

FOR LEASE: FLEX/LIGHT INDUSTRIAL SPACE

2501 Wharton Street, Philadelphia, PA



PROPERTY HIGHLIGHTS

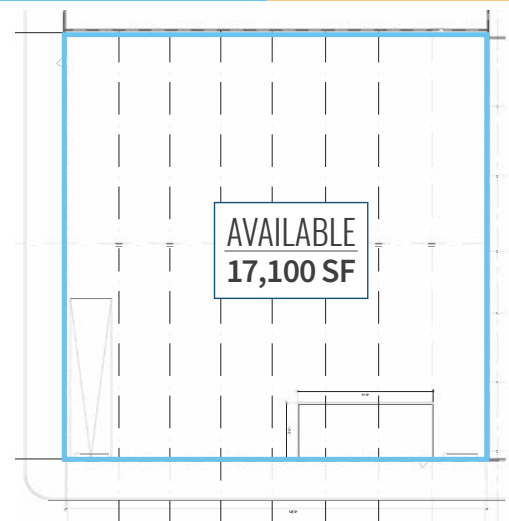
- Space available
- Join Central Bark, Urban Jungle & many more
- Unit C: 17,100 SF

LOCATION DETAILS

- Located within minutes of University City, Washington Ave & I-76 Corridor
- Equidistant from South Philadelphia & University City

FLOOR PLAN

UNIT C



CONTACT

CONOR TUNNO

ctunno@equitycre.com

DIRECT 484.531.2004

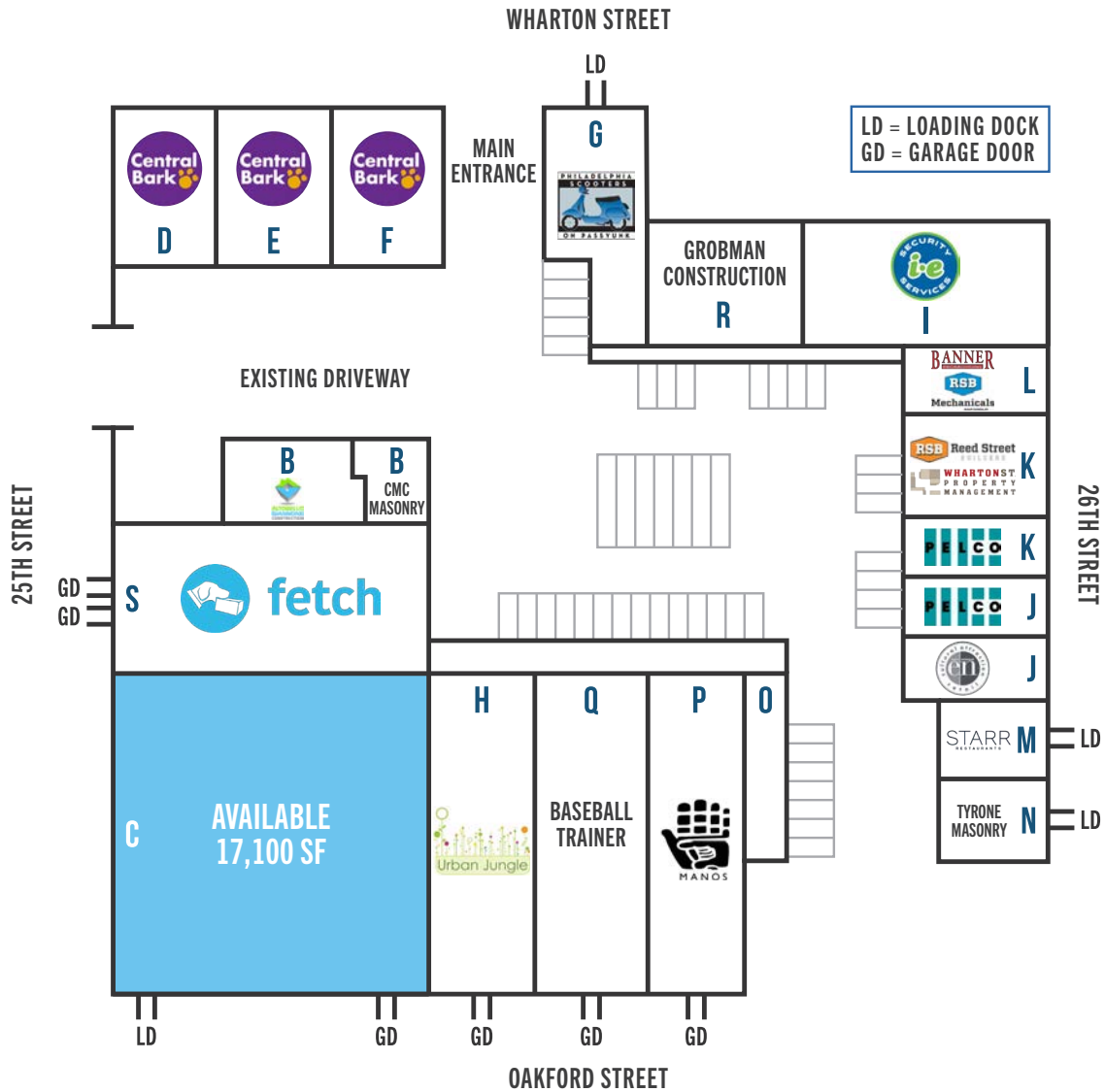
STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

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BLDG.	TENANT	SF
B-Front Garage	CMC Masonry	
B-1 st & 2 nd Floor Office & Rear Garage	Altobello Giannone	
C - Garage	AVAILABLE	17,100 SF
D,E,F	The Dog's Wish	
G-Garage	Philadelphia Scooter	
H-Garage	Urban Jungle	
I-Garage	Imperial Event Security	

BLDG.	TENANT	SF
J-Garage	Event Network	
J-1 st & 2 nd Floor Office & K Garage	Pelco	
K-1 st & 2 nd Floor Office	Reed St Builders	
K-1 st Floor Office	Wharton St Property Management	
L-Garage	RSB Mechanicals	
L-2 nd Floor Office	Banner Promotions	

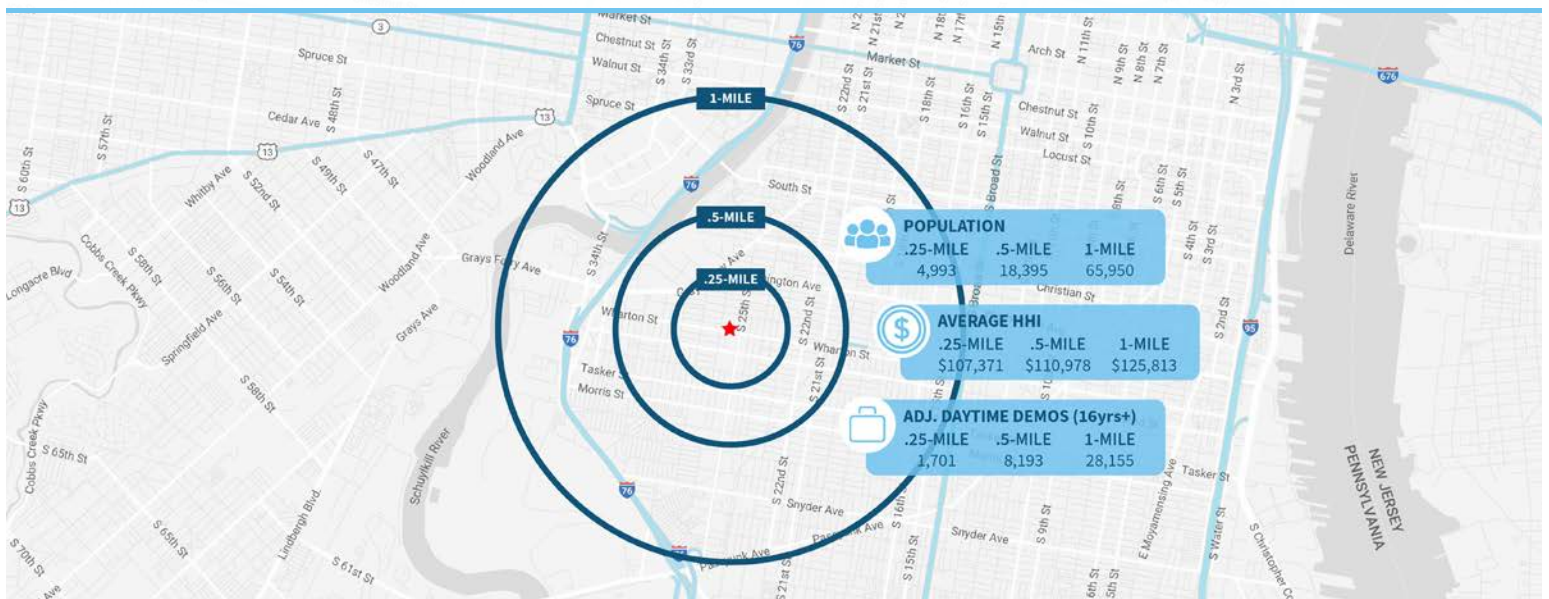
BLDG.	TENANT	SF
M-Garage	Starr Restaurant Group	
N-Garage	Tyrone Masonry	
O-Garage	Louis Pollutri	
P-Garage	Manos	
Q-Garage	The Rounds	
R-Garage	Grobman Construction	
S-Garage	Fetch	

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Demographic Overview (.25, .5, 1-mile radius)



The right space. The right move.



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08/25

RETAIL AERIAL

UNIVERSITY CITY

CENTER CITY

GRADUATE HOSPITAL

POINT BREEZE

SITE



NAVAL SQUARE

GRAYSFERRY AVE.

SOUTH STREET

S. BROAD STREET



WASHINGTON AVE.



25TH STREET

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('25)