

# 460-74 N. 2ND STREET

NORTHERN LIBERTIES, PHILADELPHIA, PA

## FOR SALE OR LEASE



### BUILDING SIZE

22,000 +/- SF  
(2 Floors)

### LOT SIZE

30,089 +/- SF

### LOT DIMENSIONS

141 x 213

**INCOME PRODUCING  
PROPERTY**

### Property Highlights

- 40 Car Parking
- 11,000 SF +/- Available (2nd Fl)
- Excellent Exposure and Easy Access to I-95, I- 676 & 76
- Convenient to Public Transportation
- Zoned I-2 ( Medium Industrial)
- Ideally suited for corporate office, institutional

### Location

North 2nd Street, Between Callowhill & Spring Garden Streets  
(SW Corner of 2nd & Noble Sts.)

### Taxes

\$34,378.24 (2009)



**AVAILABILITY: 2nd Floor - 11,000 SF +/- Offices  
1st Floor - 11,000 SF +/- Restaurant - Leased**

### Contact:

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**SITE LOCATION**

