16)(17)
	Business and Professional	Y	Y	N	N	
Retail Sales Use Category	Medical, Dental, Health Practitioner (as noted below)					
	Sole Practitioner	Y	N	N	N	
	Group Practitioner	Y	Y	Y	N	
	Government	Y	Y	N	N	
	Adult-Oriented Merchandise	N	S	Y	N	14-603(13)
	Building Supplies and Equipment	Y	Y	Y	Y	14-603(3)
	Consumer Goods (except as noted below)	N	N	N	N	
	Drug Paraphernalia Sales	N	S	Y	N	14-603(13)
	Gun Shop	N	S	Y	N	14-603(13)
	Food, Beverages, and Groceries (except as noted below)	N	N	N	N	
Commercial Services Use Category	Fresh Food Market	N	N	N	N	14-603(7)
	Pets and Pet Supplies	N	N	N	N	
	Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	
	Wearing Apparel and Accessories	N	N	N	N	
	Adult-Oriented Service	N	S	Y	N	14-603(13)
	Animal Services (except as noted below)	Y	Y	Y	N	
	Boarding and Other Services	S	S	N	N	14-603(14)
	Assembly and Entertainment	N	N	N	N	14-603(18)
	Amusement Arcade	N	N	Y	N	14-603(13)
	Casino	N	N	N	N	
	Pool or Billiards Room	N	N	Y	N	14-603(13)
	Building Services	Y	Y	Y	N	
	Business Support	Y	Y	Y	N	
	Eating and Drinking Establishments (except as noted below)	N	N	N	N	
	Take-Out Restaurant	N	N	N	N	14-603(6)
	Financial Services (except as noted below)	Y	Y	Y	Y	
	Personal Credit Establishment	N	S	Y	N	14-603(13)
	Funeral and Mortuary Services	N	N	N	N	
Maintenance & Repair of Consumer Goods	Y	Y	Y	Y		
Marina	Y	Y	N	N		
Parking, Non-Accessory	Y	Y	Y	Y	14-603(10)	
Personal Services (except as noted below)	N	N	N	N		
Body Art Service	N	S	Y	N	14-603(2)(13)	
Radio, Television, and Recording Services	Y	Y	Y	N		
Visitor Accommodations	N	N	N	N		
Vehicle and Vehicular Equipment Sales and Services Use Category	Commissaries and Catering Services	N	N	N	N	
	Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
	Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
	Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
	Personal Vehicle Sales and Rental	N	Y	Y	N	
	Vehicle Fueling Station	Y	Y	Y	N	14-603(8)
	Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
Vehicle Paint Finishing Shop	Y	Y	Y	N		
Wholesale, Distribution, and Storage	Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
	Moving and Storage Facilities	Y	Y	Y	Y	
	Warehouse	Y	Y	Y	Y	
	Wholesale Sales and Distribution	Y	Y	Y	Y	
Industrial Use Category	Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603(11)
	Artist Studios and Artisan Industrial	Y	Y	Y	N	
	Limited Industrial	Y	Y	Y	N	
	General Industrial	N	Y	Y	N	
	Intensive Industrial	N	N	Y	N	
	Junk and Salvage Yards and Buildings	N	S	Y	N	14-603(9)
	Marine-Related Industrial	N	N	Y	Y	
	Mining/Quarrying	N	N	Y	N	
	Research and Development	Y	Y	Y	Y	
	Trucking and Transportation Terminals	Y	Y	Y	Y	
Urban Agriculture Use Category	Community Garden	Y	Y	Y	N	14-603(15)
	Market or Community-Supported Farm	Y	Y	N	N	14-603(15)
	Animal Husbandry	Y	Y	Y	N	14-603(15)
	Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

This Information is Deemed Accurate Though Subject to Errors and Omissions