



Byberry East Industrial Park

12285 McNulty Road, Philadelphia, PA 19154

Property Highlights

- Available Space:
- Unit 106: 11,250 SF
- (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

Property Overview

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

Offering Summary

Lease Rate:	\$7.75 SF/yr (NNN)
Building Size:	75,000 SF
Available SF:	11,250 SF
Lot Size:	7.2 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	3,336	119,570	434,815
Total Population	9,902	317,789	1,182,131

For More Information

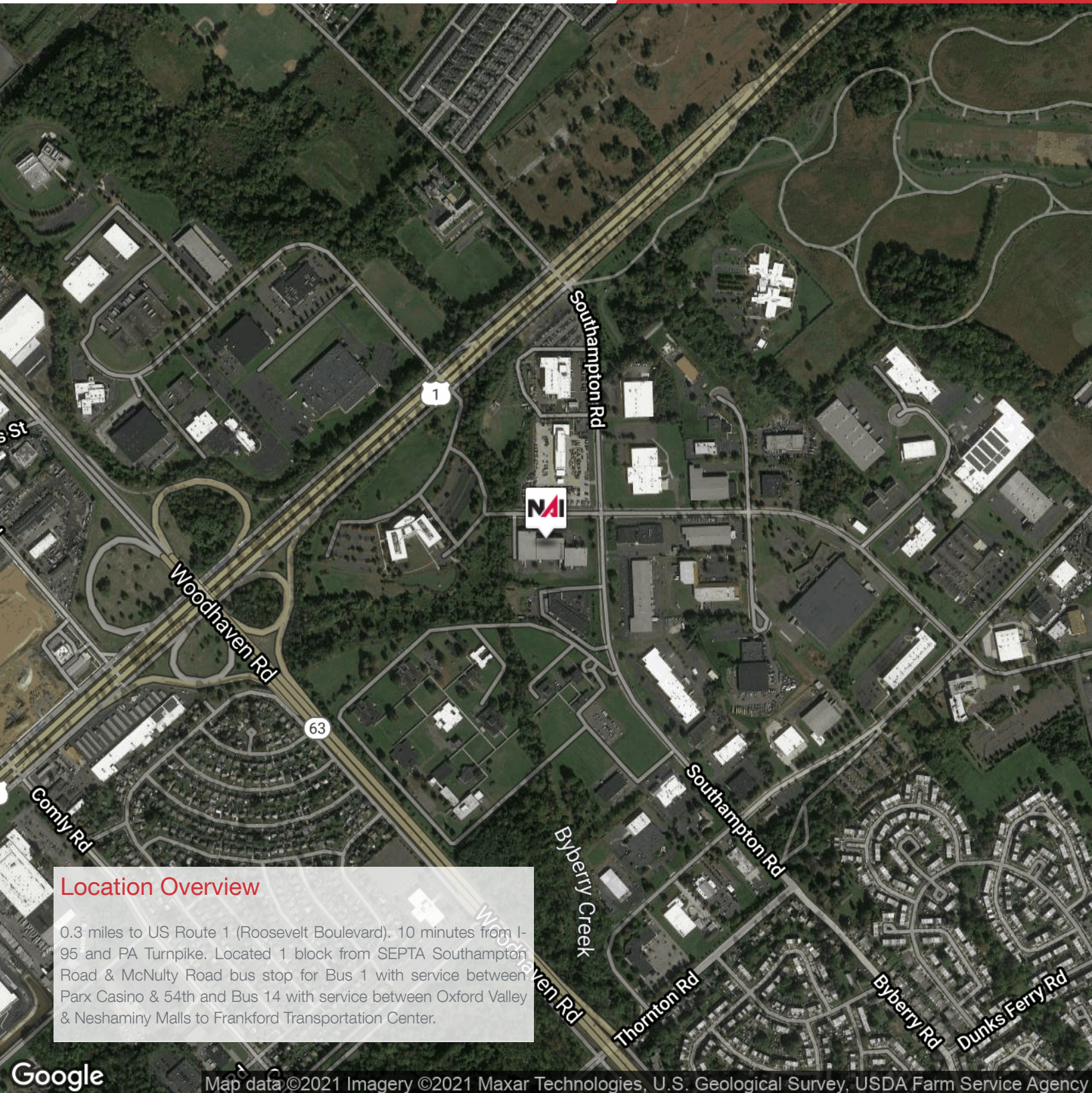
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Location Overview

0.3 miles to US Route 1 (Roosevelt Boulevard). 10 minutes from I-95 and PA Turnpike. 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 Malls to Frankford Transportation Center.