



245,000 SF for lease

Flex/warehouse/distribution space

# 4700 Wissahickon Avenue

Philadelphia, PA 19144



## Contact

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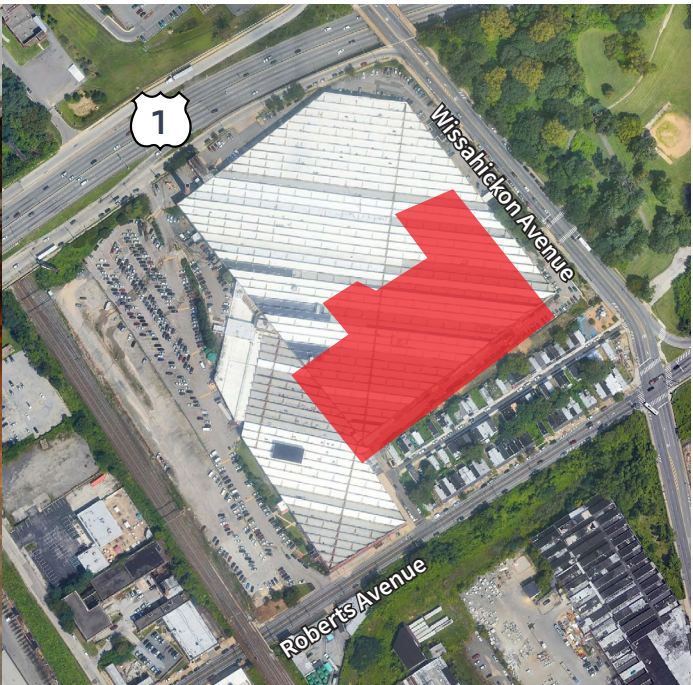
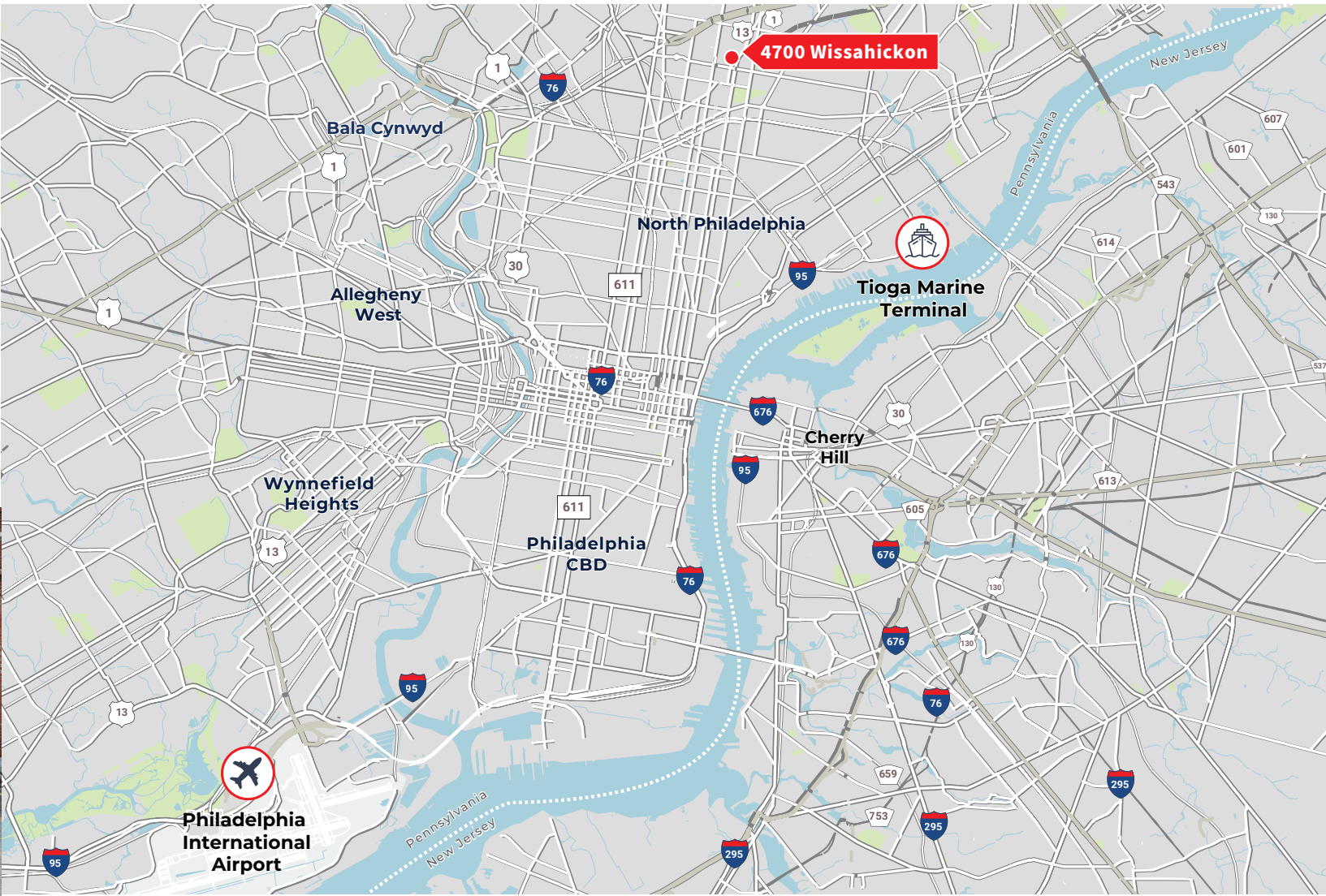
# 4700 Wissahickon Avenue






Philadelphia, PA 19144

## 245,000 SF flex/warehouse/distribution space for lease

4700 Wissahickon Avenue offers well-located, industrial flex space situated within the Philadelphia Design and Distribution Center, minutes away from Center City Philadelphia.

- Ability to divide space to 40,000+ SF
- Asking rent: \$5.50/SF NNN
- Ceiling heights: 14' clear, 26' to the peak of interior saw tooth
- 40' x 40' column spacing with poured reinforced concrete floor (rated at 600 lbs PSF)
- Exterior platform loading: 64' wide platform (72' including ramp access), 10' door access
- Interior tailgates: 45' wide interior tailgate platform (3 individual levelers and one stair access ramp).  
50' from platform to three 14' garage doors
- Direct access to Route 1, I-76 (Schuylkill Expressway), and Route 611 (Broad Street)
- Parking ratio: 2.0/1,000 SF





Direct visibility and access to Route 1 and access to I-76 via Route 1

Immediately on the SEPTA H and XV bus line

1 mile from SEPTA Wayne Junction Station

20 minutes from Philadelphia International Airport

5.5 miles from Center City Philadelphia



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