

2867 E ALLEGHENY AVENUE

PHILADELPHIA, PA

FOR LEASE

EXIT 25

95

E ALLEGHENY AVE

±104,980 SF

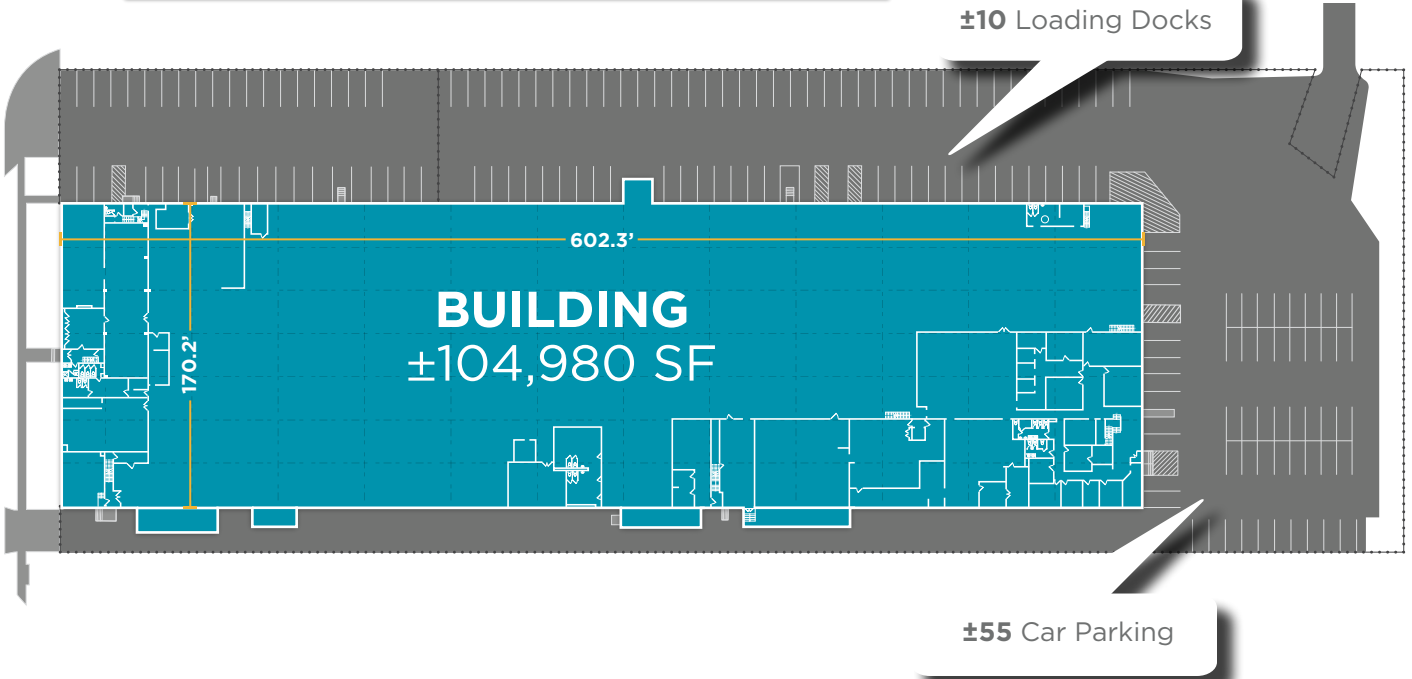
Kevin Hagenberg
Managing Director
+1 610-306-7968
kevin.hagenberg@cushwake.com

Chris Butera
Director
+1 610-909-4684
chris.butera@cushwake.com

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



BUILDING SPECS



±104,980 SQUARE FEET

10 LOADING DOCKS

20' CLEAR HEIGHT

±55 AUTO SPACES

BUILDING SF ±104,980 SF

CLEAR HEIGHT 20'

OFFICE SF ± 26,654 SF (2-Story)

DOCK DOORS ±10 Loading Docks

MEZZANINE / STORAGE ± 4,483 SF

AUTO PARKING ± 55 Spaces

ACREAGE ± 7 AC

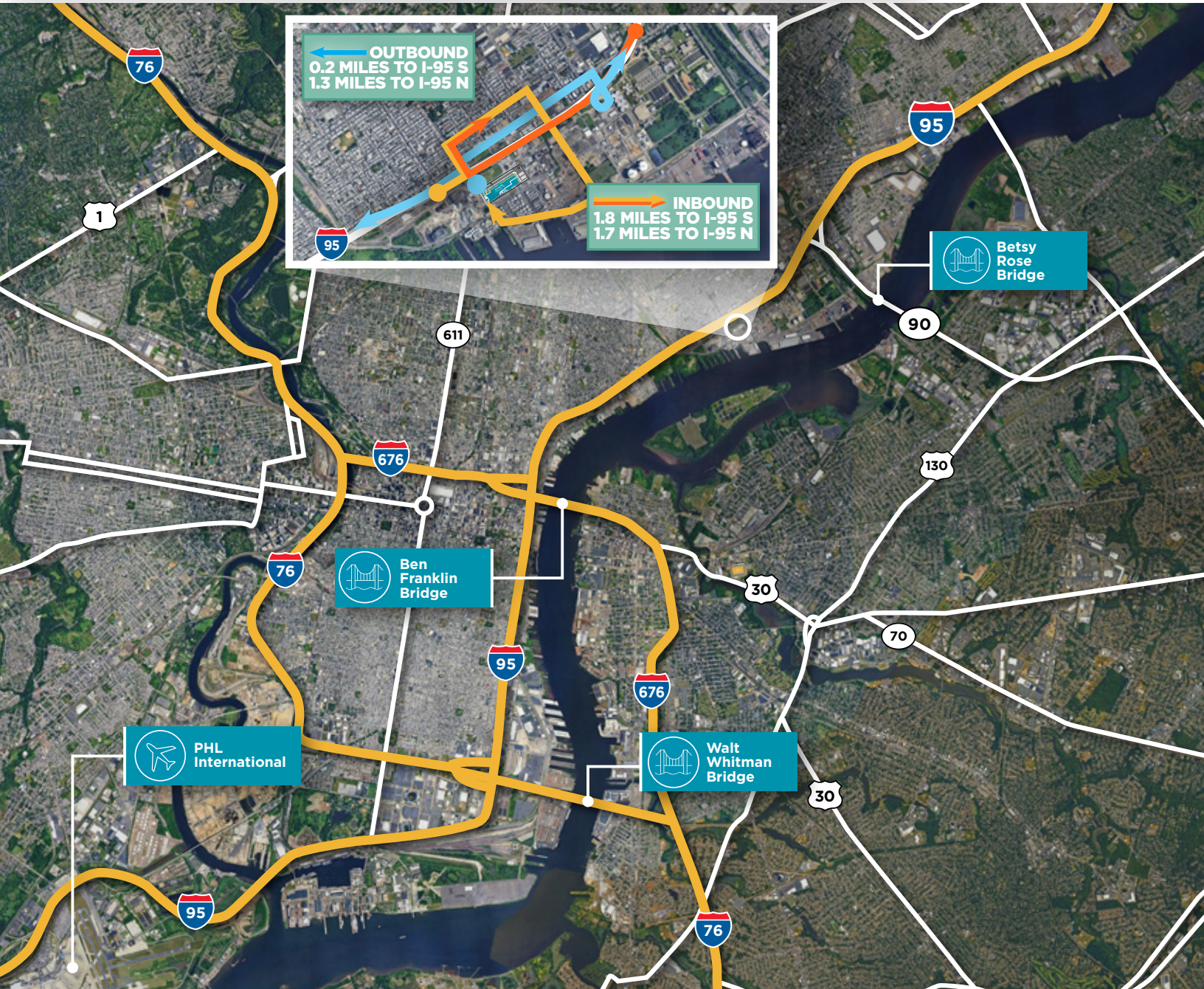
POWER 3-Phase, 480V Power

YEAR BUILT 1953

ZONING I-2 (Medium Industrial)

COLUMN SPACING 46'7" X 22'6"

LOCAL ACCESS



DRIVE TIMES

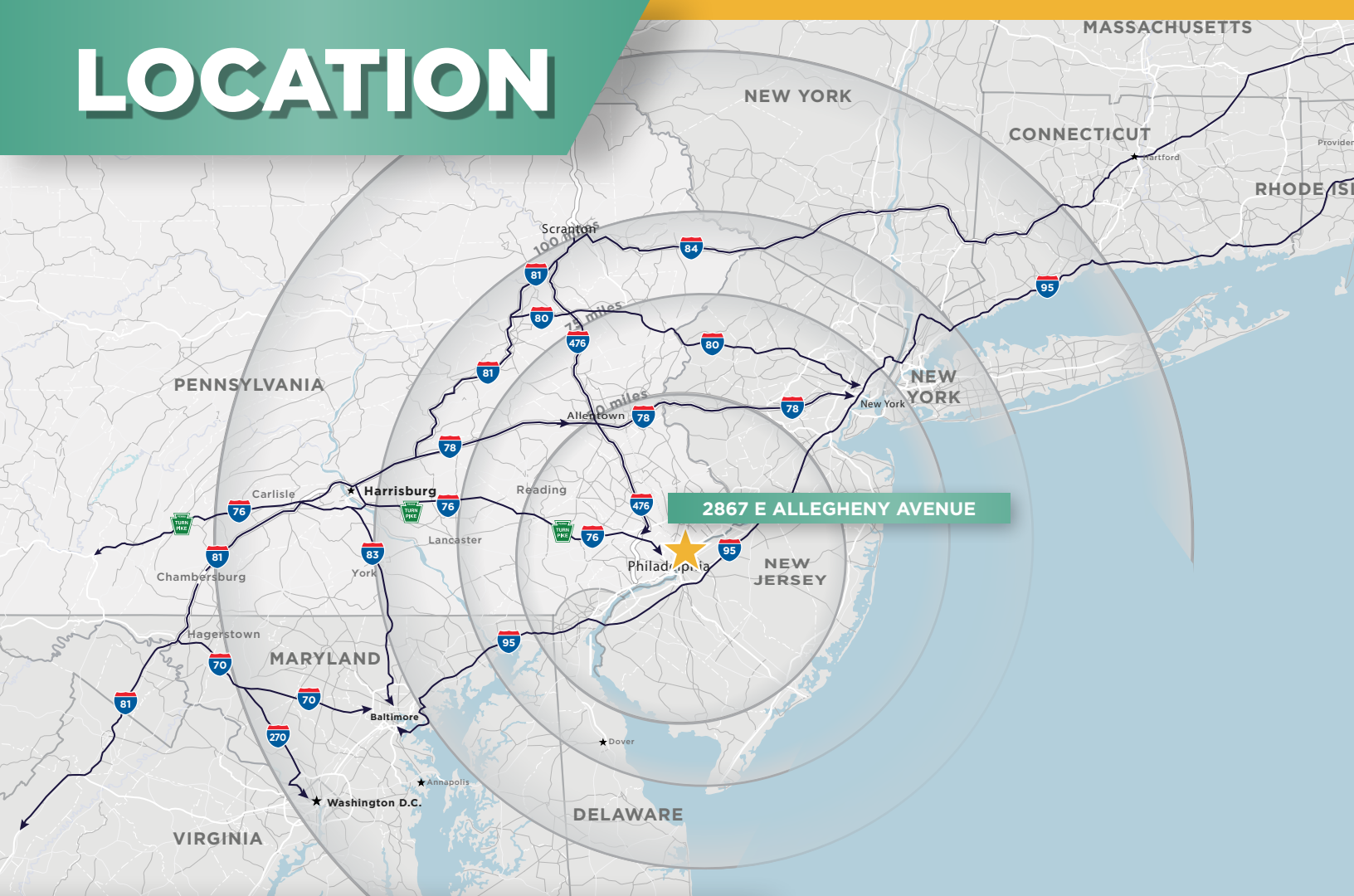
ROUTE 90	2 MILES
ROUTE 1	4.5 MILES
ROUTE 130	6 MILES
NJ TURNPIKE	11 MILES
I-76	12.4 MILES

PHILAPORT	10 MILES
PHILADELPHIA AIRPORT	15.5 MILES

BETSY ROS BRIDGE	3 MILES
BEN FRANKLIN BRIDGE	6 MILES
TACONY-PALMYRA BRIDGE	7 MILES

PHILADELPHIA, PA:	6.5 MILES
TRENTON, NJ:	30.5 MILES
WILMINGTON, DE:	35 MILES
NEWARK, NJ:	82 MILES
NEW YORK, NY:	91 MILES
BALTIMORE, MD:	109 MILES
WASHINGTON, DC:	145 MILES

LOCATION



SITE ADVANTAGES



IMMEDIATE ACCESS Close proximity to I-95, I-76, and the Betsy Ross Bridge provides fast connectivity to Center City, Northeast Philly, South Jersey, and regional highways—ideal for regional distribution or service-based industrial users.



REDUCED DELIVERY TIMES Positioned within the urban core allows shorter delivery routes, fewer miles traveled, and improved service response times to customers across the Philadelphia metro



TRANSIT ACCESSIBILITY The Port Richmond / Kensington area offers access to a large, nearby workforce, plus SEPTA bus routes and the MFL within reach.



SIZABLE LABOR MARKET High concentration of industrial, logistics, and trade-skilled workers suitable for warehouse, distribution, and light-manufacturing operations. Compared to suburban industrial submarkets, improving hiring stability and wage control.

Kevin Hagenberg
Managing Director
+1 610-306-7968
kevin.hagenberg@cushwake.com

Chris Butera
Director
+1 610-909-4684
chris.butera@cushwake.com