

5223 TORRESDALE AVE

PHILADELPHIA, PA

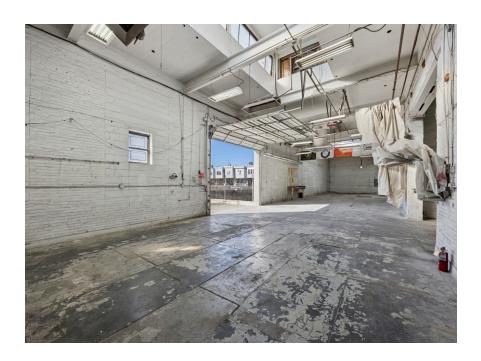


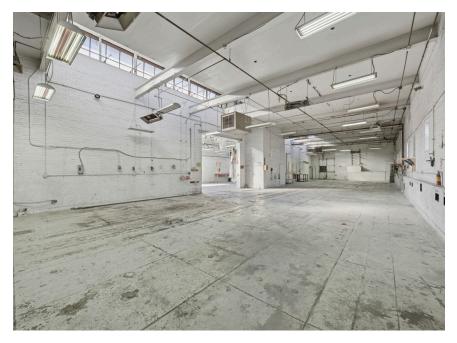
PROPERTY SUMMARY

Exceptional 15,000 SF industrial property situated at the high-traffic, easily accessible intersection of Torresdale and Harbison Avenues. This two-story facility offers versatile functionality, with each floor featuring separate drive-in ramps, oversized garage doors, and high ceilings—ideal for warehousing, auto related business, distribution, or hybrid retail/industrial use.

- Prominent building signage opportunities for maximum visibility
- Private parking lot accommodating 20+ vehicles
- Strategic Northeast Philadelphia location with immediate access to I-95
- Surrounded by a densely populated residential and commercial community
- Located within the Philadelphia Keystone Innovation Zone, offering potential tax incentives

A rare opportunity for owner-users or investors seeking high exposure and flexibility in a dynamic urban submarket.





AT A GLANCE



SQUARE FOOTAGE 7,500-15,000



FRONTAGE126ft along Torresdale Ave.



NEIGHBORHOOD Frankford



PARKINGSurface parking lot



ACCESS
Access doors along Brill St.
and Torresdale Ave.



LOADINGTwo drive-in bays



FLOOR PLAN

First FloorGarage Door Dimensions

14' wide11.5' high

Ceiling Height

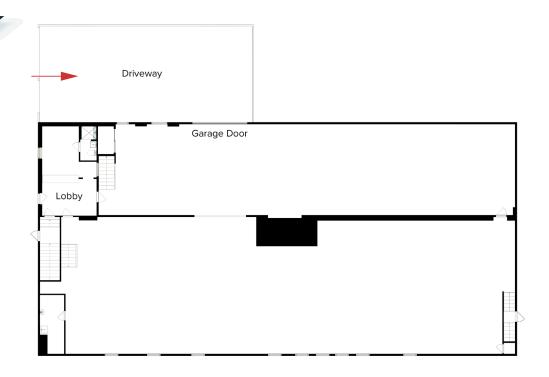
16' 3" to beam 17' 9" to deck & higher

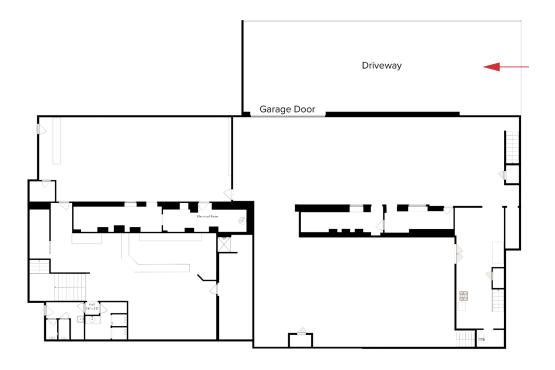
Lower LevelGarage Door Dimensions

16' wide10' high

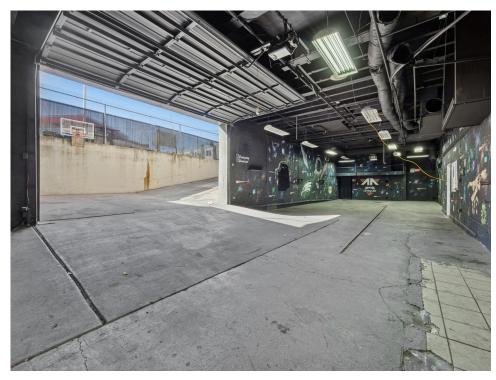
Ceiling Height

13' 2" to beam 14' 7" to deck

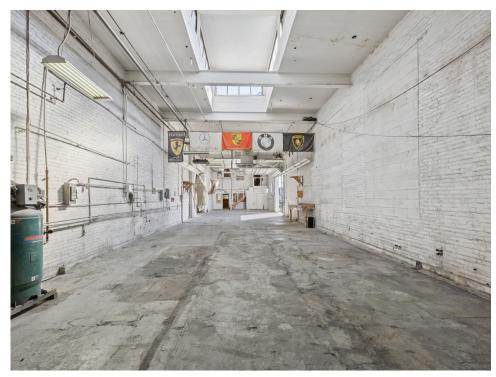


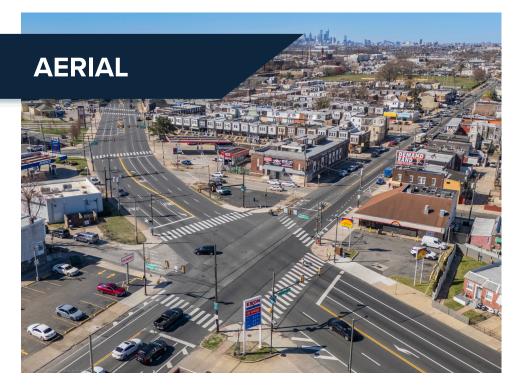


















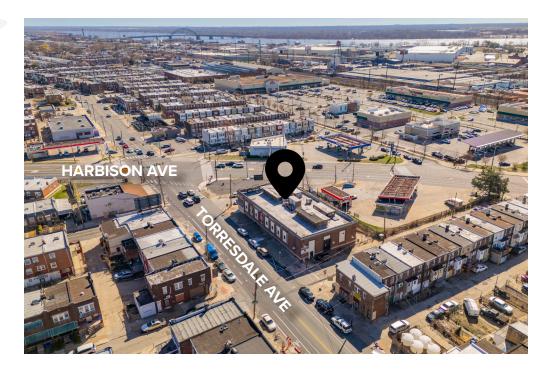
VEHICLES PER DAY

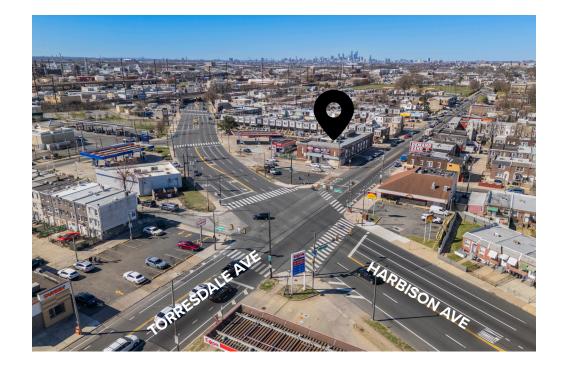


34,000 Vehicles/Day

5223 Torresdale Avenue sits at the highly trafficked intersection of Torresdale Avenue and Harbison Avenue—two major corridors in Northeast Philadelphia. With daily vehicle count reaching 34,000, this corner enjoys exceptional visibility and nonstop exposure to both local and commuter traffic.

Whether targeting neighborhood foot traffic or looking to capture the attention of drivers en route to **I-95** or Roosevelt Boulevard, this location offers unmatched signage potential and brand visibility.





5223 Torresdale Ave | KIZ

Located within Philadelphia's **Keystone Innovation Zone** (KIZ), 5223 Torresdale Avenue presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of *up to \$100,000 annually* to companies meeting the following criteria:

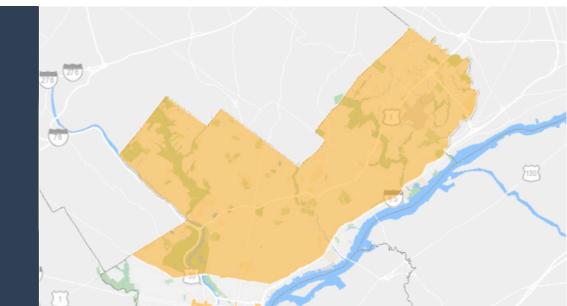
- For-profit business located within the geographic boundaries of a KIZ
- In operation less than 8 years

Operating within one of the following industries:
 Life Sciences
 Information Technology
 Nanotechnology

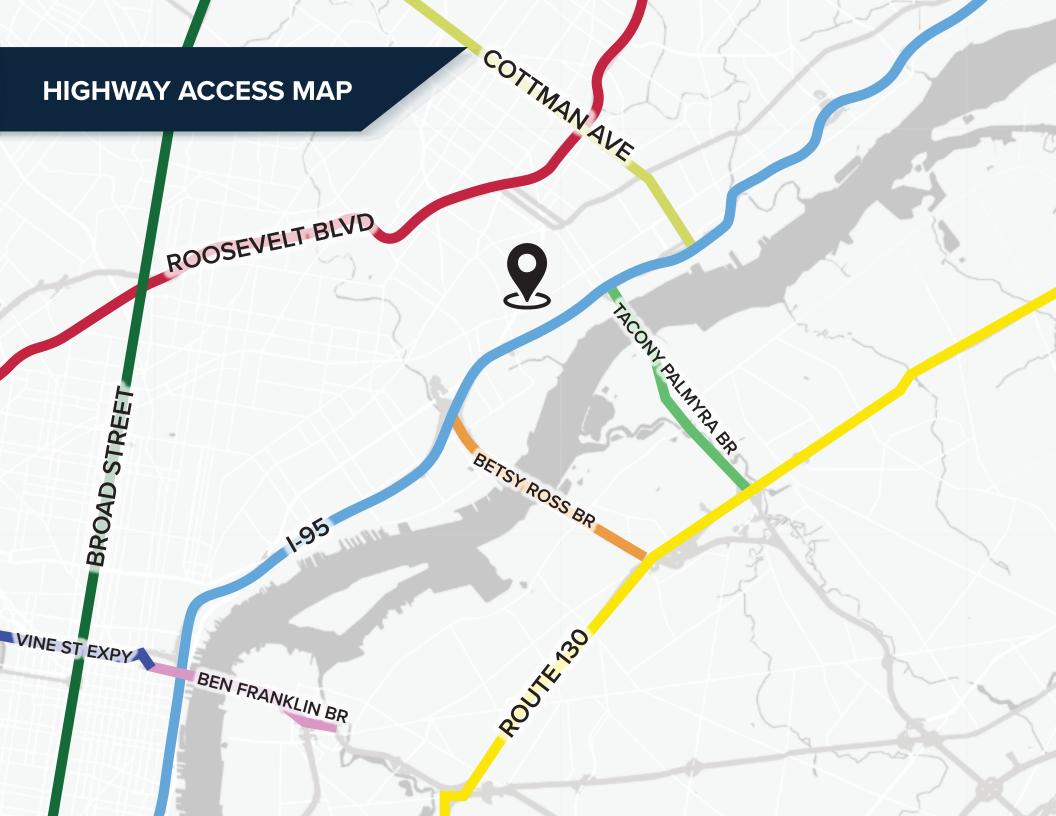
Keystone Innovation Zones

Providing tax credits to for-profit companies in the life sciences and tech.













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