

AVAILABLE



Commercial Real Estate Services

32,300 +/- Square Foot

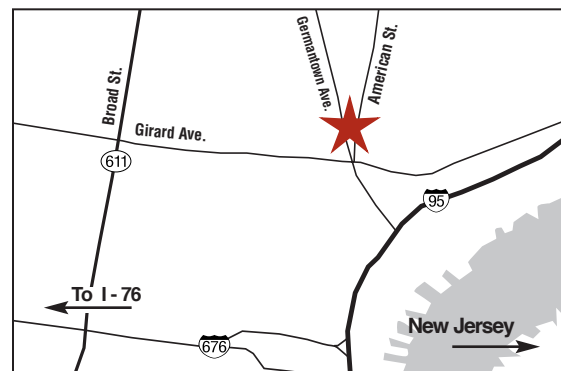
Single Story Industrial Facility on 1.27 Acres



1215 Germantown Avenue, Philadelphia, Pennsylvania
(Vicinity 2nd Street & Girard Avenue)

Enterprise and Empowerment Zone Benefits!
3.75% interest rate possible on 40% of Project Cost.

- **8,000 sq. ft. offices / showroom.**
- **Tailgate *and* drive-in loading.**
- **Divisible for multi-occupancy.**
- **Outside storage on about 1/2 acre.**
- **Great Public Transportation – SEPTA Bus and Train service.**
- **Ideal for servicing Center City.**
- **Easy access to I-95, I-76 and I-676 to NJ.**



The Foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

500 Old York Road • Suite 110 • Jenkintown, PA 19046 • 215.886.9400 • Fax 215.885.6563