

# FOR LEASE: INDUSTRIAL/FLEX SPACE

13,260 SF

1201 S 32nd St | Philadelphia, PA

EQUITY CRE



## PROPERTY HIGHLIGHTS

- First floor available
- 13,260 SF
- Direct visibility & adjacency to I-76 offering exceptional signage & branding exposure to over 95,031 VPD
- **Warehouse & Flex Space**
- 12'-14' clear ceiling heights
- Two drive-in doors (approx. 4' x 15' & 14' x 11')
- Exhaust ventilation fans
- 10' high storage shelving
- **Site & Building Features**
- Fenced tenant parking lot (available for additional fee)
- HVAC throughout
- Energy-efficient T-8 fluorescent lighting
- Security camera system

## LOCATION DETAILS

- Situated in the Gray's Ferry neighborhood of South Philadelphia with immediate access to I-76.
- Minutes from Philadelphia International Airport, providing convenient regional and national connectivity

## CONTACT

**STEVE JEFFRIES**  
sjeffries@equitycre.com  
DIRECT 484.531.2250

**NATHAN RHODES**  
nrhodes@equitycre.com  
DIRECT 484.531.2076

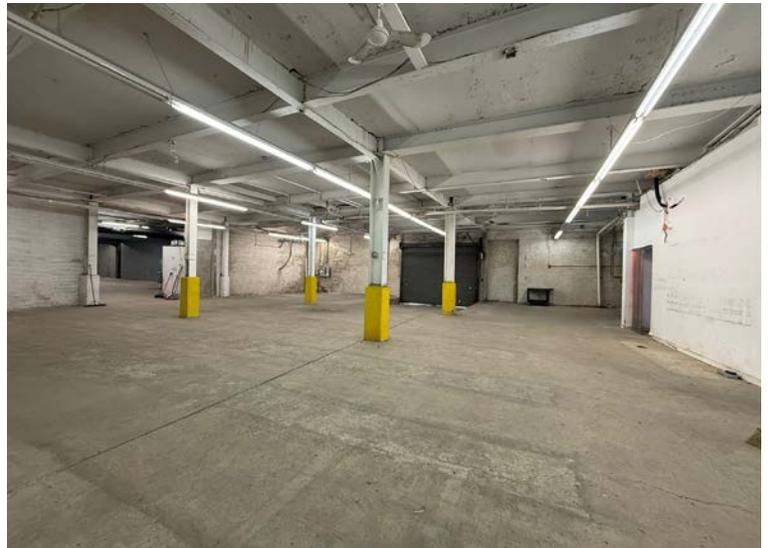
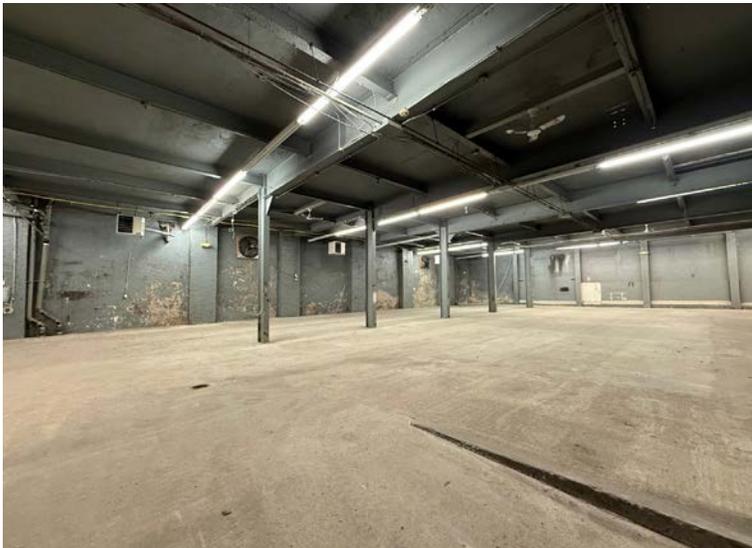
**TYLER DEININGER**  
tdeininger@equitycre.com  
DIRECT 267.635.4963

**FOR LEASE: INDUSTRIAL/FLEX SPACE**

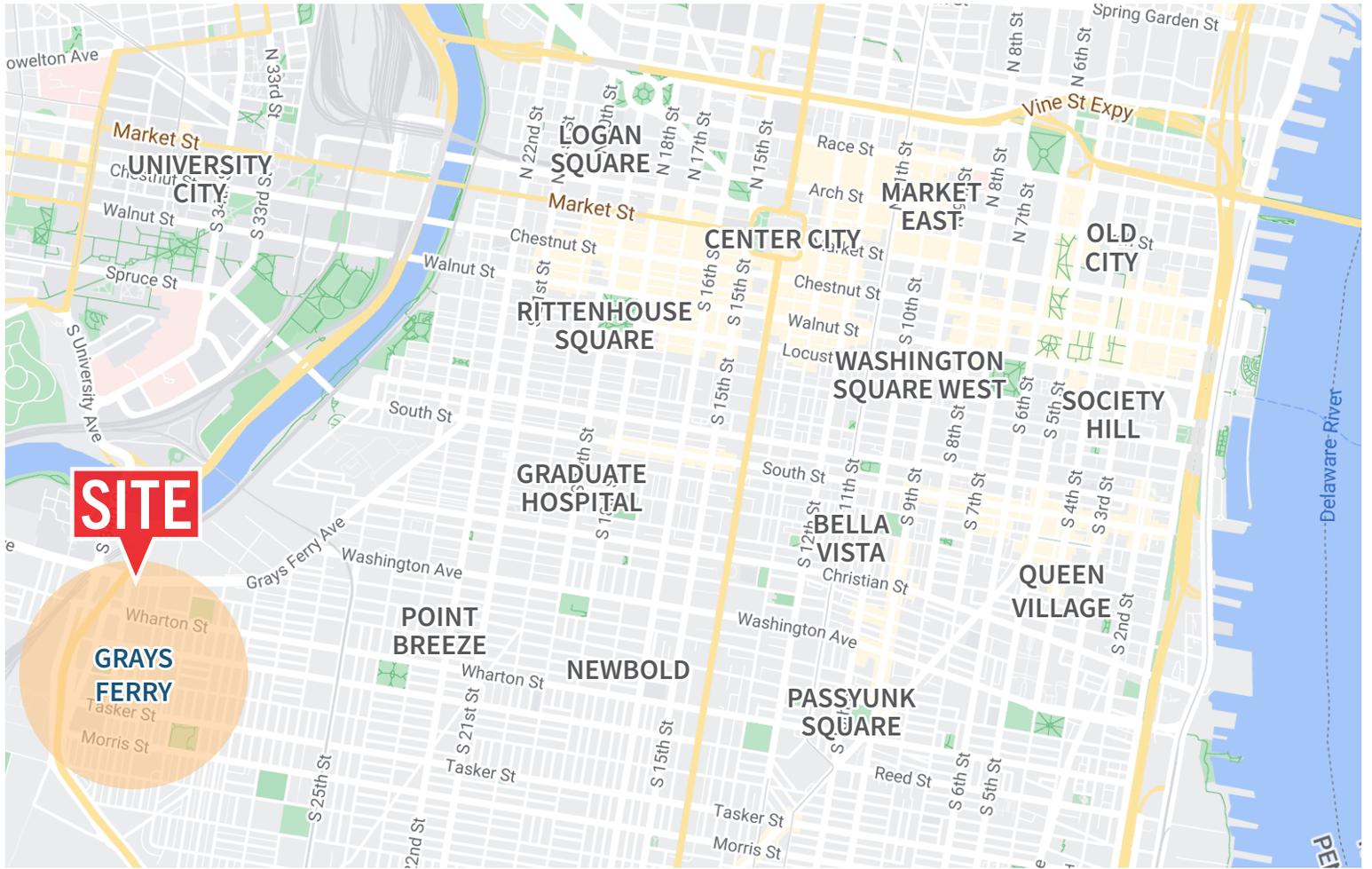
**13,260 SF**

1201 S 32nd St | Philadelphia, PA

EQUITY CRE



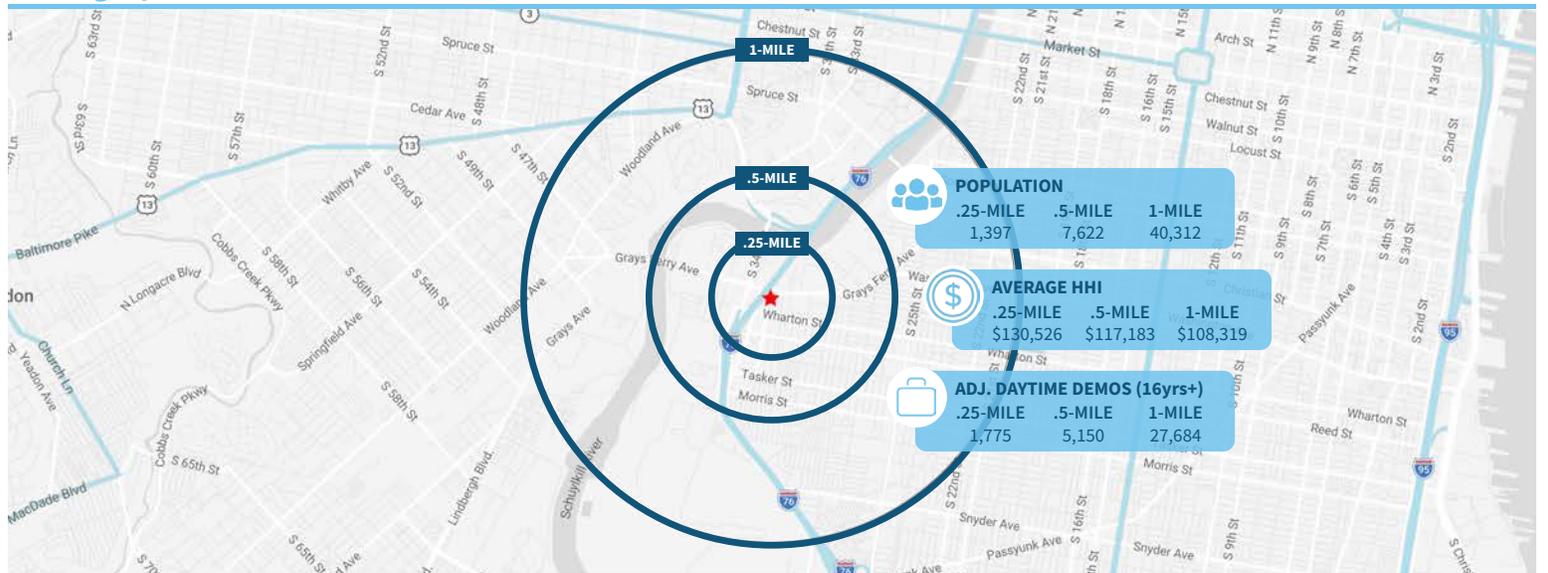
**FOR LEASE: INDUSTRIAL/FLEX SPACE**  
**13,260 SF**  
1201 S 32nd St | Philadelphia, PA



**FOR LEASE: INDUSTRIAL/FLEX SPACE**  
**13,260 SF**  
 1201 S 32nd St | Philadelphia, PA



**Demographic Overview (0.25, 0.5, 1-mile radius)**



**The right space. The right move.**



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Nathan Rhodes, Steve Jeffries, & Tyler Deining are licensed salespersons in PA.