

FOR LEASE: FLEX/INDUSTRIAL SPACE

3801 Ridge Ave | East Falls | Philadelphia, PA

EQUITY RETAIL BROKERS



PROPERTY FEATURES & DETAILS

- Located on the edge of East Falls by the corner of Ridge Ave & W Indiana Ave
- 9,000 SF building | 6,500 SF Available
 - Warehouse: 3,957
 - Office: 2,453 SF
- 19,252 SF lot
- 13.8' ceiling heights
- 5 tailgate loading docks
- Ideal manufacturing or distribution space for a single user
- 14 off street parking spaces available
- Public utilities
- HVAC: air conditioned office, suspended space heaters in warehouse
- Close proximity to East Falls Rail Station, I-76 & Route 1.

CONTACT

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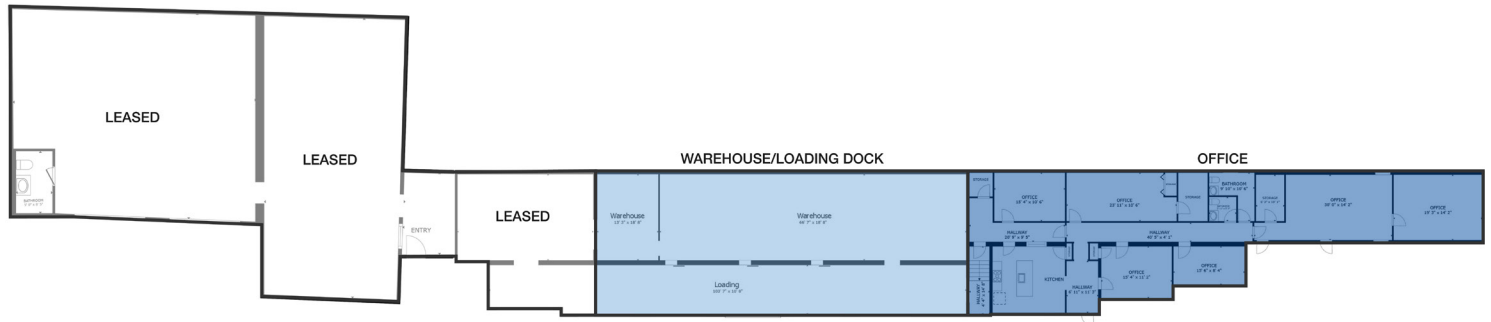
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FLOOR PLANS

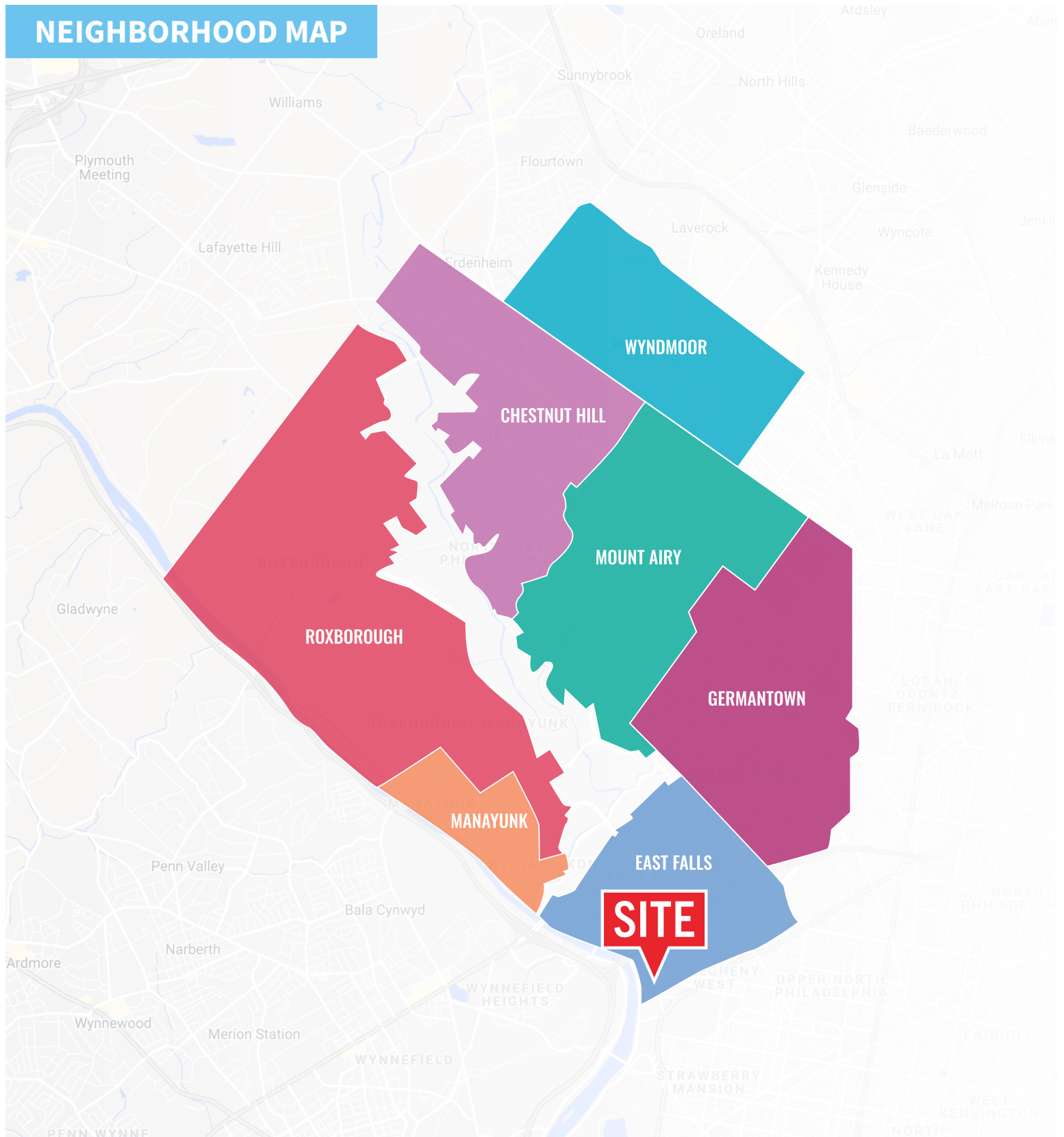


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NEIGHBORHOOD MAP

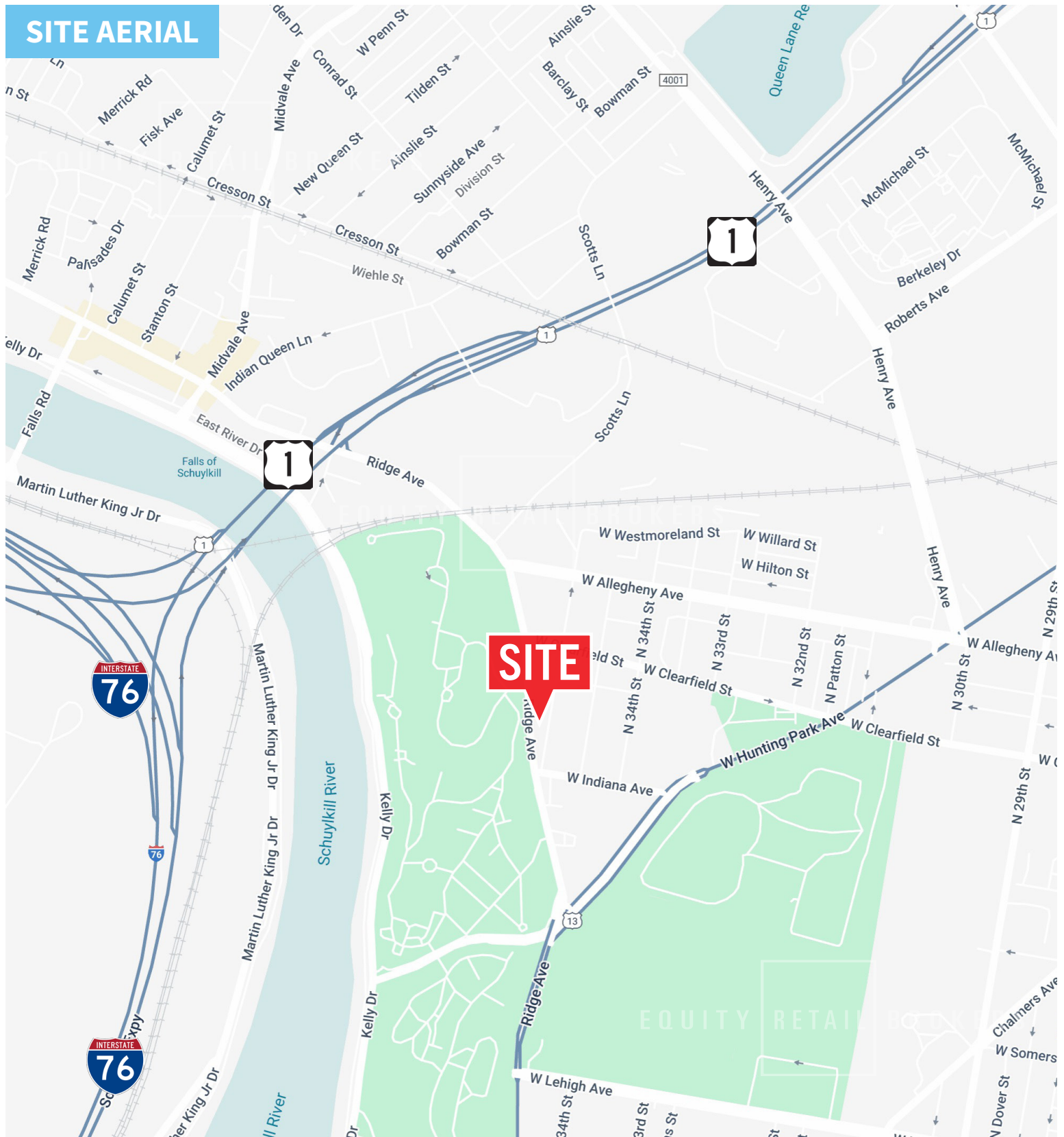


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SITE AERIAL



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LOCATION AERIAL



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Demographic Overview (1, 2, 3-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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