PRESENTED BY EQUITY CRE

FOR LEASE: FLEX/LIGHT INDUSTRIAL SPACE

2501 Wharton Street, Philadelphia, PA

EQUITY CRE



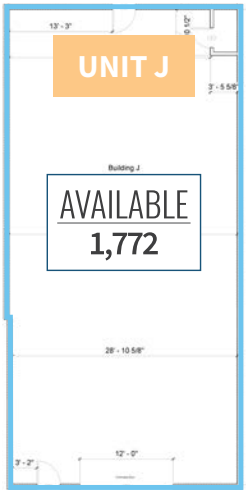
PROPERTY HIGHLIGHTS

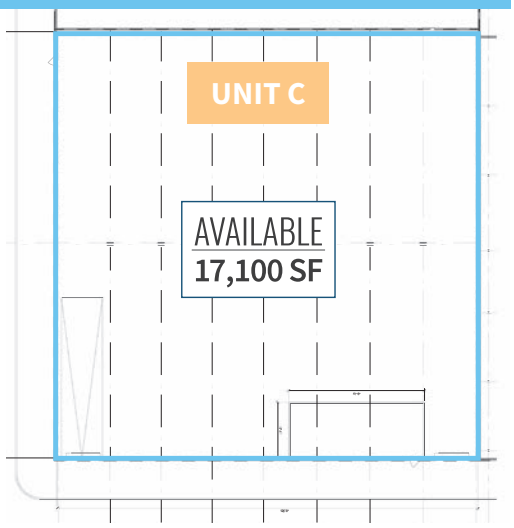
- Space available
  - Unit C: 17,100 SF
  - Unit J: 1,772 SF
- Join Central Bark, Urban Jungle & many more

LOCATION DETAILS

- Located within minutes of University City, Washington Ave & I-76 Corridor
- Equidistant from South Philadelphia & University City

FLOOR PLANS





CONTACT

CONOR TUNNO
ctunno@equitycre.com
DIRECT 484.531.2004

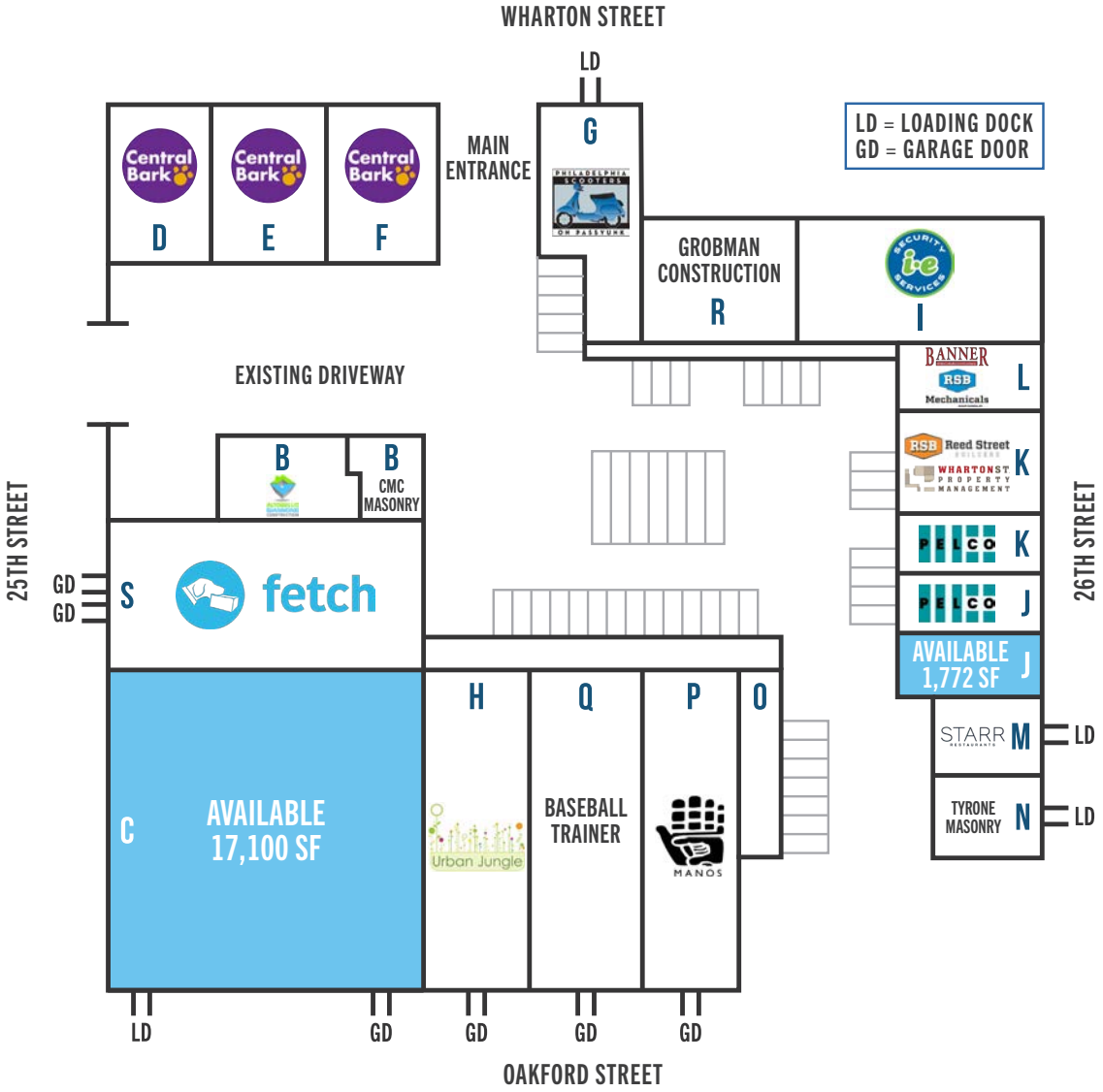
STEVE JEFFRIES
sjeffries@equitycre.com
DIRECT 484.531.2250

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BLDG.	TENANT	SF
B-Front Garage	CMC Masonry	
B-1st & 2nd Floor Office & Rear Garage	Altobello Giannone	
C - Garage	**AVAILABLE**	**17,100 SF**
D,E,F	The Dog's Wish	
G-Garage	Philadelphia Scooter	
H-Garage	Urban Jungle	
I-Garage	Imperial Event Security	

BLDG.	TENANT	SF
J-Garage	**AVAILABLE**	**1,772 SF**
J-1st & 2nd Floor Office & K Garage	Pelco	
K-1st & 2nd Floor Office	Reed St Builders	
K-1st Floor Office	Wharton St Property Management	
L-Garage	RSB Mechanicals	
L-2nd Floor Office	Banner Promotions	

BLDG.	TENANT	SF
M-Garage	Starr Restaurant Group	
N-Garage	Tyrone Masonry	
O-Garage	Louis Pollutri	
P-Garage	Manos	
Q-Garage	The Rounds	
R-Garage	Grobman Construction	
S-Garage	Fetch	

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EQUITY CRE



Demographic Overview (.25, .5, 1-mile radius)



The right space. The right move.

RETAIL BROKERS NETWORK | ICSC | CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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08/25

RETAIL AERIAL



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('25)