

9800 BUSTLETON AVENUE PHILADELPHIA, PA 19115



[CLICK FOR VIRTUAL TOUR](#)

NEWMARK

AVAILABLE FOR LEASE

124,000 SF

Warehouse / Manufacturing Space
with 325 Car Parking

Justin Bell

Managing Director

610-755-6979

jbelle@ngkf.com

26,150± SF OF HIGH BAY WAREHOUSE SPACE

20-25 CAR PARKING FOR HIGH BAY WAREHOUSE SPACE

12,200± SF OF OFFICE SPACE WITH 20 CAR PARKING

86,100± SF OF WAREHOUSE SPACE WITH 147 CAR PARKING

54 PROPOSED PARKING SPACES

BUSTLETON AVENUE

12,200 SF Office Space

Asking Rental Rate: \$15.00 PSF, NNN

Ceiling Height: 9' clear

Lighting: New LED lighting to be installed

HVAC: Electric air-conditioning, gas fired heat system installed in 2017

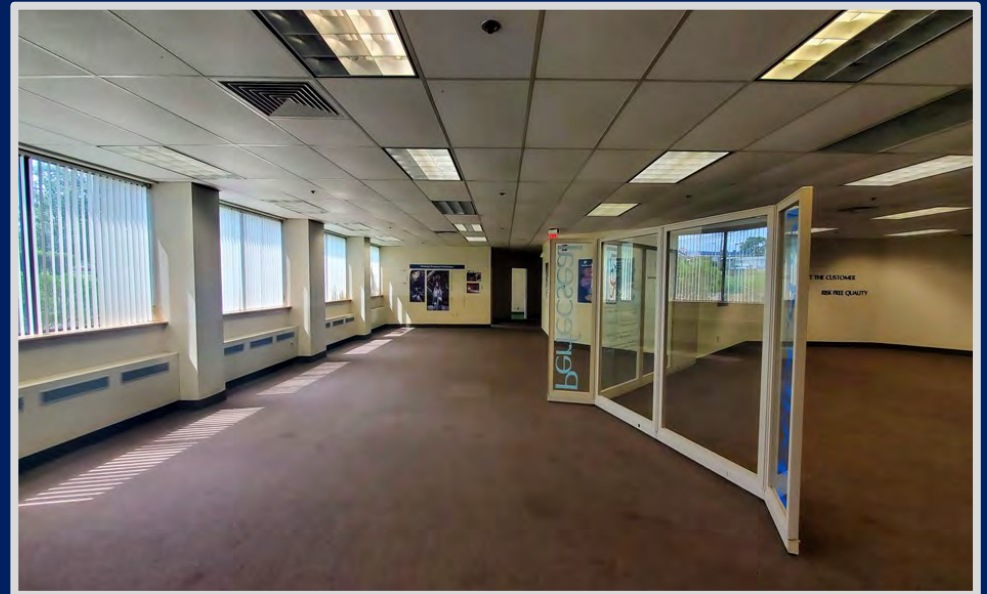
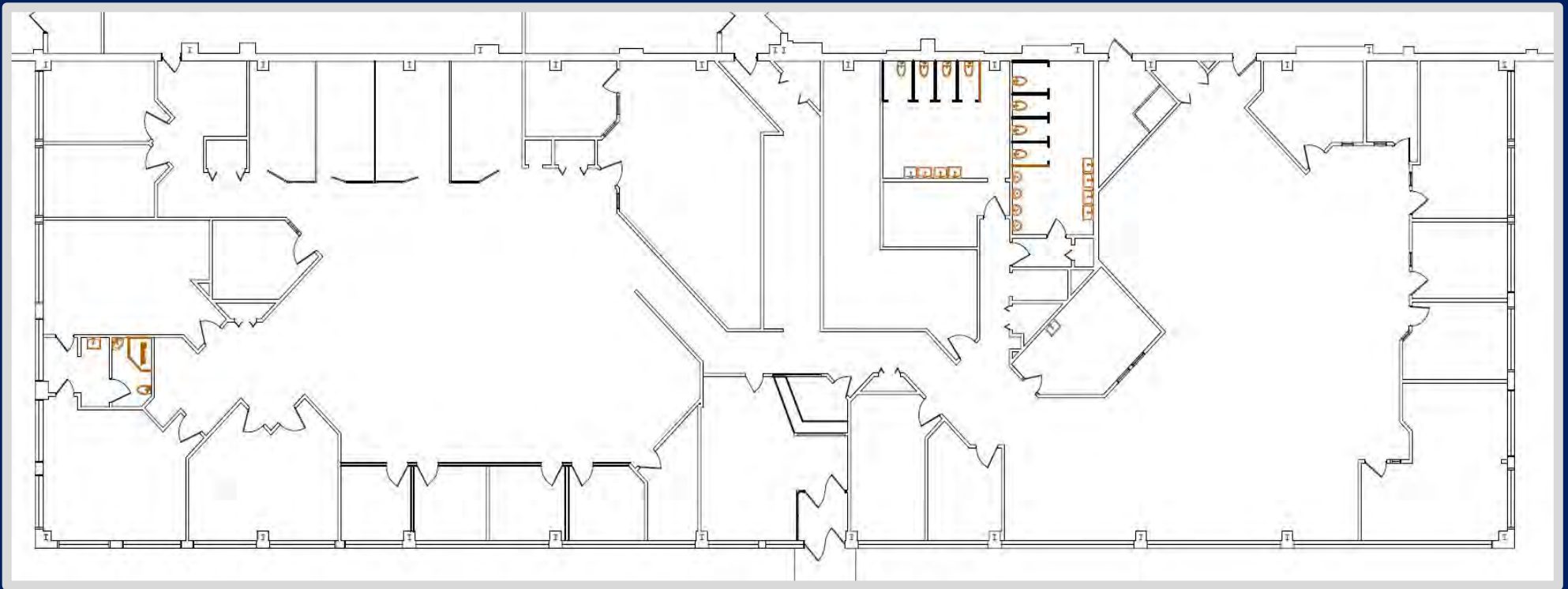
Parking: 74± lined parking spaces will be delivered (6/1,000 SF ratio)

Restrooms: Private within suite, with shower

[CLICK FOR VIRTUAL TOUR OF THE OFFICE SPACE](#)

OFFICE SPACE HIGHLIGHTS | **9800** BUSTLETON AVENUE





86,100 SF Warehouse Space

Asking Rental Rate: \$4.95 PSF, NNN

Ceiling Height: 17' – 18' clear

9,000 SF is 25' clear

Column Spacing: 50' x 40' and 40' x 40'

Loading: 5 tailgate docks

(1 internal)

Drive-in loading can be created

Lighting: LED motion sensed lighting

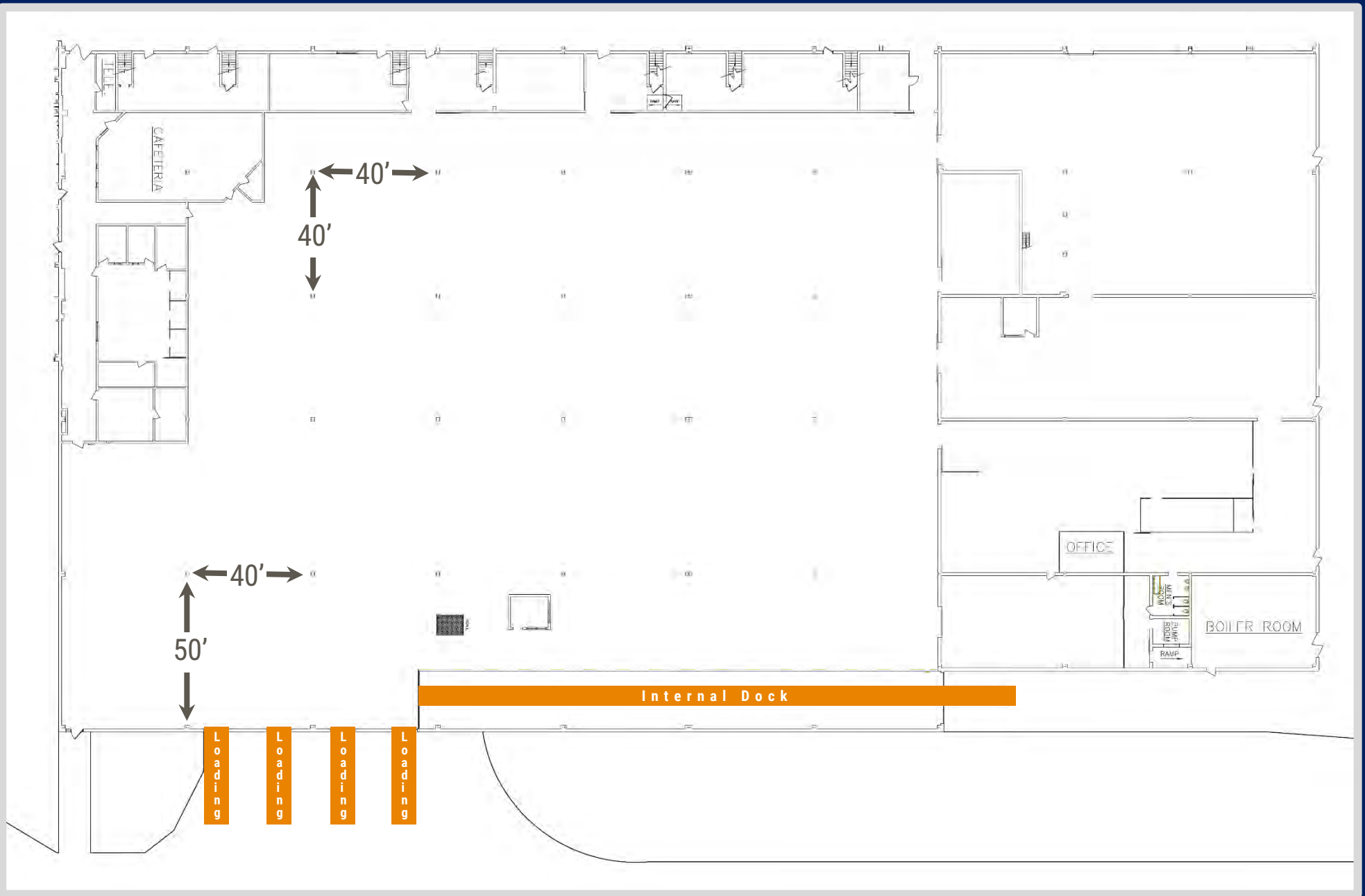
HVAC: Natural gas fired ceiling hung units

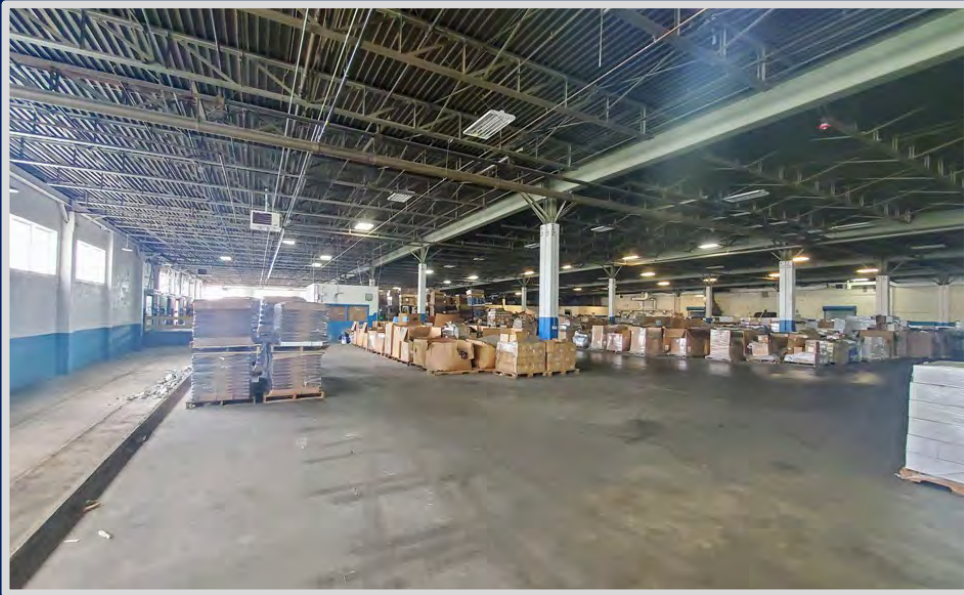
Parking: 147 lined spaces with security gate

Parking expansion up to 220±
spaces possible

Cold Storage: heavy power and 215 ton
refrigeration chiller available
for cold storage or food
processing users







532

26,150 SF High Bay Warehouse

Asking Rental Rate: \$5.95 PSF, NNN

Ceiling Height: 16' – 40' clear

Column Spacing: clear span

Loading: 2 tailgate docks

Lighting: Sodium halide

HVAC: Natural gas fired ceiling hung units

Parking: 20 - 25 spaces available

Cold Storage: heavy power and 215 ton refrigeration chiller available for cold storage

Modular Freezer / Cooler: 40' clear height provides ample cubic feet for high storage racked freezer / cooler space

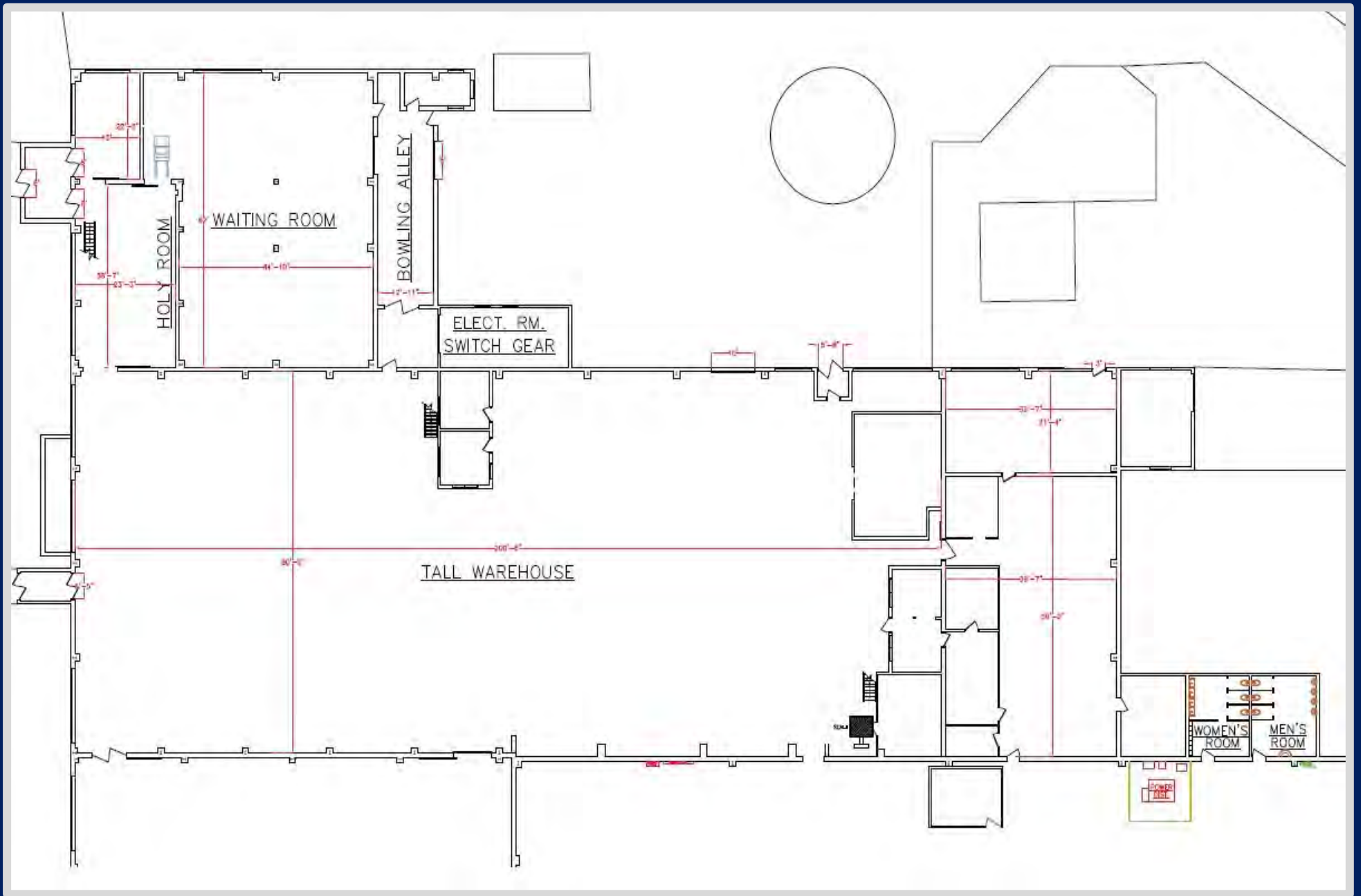
Miscellaneous:

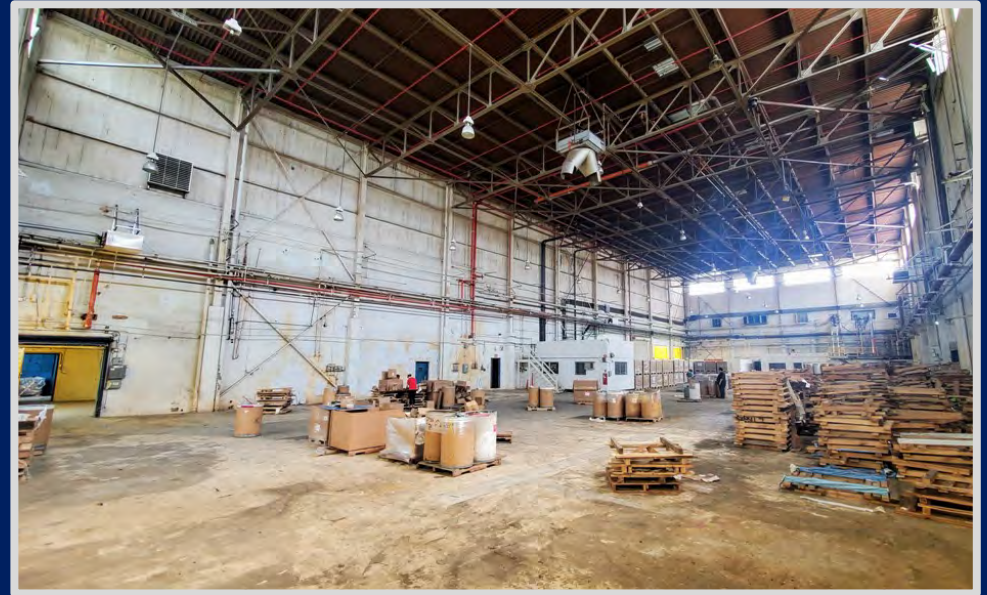
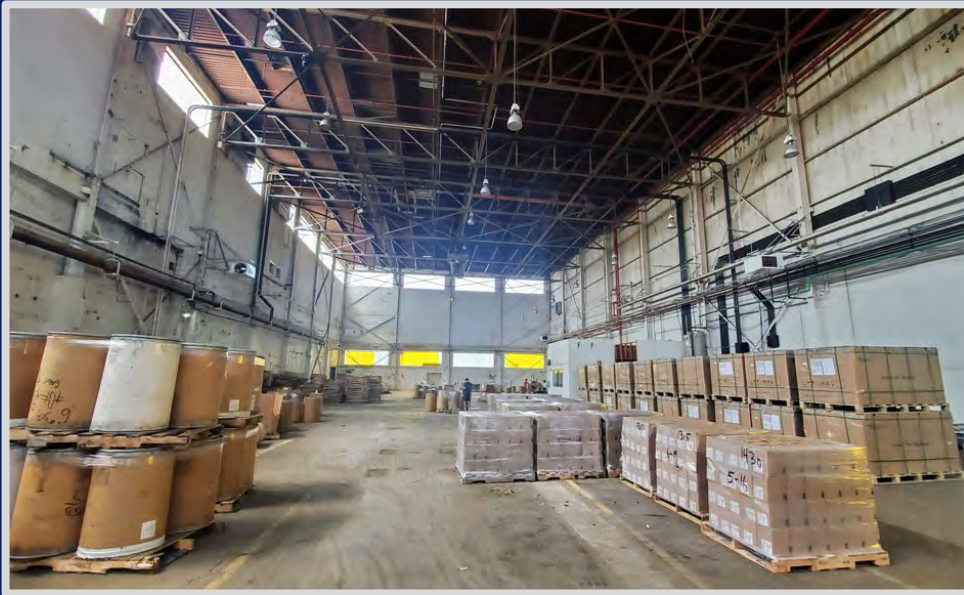
- ◆ Floor drain available
- ◆ Drive-in loading can be created
- ◆ Office space can be created
- ◆ Private rest rooms available



26,150± SF OF HIGH BAY WAREHOUSE SPACE

HIGH BAY PARKING LOT





Zoning: I2 Medium Industrial

Permitted uses include: professional offices, R&D, retail sales of building supplies & equipment, commercial/personal vehicle repair, maintenance & sales, wholesale, distribution & storage uses, medical marijuana grow / processing, truck terminal.

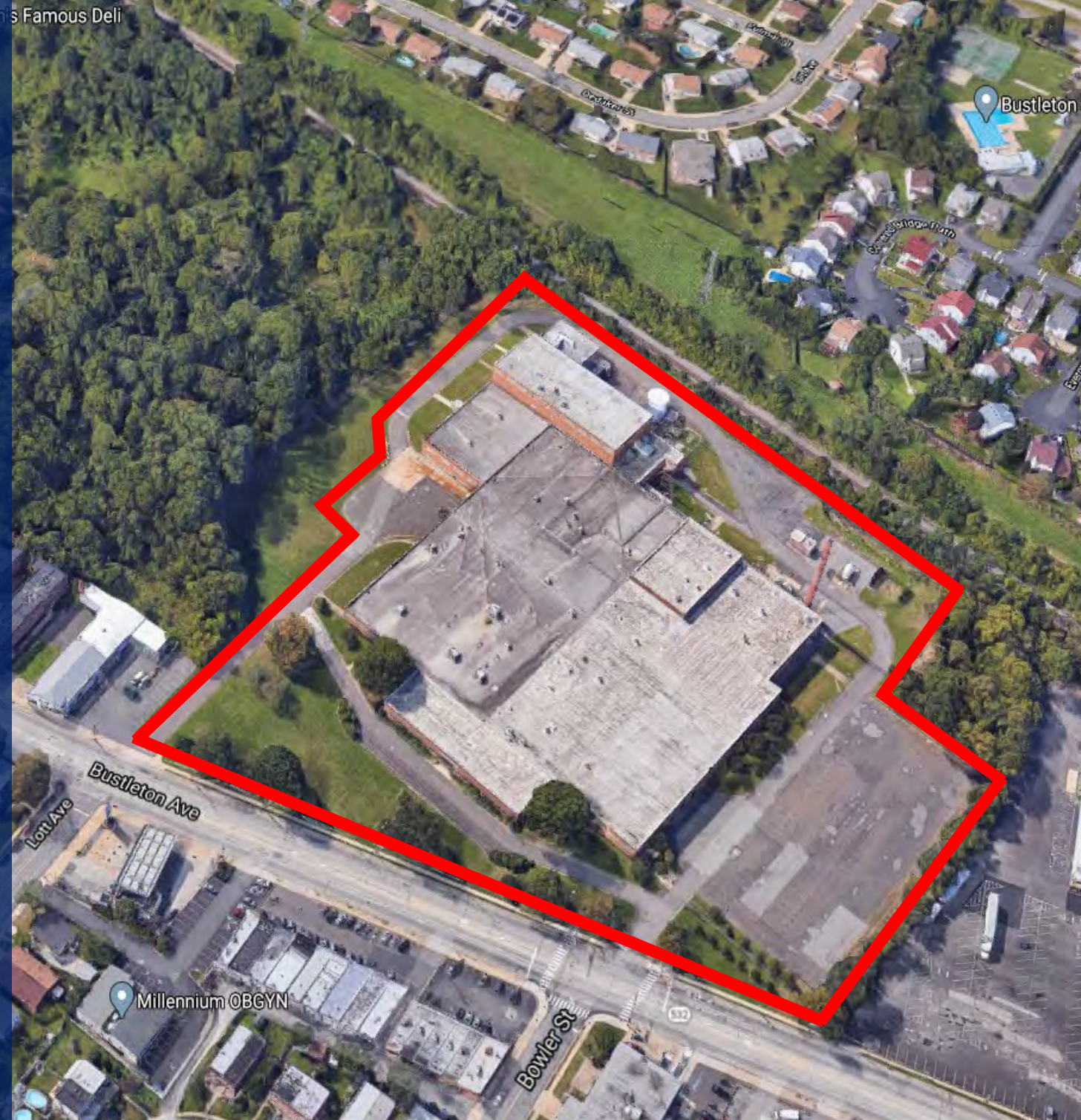
Miscellaneous:

- ◆ Owner occupied building (Greenfield Manufacturing)
- ◆ High bay warehouse has new roof
- ◆ 360 KW solar array to be installed fall 2020: expandable to serve Tenant's premises
- ◆ 3 megawatts, 480v 3 phase electric service available
- ◆ 4" water main
- ◆ 5 psi, 6" high pressure gas line
- ◆ 215 ton refrigeration chiller available
- ◆ 100% wet sprinkler system
- ◆ Public water / sewer
- ◆ Comcast, Verizon and Crown Castle ISP's available
- ◆ SEPTA bus 58 stops on-site
- ◆ Philadelphia Police 7th District and Philadelphia Fire Department – Engine 62 directly across Bustleton Avenue

Estimated expenses:

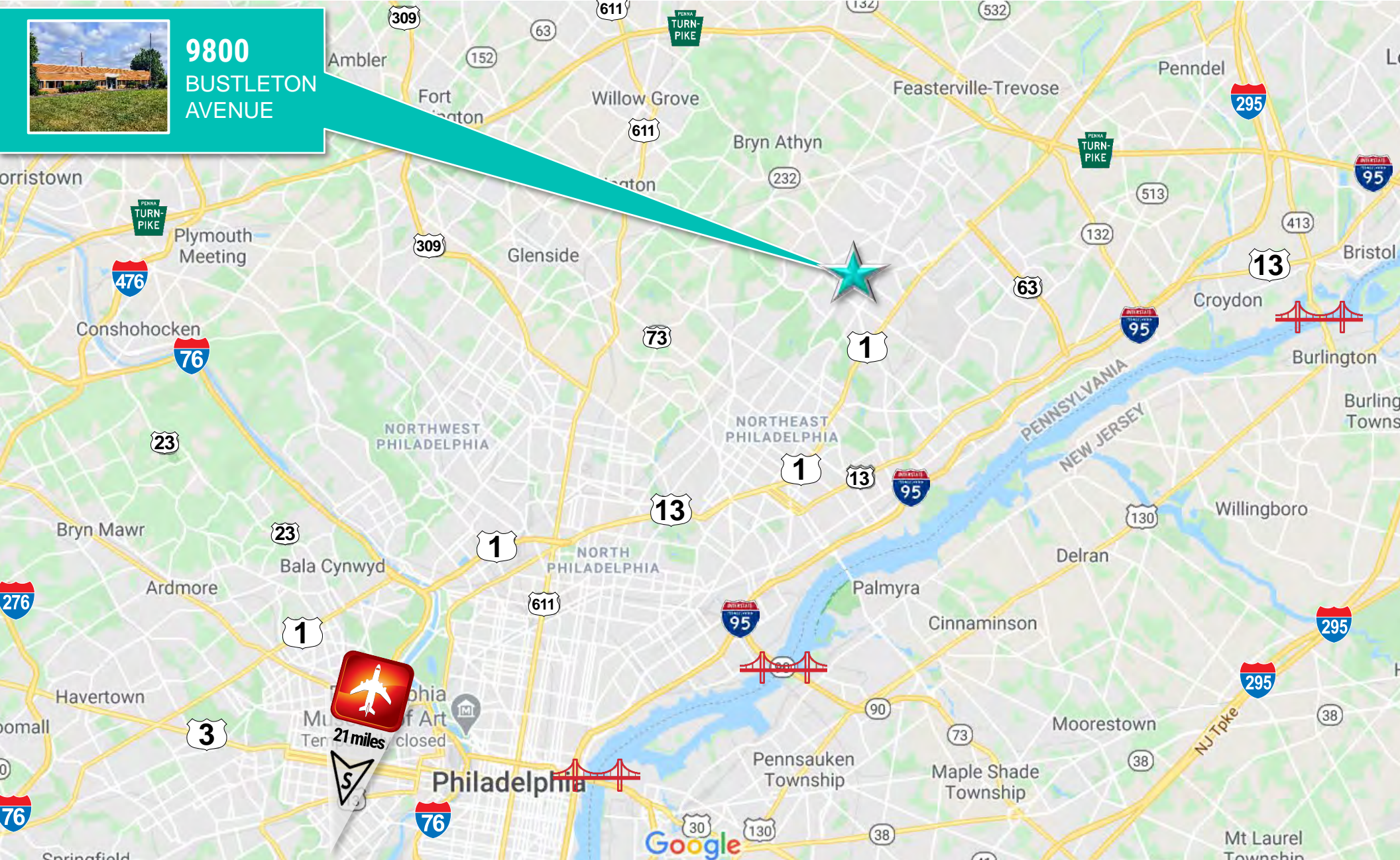
Estimated NNN charges: \$1.15 psf

Estimated utility charges: \$0.75 psf (warehouse use)





**9800
BUSTLETON
AVENUE**





Population



5 Miles	10 Miles	15 Miles
460,000	1.56 M	2.89 M

Labor Availability



5 Miles	10 Miles	15 Miles
202,500	716,800	1.66 M

THE PHILADELPHIA CODE

Table 14-602-3: Uses Allowed in Industrial Districts⁵⁰⁶

Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX [3]	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited See § 14-602(5)(a) (Notes for Table 14-602-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
Residential Use Category							
Household Living (as noted below)							
Multi-Family	Y	N	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	Y	Y	
Group Living	Y	N	N	N	N	N	§ 14-603(11)
Parks and Open Space Use Category							
Passive Recreation	Y	Y	Y	Y	Y	Y	
Active Recreation	Y	Y	N	N	N	N	
Public, Civic, and Institutional Use Category							
Adult Care	Y	Y	N	N	N	N	
Child Care	Y	Y	N	N	N	N	§ 14-603(5)
Detention and Correctional Facilities	N	S	N	S	Y	N	§ 14-603(13)
Educational Facilities	Y	Y	N	N	N	N	
Fraternal Organization	Y	Y	N	N	N	N	
Libraries and Cultural Exhibits	Y	Y	N	N	N	N	
Re-Entry Facility	N	S	S	S	Y	S	§ 14-603(12)
Religious Assembly	Y	Y	N	N	N	N	
Safety Services	Y	Y	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	Y	Y	
Utilities and Services, Major	N	N	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	Y	Y	§ 14-603(16); § 14-603(17)
Office Use Category							
Business and Professional	Y	Y	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)							
Sole Practitioner	Y	Y	Y	N	N	N	
Group Practitioner	Y	Y	Y	Y	Y	N	
Government	Y	Y	Y	Y	N	N	
Retail Sales Use Category [4]							
Adult-Oriented Merchandise	N	S	N	S	Y	N	§ 14-603(13)
Building Supplies and Equipment	Y	Y	Y	Y	Y	Y	§ 14-603(3)
Consumer Goods (except as noted below)							
Drug Paraphernalia Sales	N	S	N	S	Y	N	§ 14-603(13)
Gun Shop	N	S	N	S	Y	N	§ 14-603(13)
Food, Beverages, and Groceries (except as noted below)							
Fresh Food Market	Y	Y	N	N	N	N	§ 14-603(7)
Pets and Pet Supplies	Y	Y	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	N	N	N	N	
Wearing Apparel and Accessories	Y	Y	N	N	N	N	

ZONING AND PLANNING							
Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
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Commercial Services Use Category							
Adult-Oriented Service	N	S	N	S	Y	N	§ 14-603(13)
Animal Services (except as noted below)	Y	Y	Y	Y	Y	N	
Boarding and Other Services	N	N	S	S	N	N	§ 14-603(14)
Assembly and Entertainment (except as noted below)	S	Y	N	N	N	N	§ 14-603(18)
Amusement Arcade	N	S	N	N	Y	N	§ 14-603(13)
Casino	N	N	N	N	N	N	
Pool or Billiards Room	N	S	N	N	Y	N	§ 14-603(13)
Building Services	Y	Y	Y	Y	Y	N	
Business Support	Y	Y	Y	Y	Y	N	
Eating and Drinking Establishments (except as noted below)	Y	Y	N	N	N	N	
Take-Out Restaurant	S	Y	N	N	N	N	§ 14-603(6)
Smoking Lounge	S	S	N	N	N	N	§ 14-603(19)
Financial Services (except as noted below)	Y	Y	Y	Y	Y	Y	
Personal Credit Establishment	N	S	N	S	Y	N	§ 14-603(13)
Funeral and Mortuary Services	Y	Y	N	N	N	N	
Maintenance and Repair of Consumer Goods	Y	Y	Y	Y	Y	Y	
Marina	N	Y	Y	Y	N	N	
Parking, Non-Accessory	S	S	Y	Y	Y	Y	§ 14-603(10)
Personal Services (except as noted below)	Y	Y	N	N	N	N	
Body Art Service	N	S	N	S	Y	N	§ 14-603(2); § 14-603(13)
Radio, Television, and Recording Services	Y	Y	Y	Y	Y	N	
Visitor Accommodations	Y	N	N	N	N	N	
Commissaries and Catering Services	Y	Y	N	N	N	N	
Vehicle and Vehicular Equipment Sales and Services Use Category							
Commercial Vehicle Repair and Maintenance	N	N	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	N	S[1]	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	N	S[2]	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	S[1]	N	Y	Y	N	
Vehicle Fueling Station	N	Y	Y	Y	Y	N	§ 14-603(8)
Vehicle Equipment and Supplies Sales and Rental	N	S[1]	N	N	N	N	
Vehicle Paint Finishing Shop	N	N	Y	Y	Y	N	
Wholesale, Distribution, and Storage Use Category							
Equipment and Materials Storage Yards and Buildings	S	Y	Y	Y	Y	Y	
Moving and Storage Facilities	N	Y	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	Y	Y	
Wholesale Sales and Distribution (except as noted below)	S	Y	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	Y	Y	§ 14-603(1)

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Industrial Use Category							
Artists Studios and Artisan Industrial	Y	Y	Y	Y	Y	N	
Limited Industrial	S	Y	Y	Y	Y	N	
General Industrial	N	N	N	Y	Y	N	
Intensive Industrial	N	N	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	N	N	S	Y	N	§ 14-603(9)
Marine-Related Industrial	N	N	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	N	N	Y	Y	Y	N	
Mining/Quarrying	N	N	N	N	Y	N	
Research and Development	Y	Y	Y	Y	Y	N	
Trucking and Transportation Terminals	N	N	Y	Y	Y	Y	
Urban Agriculture Use Category							
Community Garden	Y	Y	Y	Y	Y	N	§ 14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	N	N	§ 14-603(15)
Animal Husbandry	N	Y	Y	Y	Y	N	§ 14-603(15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	Y	Y	N	

⁵⁰⁶ Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 120917-AA (approved April 2, 2013); amended, Bill No. 130804 (approved December 18, 2013); amended, Bill No. 130768 (approved April 23, 2014); amended, Bill No. 150168 (approved April 21, 2015); amended, Bill No. 150264 (approved June 16, 2015); amended, Bill No. 150766 (approved December 8, 2015); amended, Bill No. 160919 (approved December 20, 2016); amended, Bill No. 161003-A (approved May 8, 2017); amended, Bill No. 190253 (approved July 24, 2019); amended, Bill No. 190601-A (approved December 30, 2019).

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PRESENTED BY:

NEWMARK

Justin Bell

Managing Director

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