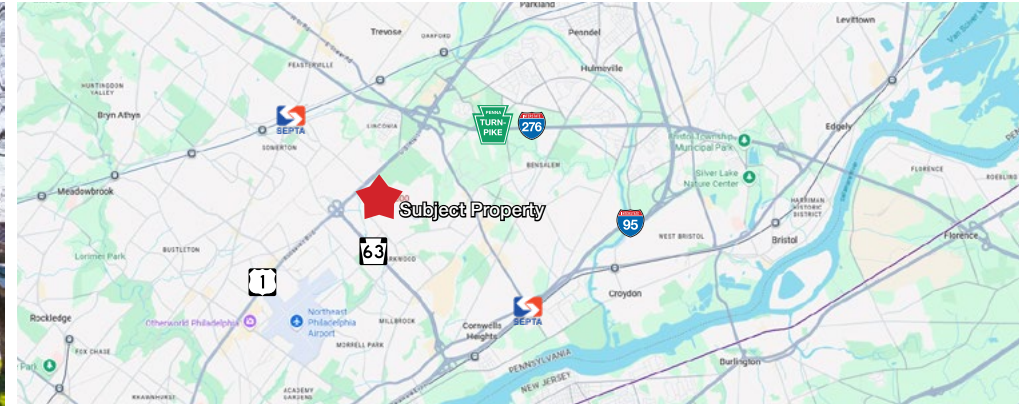


Byberry East - Philadelphia Industrial Park

2800 Black Lake Place, Unit A, Philadelphia, PA

For Lease



Space Available:	Unit A-11,300 SF
Building Description:	Highly Adaptable one-story flex type facility offering offices, distribution and manufacturing space designed to your exact specifications.
Condition of Property:	Excellent
Ceiling Heights:	18' Clear
Office Area:	TBD
Sprinkler:	100% Wet System (fully automatic)
Loading:	Drive-in "one" electrically operated drive-in door can be installed in the rear of the property.
Power:	1,200 amp provided by PECO
HVAC:	Heating and Air Conditioning by rooftop units

Zoning:	I-1 Light Industrial
Location:	Strategically located a short distance east of Roosevelt Boulevard (Route 1), the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike, Interstate 95 and Woodhaven Road (Route 63) are only minutes from the property. Travel time to Center City Philadelphia is approximately 20 minutes and New York City is approximately 90 minutes.
Public Transportation:	SEPTA Bus Routes 1, 14, and 84 offer service to the property. SEPTA Regional Rail West Trenton line offers service from West Trenton, NJ to Center City Philadelphia and stops at the Somerton Train Station, a short distance from the property.
Airports:	Philadelphia International (PHL) is 25 minutes away, Northeast Philadelphia Airport (PNE) is 10 minutes away and Trenton-Mercer (TTN) is 40 minutes away.
Hotels:	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

For more information, please contact:

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