



FOR LEASE



WAREHOUSE/DISTRIBUTION



5,000 SF & 11,250+/- SF



## 12285 McNulty Road

Byberry East Industrial Park  
Philadelphia, PA 19154

### OFFERING SUMMARY

Unit 102:	\$8.25 SF/yr NNN
Unit 106:	\$7.75 SF/yr NNN
Building Size:	75,000+/- SF
Available SF:	5,000 & 11,250+/- SF
Lot Size:	7.2+/- Acres
Year Built:	1988
Zoning:	L1 Light Industrial
Market:	Philadelphia
Submarket:	Northeast Philadelphia

### Property Overview

75,000+/- SF Industrial building ideal for manufacturing, assembly, warehouse/distribution and wholesale. Prime flex space available.

### Property Highlights

- **Unit 102: 5,000+/- SF Features:**
  - 1,500+/- SF office space
  - 3,500+/- SF warehouse space
  - (1) truck door
  - (2) restrooms
- **Unit 106: 11,250+/- SF Features:**
  - (2) truck dock doors
  - Room for additional truck dock
  - 20'-23' ceiling heights
  - 1,000+/- SF of office / break room space
  - Landlord will fit out additional office space as required
  - 3 restrooms



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UNIT 102





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UNIT 106

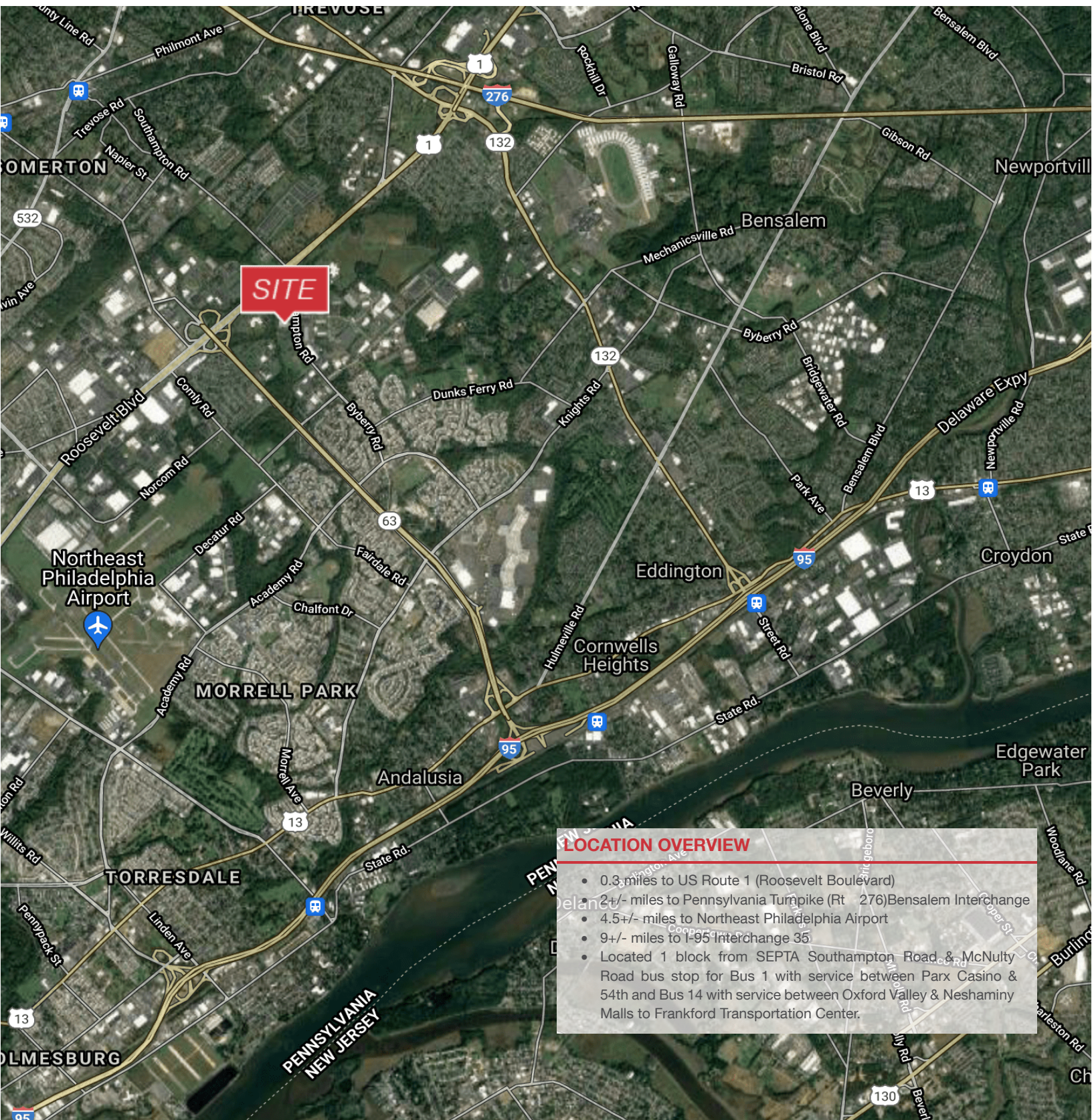




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MAP



**SITE**

**LOCATION OVERVIEW**

- 0.3 miles to US Route 1 (Roosevelt Boulevard)
- 2+/- miles to Pennsylvania Turnpike (Rt 276) Bensalem Interchange
- 4.5+/- miles to Northeast Philadelphia Airport
- 9+/- miles to I-95 Interchange 35
- Located 1 block from SEPTA Southampton Road & McNulty Road bus stop for Bus 1 with service between Parx Casino & 54th and Bus 14 with service between Oxford Valley & Neshaminy Mills to Frankford Transportation Center.