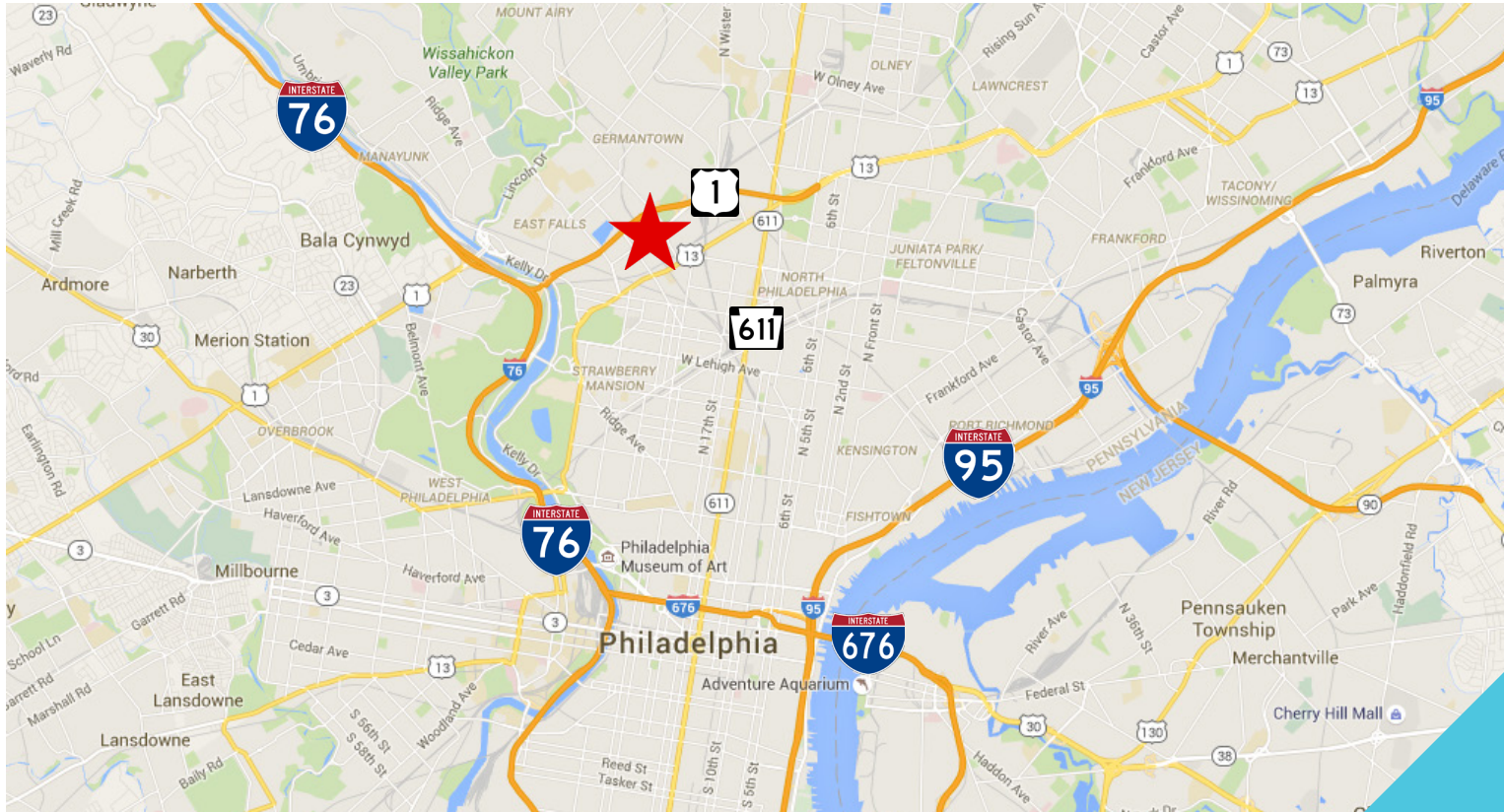


# FOR LEASE > 135,000 SQUARE FEET- CREATIVE OFFICE/WAREHOUSE SPACE

4700 WISSAHICKON AVE, PHILADELPHIA, PA



## Premier Location

### Driving Times:

- > Chestnut Hill Station (SEPTA): 1 minute
- > I-76: 4 minutes
- > I-95: 15 minutes
- > Conshohocken: 16 minutes
- > Philadelphia Airport: 17 minutes

### Neighboring Amenities:

- > Kroc YMCA - 800 feet
- > Baker's Square - 1/2 mile
  - > 220,000 sf shopping center
  - > 71,000 sf Shop Rite
  - > 40 other shops

### Walking Distance:

- > SEPTA bus routes H, XH & R
- > SEPTA Queen Lane Regional Rail Station of the Chestnut Hill West line

## For Lease

4700 Wissahickon Avenue  
Philadelphia, PA 19144

135,000 sf Available



Intelligent  
Real Estate  
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avisonyoung.com

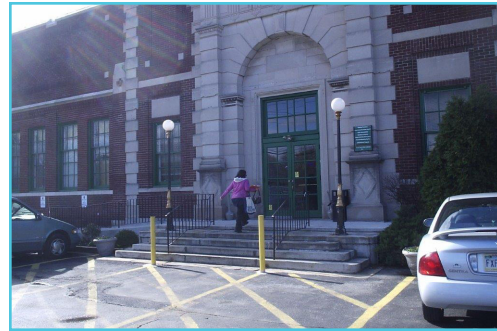


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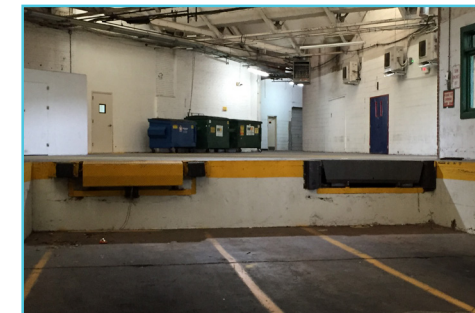


### Property Specifications

- > Address 4700 Wissahickon Avenue  
Philadelphia, PA 19144
- > Building Size 677,000 sf
- > Space Available 141,000 sf (Office / Distribution / Warehouse)
- > Site Area 19.9 acres
- > Parking 891 surface spaces on site
- > Ceiling Height 14' - 17' Clear Height
- > Column Spacing 40' x 40'
- > Docks 4 Loading Dock Drive-In Doors
- > Floors Poured Reinforced Concrete  
Floor load rated at 600 lbs per square foot
- > Sprinkler Wet Pipe System
- > Electrical PECO / Eight Transformers Producing 480 Volts  
Stepped down to 120 / 208 Panels Throughout
- > Natural Gas Philadelphia Gas Works
- > Long Term Tenants Material Culture  
City of Philadelphia  
Wissahickon Charter School

FOR LEASE > 135,000 SQUARE FEET

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For further details on pricing or to arrange an inspection, please contact Michael Sweeney and Frank Costa