

2800 COMLY ROAD, PHILADELPHIA, PA

±65,394 SF Industrial Warehouse **For Lease**

Divisible to ±22,159 or ±43,235 SF

Designed for warehouse, distribution, and light manufacturing users, 2800 Comly Road offers up to ±65,394 SF of flexible warehouse space with divisibility options, multiple loading positions, and exceptional access to I-95, Woodhaven Expressway, Roosevelt Boulevard (US Route 1), and the Pennsylvania Turnpike.

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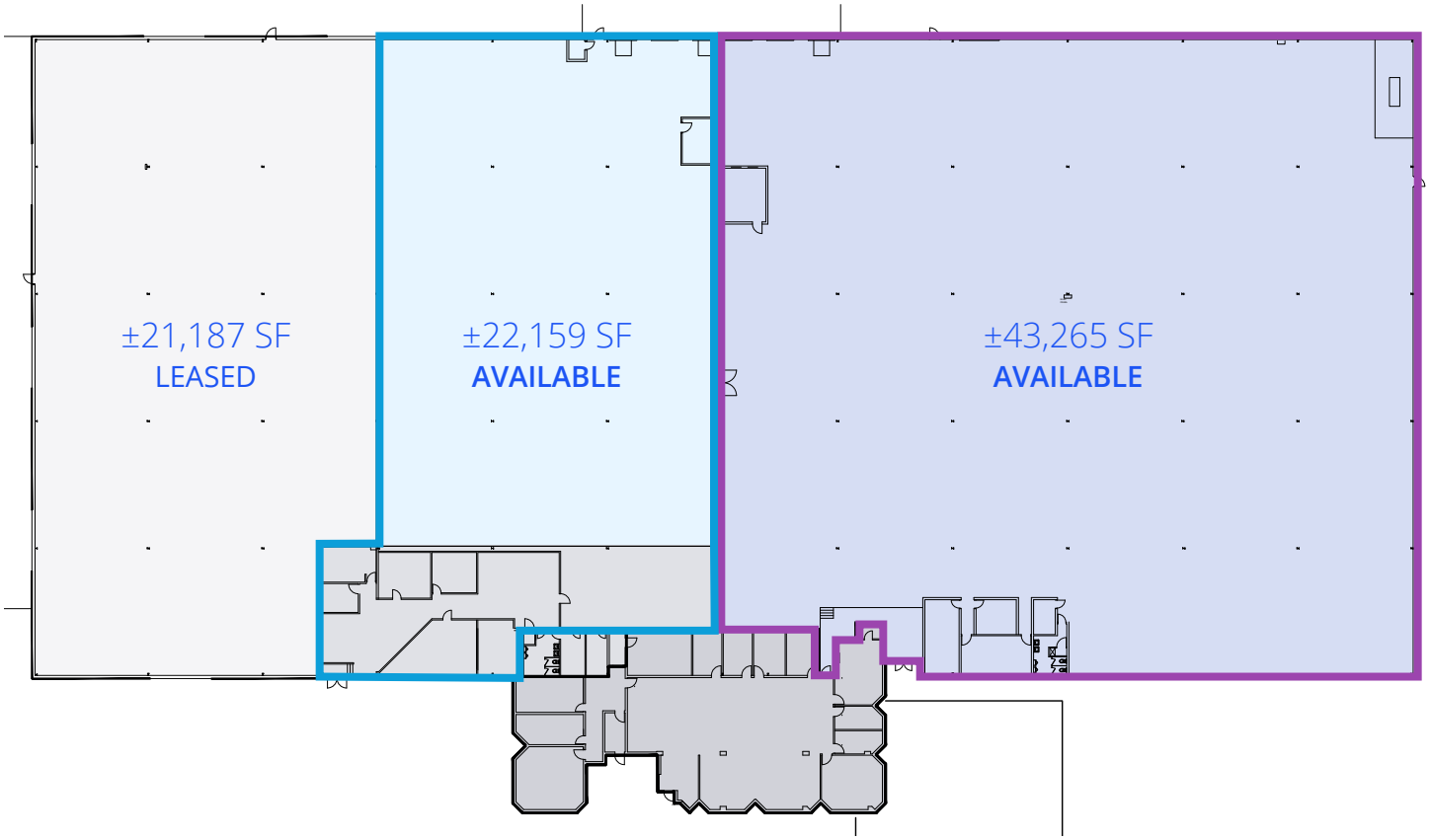
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One Commerce Square
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Property Overview

- **Available Space** ±65,394 SF
- **Divisible To** ±22,159 SF or ±43,235 SF
- **Ceiling Height** 18’ clear
- **Loading** Six (6) 8’ x 10’ tailgate loading docks
- **Drive-in Door** One (1) drive-in door
- **Fire Protection** 100% wet sprinklered
- **Heat** Natural gas
- **Parking** Ample off street parking

Building Plan



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Property Location

Located in Northeast Philadelphia's established industrial corridor, 2800 Comly Road offers immediate access to **I-95**, the **PA Turnpike, Woodhaven Expressway (PA Route 63)**, and **Roosevelt Boulevard (US Route 1)**. The property provides convenient connectivity to Center City Philadelphia, Philadelphia International Airport, the Packer Avenue Marine Terminal, and Southern New Jersey via multiple Delaware River crossings.

Drive Times

U.S. Route 1	<1 mi | 1 min
Woodhaven Expressway	<1 mi | 4 min
I-95	2.5 mi | 6 min
Center City Philadelphia	16 mi | 32 min
Philadelphia Int'l Airport	20 mi | 35 min

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