

## FOR LEASE: FLEX/LIGHT INDUSTRIAL SPACE

2501 Wharton Street, Philadelphia, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- 3 spaces available
  - Unit C: 17,100 SF
  - Unit P: 5,404 SF
  - Unit R: 3,500 SF
- On site parking
- Join Central Bark, The Rounds, Urban Jungle & many more

### LOCATION DETAILS

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

### CONTACT

CONOR TUNNO

ctunno@equitycre.com

DIRECT 484.531.2004

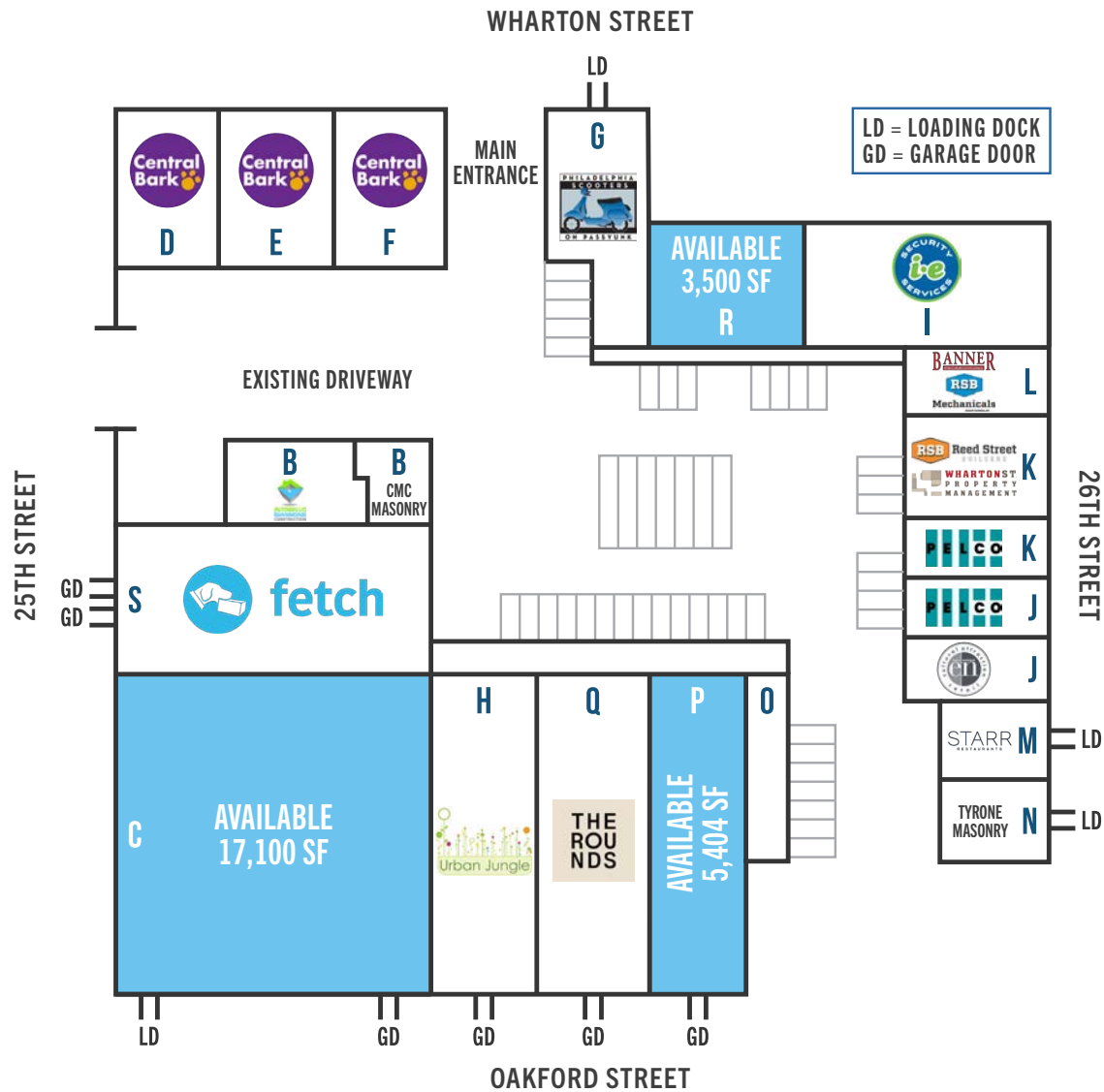
STEVE JEFFRIES

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DIRECT 484.531.2250

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BLDG.	TENANT	SF
B-Front Garage	CMC Masonry	
B-1 <sup>st</sup> & 2 <sup>nd</sup> Floor Office & Rear Garage	Altobello Giannone	
<b>C - Garage</b>	<b>AVAILABLE</b>	<b>17,100 SF</b>
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 <sup>st</sup> & 2 <sup>nd</sup> Floor Office & K Garage	Pelco	
K-1 <sup>st</sup> & 2 <sup>nd</sup> Floor Office	Reed St Builders	
K-1 <sup>st</sup> Floor Office	Wharton St Property Management	
L-Garage	RSB Mechanicals	
L-2 <sup>nd</sup> Floor Office	Banner Promotions	

BLDG.	TENANT	SF
M-Garage	Starr Restaurant Group	
N-Garage	Tyrone Masonry	
O-Garage	Louis Pollutri	
<b>P-Garage</b>	<b>AVAILABLE</b>	<b>5,404 SF</b>
Q-Garage	The Rounds	
<b>R-Garage</b>	<b>AVAILABLE</b>	<b>3,500 SF</b>
S-Garage	Fetch	

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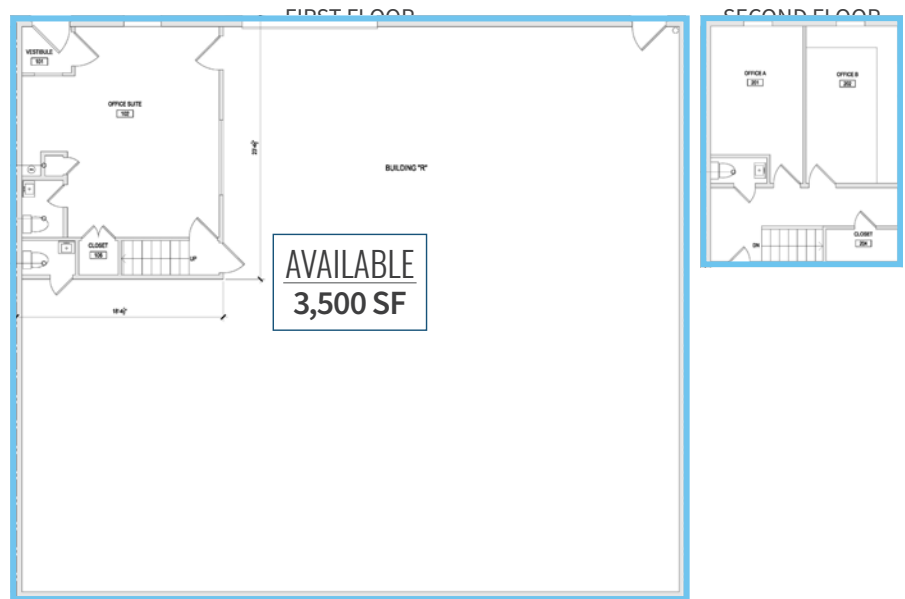
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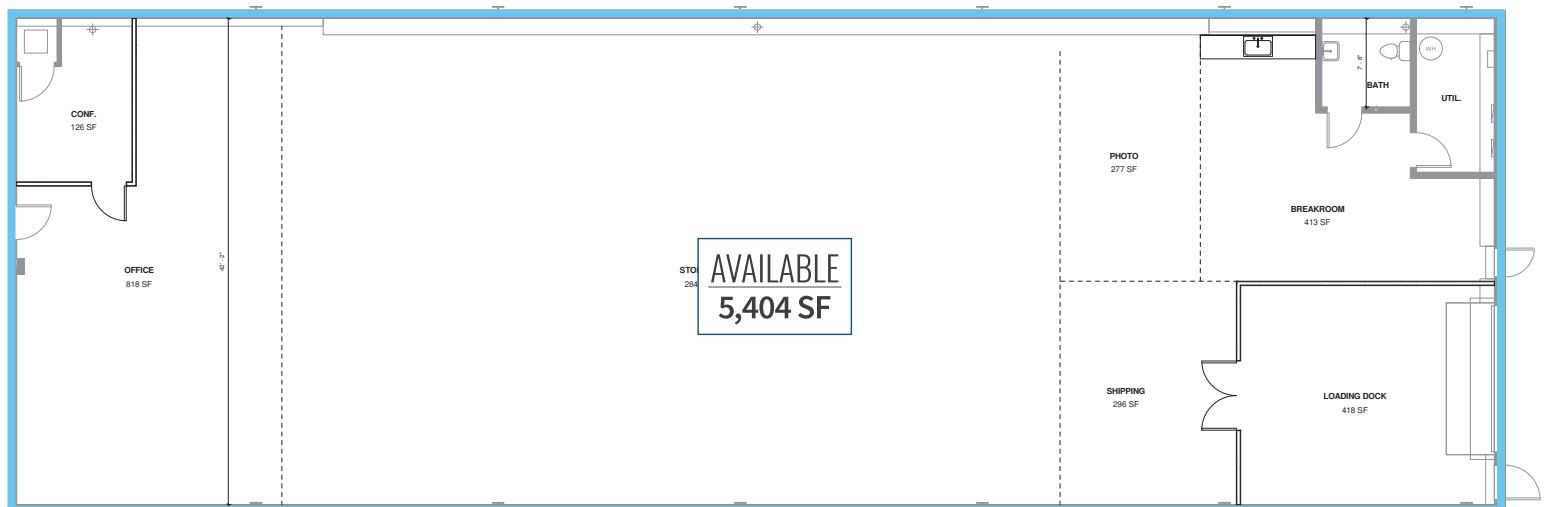
### FLOOR PLANS



UNIT C



UNIT R



UNIT P



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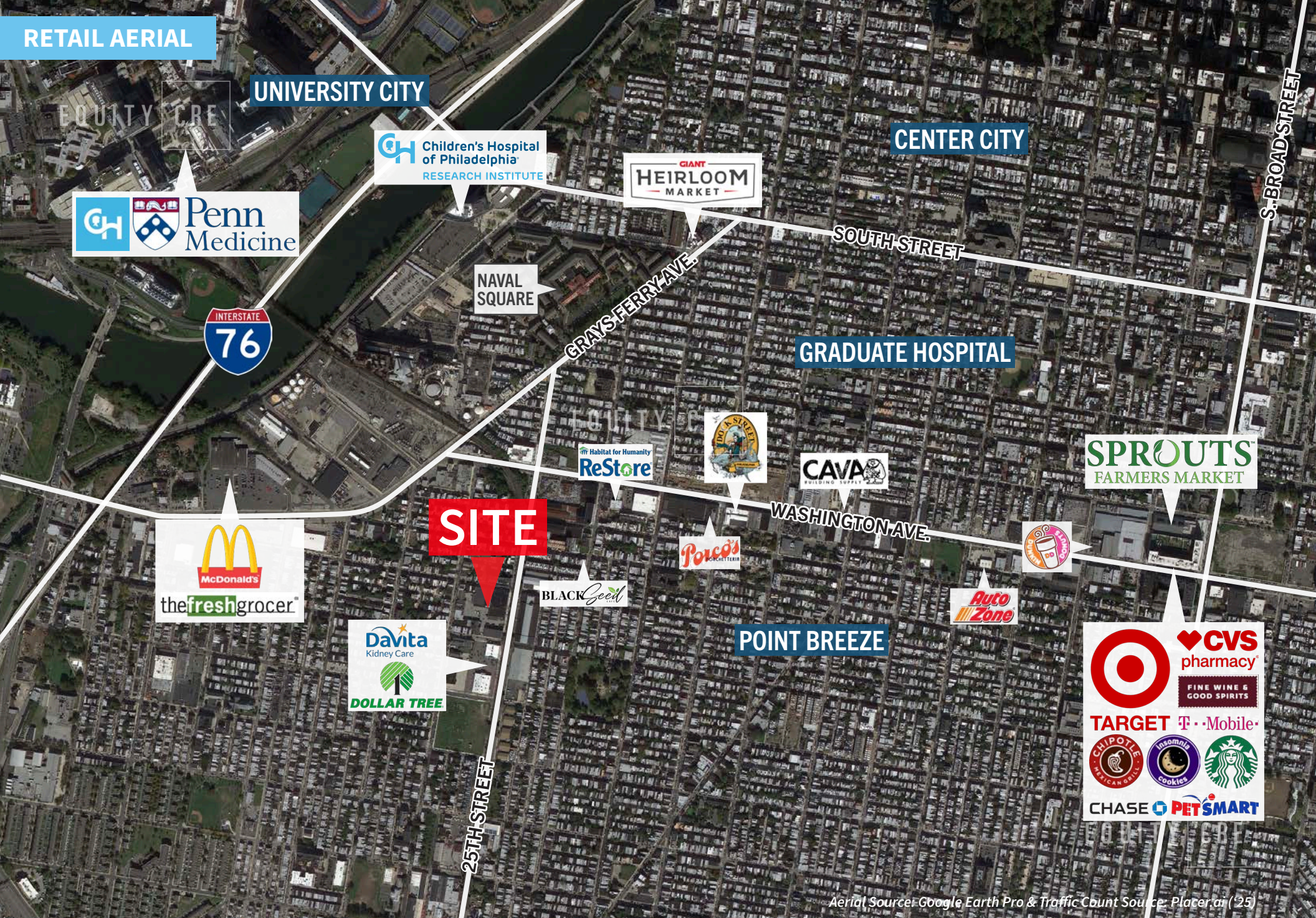
**EQUITY CRE****Demographic Overview (.25, .5, 1-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

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05/25



# RETAIL AERIAL



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

Compliments of:

EQUITY CRE

Plymouth Meeting, PA ■ Philadelphia, PA ■ 610.645.7700 ■ [www.equitycre.com](http://www.equitycre.com)