

±49,627 SF on ±5.19 acres + additional ±1.50 acres

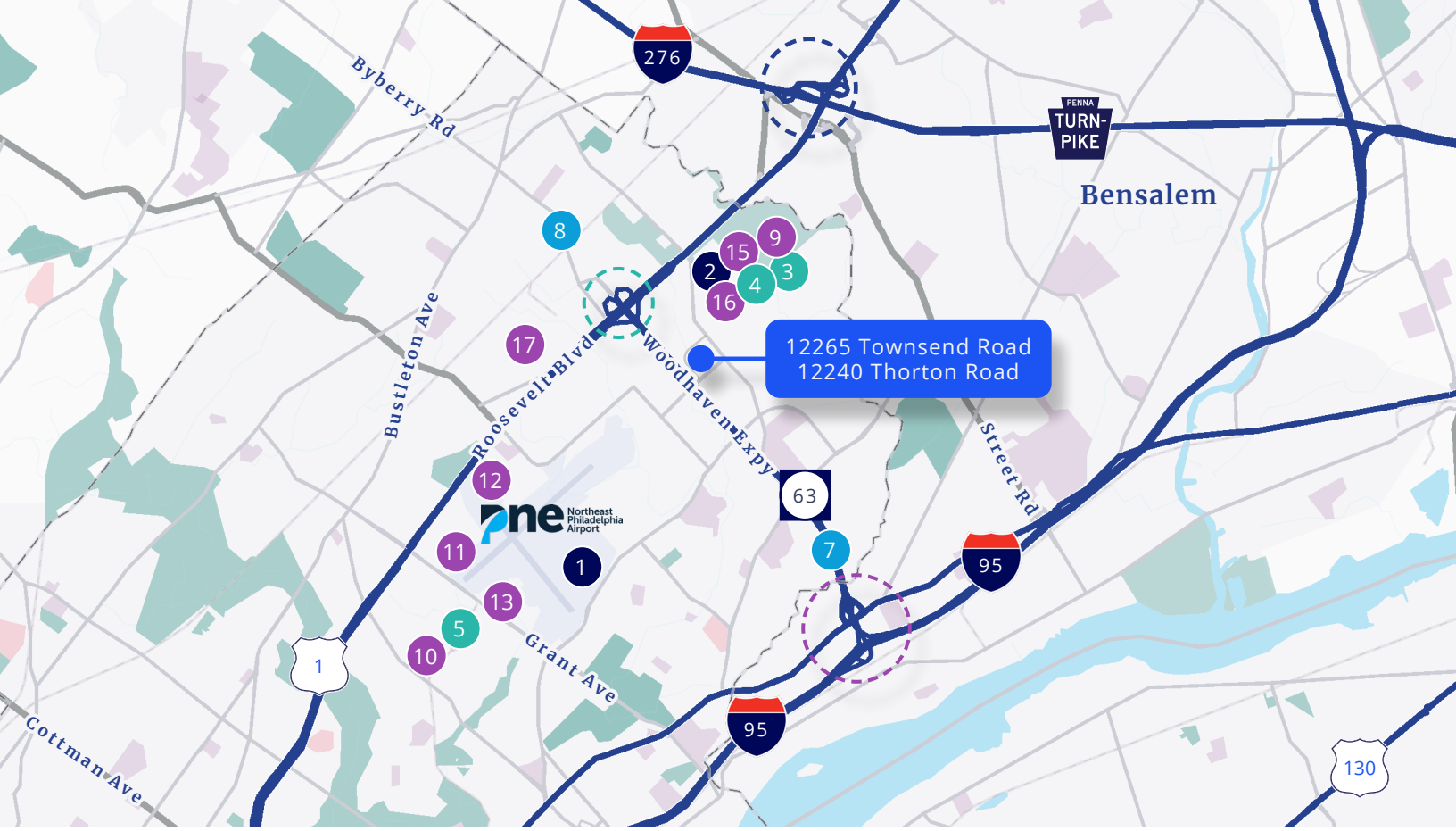
Move-in ready office facility with versatile layout

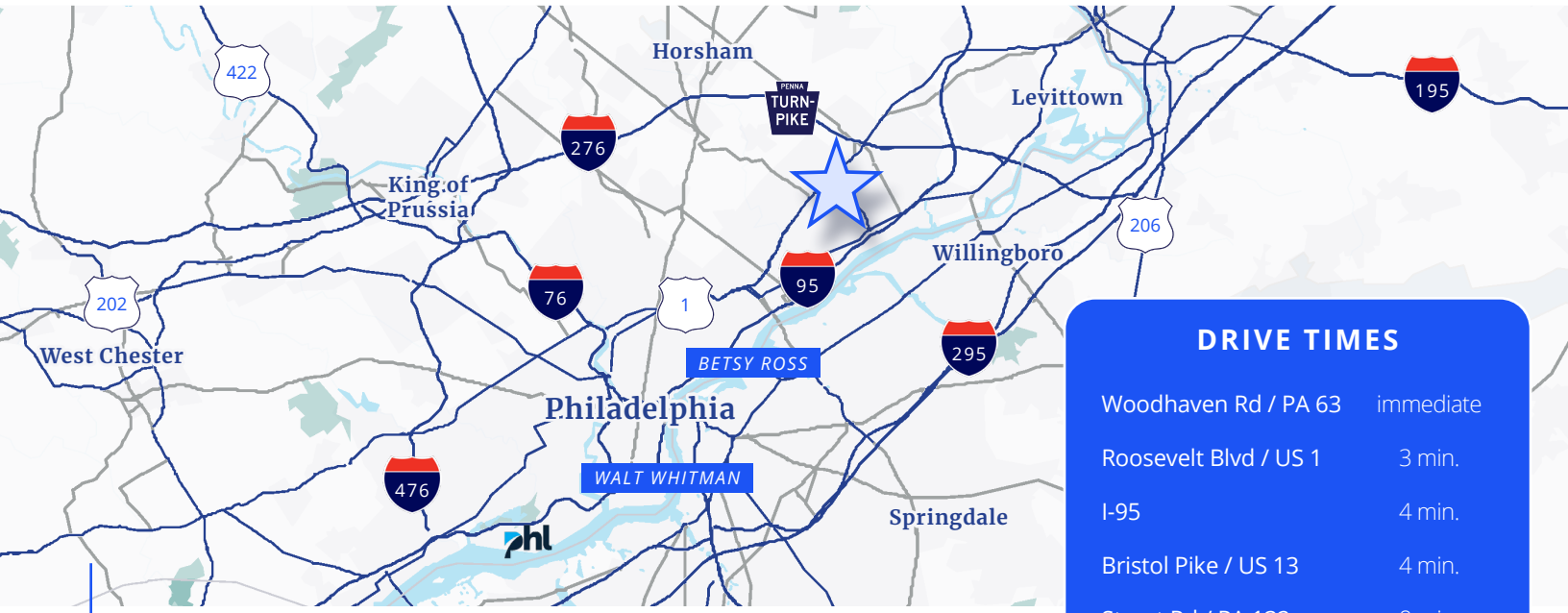
12265 Townsend Road & 12240 Thornton Road, Philadelphia, PA

Richard Gorodesky, SIOR, MBA
Vice Chair
+1 215 460 5857
richard.gorodesky@colliers.com

Adam Gorodesky, CCIM
Vice President
+1 215 873 1718
adam.gorodesky@colliers.com

Michael Barmash
Senior Vice President
+1 267 235 5306
michael.barmash@colliers.com





DRIVE TIMES

Woodhaven Rd / PA 63	immediate
Roosevelt Blvd / US 1	3 min.
I-95	4 min.
Bristol Pike / US 13	4 min.
Street Rd / PA 132	8 min.
PA TPKE / I-276	9 min.
NE PHL Airport	9 min.

DISTANCES TO MAJOR ROUTES

Woodhaven Expressway Ramp
Immediate access via Townsend Road

US Route 1 / Roosevelt Blvd Access
Less than 1 mile

To I-95 Access
±2.5 mile east

HWY INT

Nearby Occupiers

Flex, Manufacturing & Production

1. Leonardo Helicopters
2. RushOrderTees

Food and Beverage

3. Origlio Beverage
4. Origlio Beverage Distribution Warehouse
5. Muller Inc.
6. Philly Pretzel Factory Warehouse

Service Industrial

7. Extra Space Storage
8. Public Storage

Logistics and Distribution

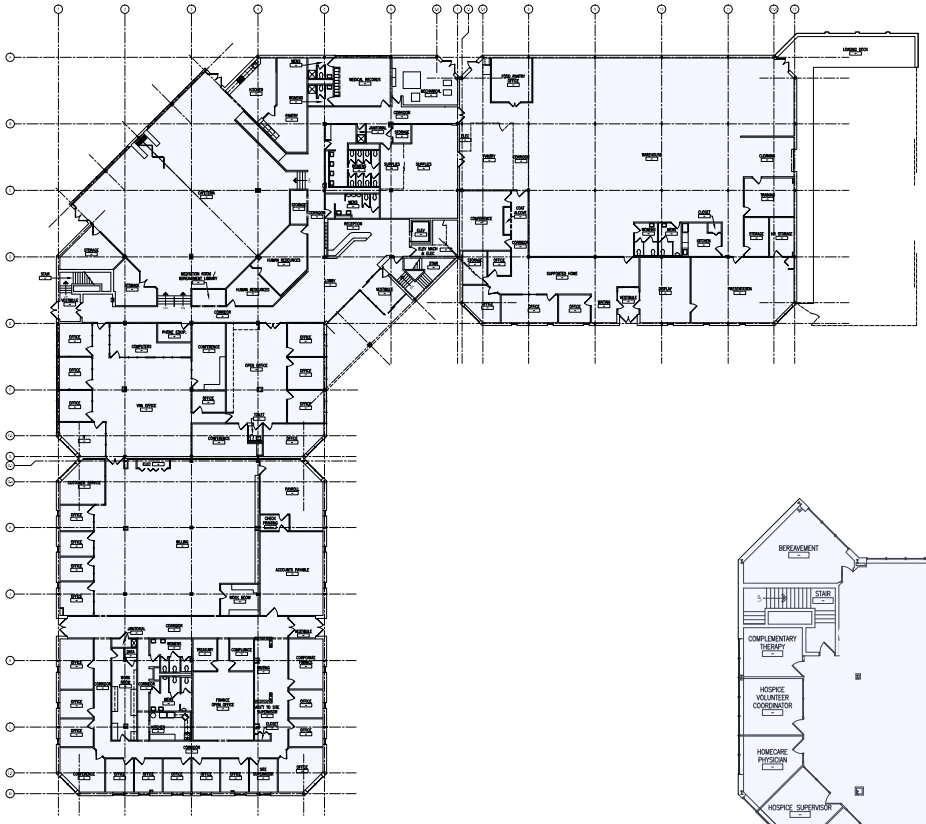
9. Amazon
10. PJP / BradyPLUS
11. TJX Companies
12. TJX Companies Distribution Center
13. Rainbow Ecommerce Fulfillment Center
14. Flynn O'Hara Uniforms
15. FedEx Ground
16. L&M Distribution & Logistics
17. Dependable Distribution Services

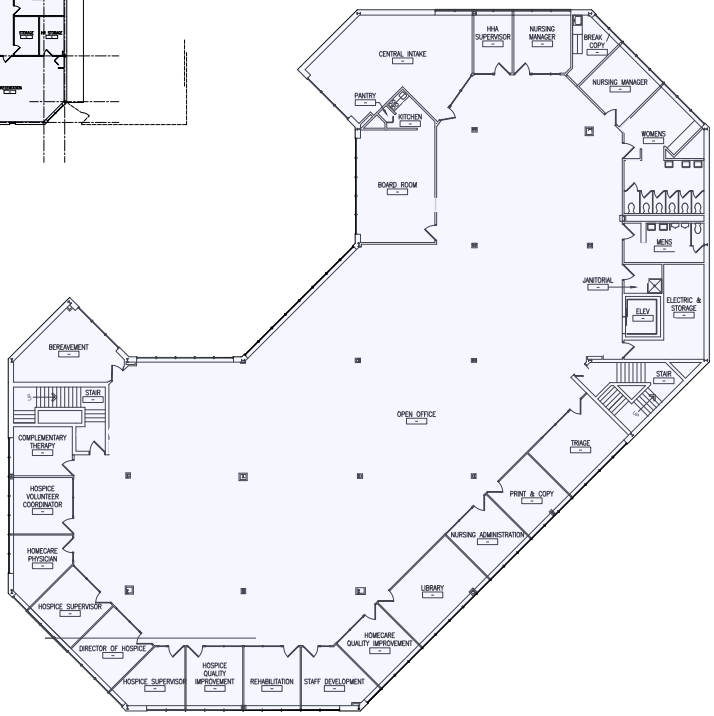


Flexible office and flex space ready for occupancy

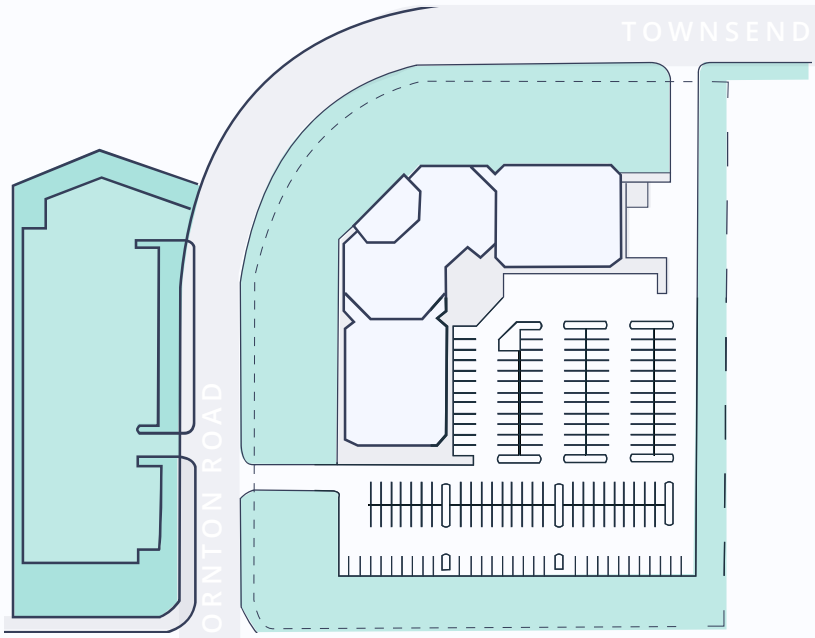
A well maintained office and flex property offering **I-1 zoning**, **excess parking** and **immediate access to I 95 via Woodhaven Road**. The existing layout supports a range of business needs with **private offices, conference rooms, assembly areas** and **general administrative space**. Currently occupied by **Redeemer Health administration**, the property offers **flexible occupancy potential** with **leaseback options available for discussion**.

1st Floor





2nd Floor



Site Plan

ZONING GUIDE

I-1 Light Industrial District

Y = Yes permitted as of right
N = Not allowed (expressly prohibited)
Uses not listed in this table are prohibited

SPECIFIC USE	I-1
COMMERCIAL SERVICES	
Adult-Oriented Service	N
Animal Services	Y
Boarding and Other Services	S
Assembly and Entertainment	N
Casino	N
Building Services	Y
Business Support	Y
Eating and Drinking Establishments	N
Take-Out Restaurant	N
Smoking Lounge	N
Financial Services	Y
Personal Credit Establishment	N
Funeral and Mortuary Services	N
Maintenance & Repair of Consumer Goods	Y
Marina	Y
Parking, Non-Accessory	Y
Personal Services	N
Body Art Service	N
Radio, Television, and Recording Services	Y
Visitor Accommodations	N
Commissaries and Catering Services	N
VEHICLE SALES & SERVICES	
Commercial Vehicle Repair and Maintenance	Y
Commercial Vehicle Sales and Rental	Y
Personal Vehicle Repair and Maintenance	Y
Personal Vehicle Sales and Rental	N
Vehicle Fueling Station	Y
Vehicle Equipment and Supplies Sales and Rental	N
Vehicle Paint Finishing Shop	Y
WHOLESALE, DISTRIBUTION, STORAGE	
Equipment and Materials Storage Yards/Buildings	Y
Moving and Storage Facilities	Y
Warehouse	Y
Wholesale Sales and Distribution	Y
Distributor of Malt/Brewed Beverages	Y
INDUSTRIAL	
Artist Studios and Artisan Industrial	Y
Limited Industrial	Y
General Industrial	N
Intensive Industrial	N
Junk and Salvage Yards and Buildings	N
Marine-Related Industrial	N
Medical Marijuana Growing/Processing Facility	Y
Mining/Quarrying	N
Research and Development	Y
Trucking and Transportation Terminals	Y

SPECIFIC USE	I-1
RESIDENTIAL USE	
Multi-family	N
Caretaker Quarters	Y
Group Living	N
PARKS AND OPEN SPACES	
Passive Recreation	Y
Active Recreation	N
PUBLIC, CIVIC, & INSTITUTIONAL	
Adult Care	N
Child Care	N
Detention and Correctional Facilities	N
Educational Facilities	N
Fraternal Organization	N
Libraries and Cultural Exhibits	N
Re-Entry Facility	S
Religious Assembly	N
Safety Services	Y
Transit Station	Y
Utilities and Services, Basic	Y
Utilities and Services, Major	N
Wireless Service Facility	Y
OFFICE	
Business and Professional	Y
Medical: Sole Practitioner	Y
Medical: Group Practitioner	Y
Government	Y
RETAIL SALES	
Adult-Oriented Merchandise	N
Building Supplies and Equipment	Y
Consumer Goods	N
Drug Paraphernalia Sales	N
Gun Shop	N
Food, Beverages, and Groceries	N
Pets and Pet Supplies	N
Sundries, Pharmaceuticals, and Convenience Sales	N
Wearing Apparel and Accessories	N
URBAN AGRICULTURE	
Community Garden	Y
Market/Community-Supported Farm	Y
Animal Husbandry	Y
Horticulture Nurseries and Greenhouses	Y

Max. Occupied Area	100%
Min. Front Yard Depth	0 ft.
Min. Side Yard Width	8 ft. if used
Min. Rear Yard Depth	8 ft. if used
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%



CONTACT

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michael.barmash@colliers.com

One Commerce Square
2005 Market Street, Suite 4010
Philadelphia, PA 19103

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