



2200 NORTH AMERICAN STREET

PHILADELPHIA, PA

FOR SALE

FEDERAL QUALIFIED OPPORTUNITY ZONE

±66,143 SF

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BUILDING SPECS



±66,143 SQUARE
FEET

21'6" CLEAR
HEIGHT

±23 AUTO
SPACES

±8 DOCK
DOORS

±2 DRIVE-IN
DOORS

TOTAL AVAILABLE SF ±66,143 SF

DIMENSIONS 346' x 258'

DRIVE-IN DOORS ± 2 Doors

1ST FLOOR ±55,306 SF
2ND FLOOR ±10,837 SF

CLEAR HEIGHT 21'6"

CAR PARKING ± 23 Spaces (Expandable)

YEAR BUILT 1987, Renov. 2017

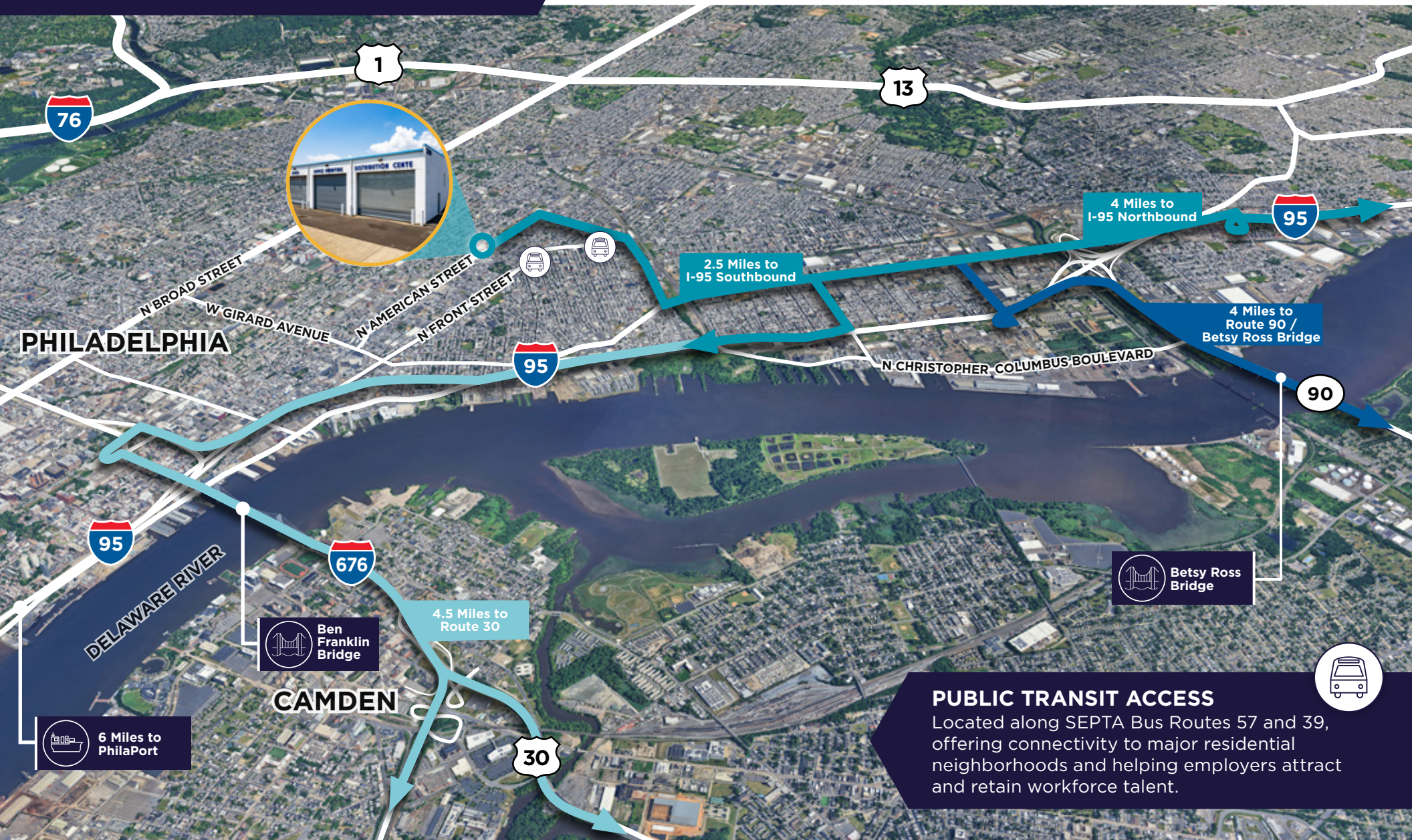
COLUMN SPACING 40' x 50'

FIRE PROTECTION Wet System

ACREAGE 2.06 AC

DOCK DOORS ± 8 Doors

LOCAL ACCESS



PUBLIC TRANSIT ACCESS

Located along SEPTA Bus Routes 57 and 39, offering connectivity to major residential neighborhoods and helping employers attract and retain workforce talent.

DRIVE TIMES

PHILAPORT

6 MILES

PHILADELPHIA
INTERNATIONAL AIRPORT

13.5 MILES

WALT WHITMAN BRIDGE 8 MILES

TACONY-PALMYRA
BRIDGE

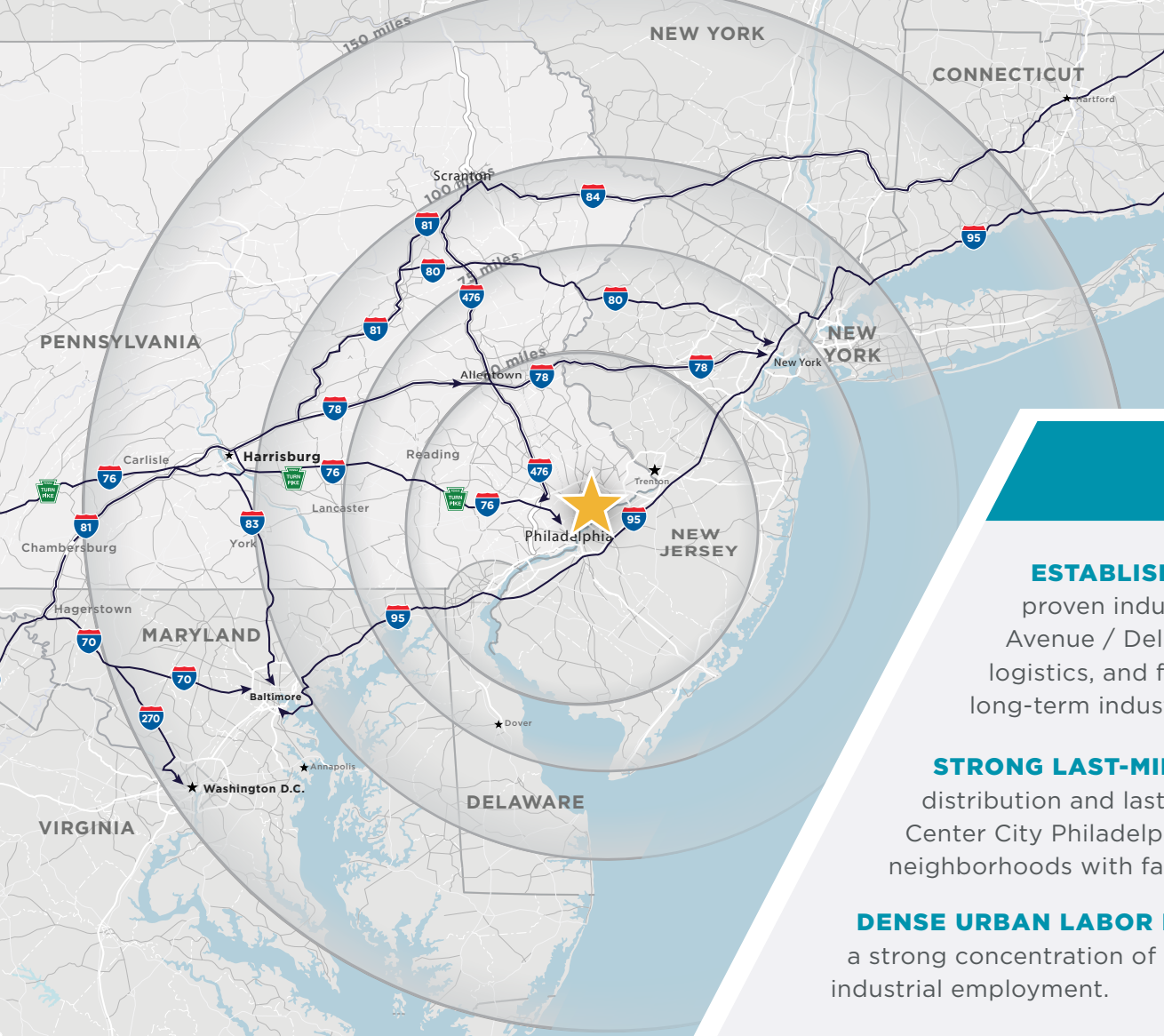
8 MILES

NJ TURNPIKE 14 MILES

I-476

15 MILES

LOCATION



DRIVE TIMES

MAJOR CITY	MILEAGE	TIME
Center City Philadelphia, PA	3.3 Miles	20 Minutes
Camden, NJ	5 Miles	17 Minutes
King of Prussia, PA	19 Miles	51 Minutes
Trenton, NJ	31 Miles	54 Minutes
Wilmington, DE	33 Miles	56 Minutes
New York City, NY	92 Miles	2 Hr 4 Min
Newark, NJ	83 Miles	1 Hr 45 Min
Baltimore, MD	103 Miles	2 Hr 14 Min
Harrisburg, PA	106 Miles	2 Hr 17 Min
Washington, D.C.	153 Miles	3 Hr

SITE ADVANTAGES

ESTABLISHED INDUSTRIAL CORRIDOR Located within a proven industrial submarket along Aramingo Avenue / Lehigh Avenue / Delaware Avenue corridors, surrounded by warehouse, logistics, and flex users—providing operational synergy and long-term industrial stability.

STRONG LAST-MILE POSITIONING Location is optimized for urban distribution and last-mile logistics, allowing users to efficiently serve Center City Philadelphia and surrounding high-density residential neighborhoods with fast delivery times.

DENSE URBAN LABOR POOL Located within a dense residential area with a strong concentration of skilled labor supporting warehousing, freight, and industrial employment.

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