

MSC



500 N. COLUMBUS BLVD, PHILADELPHIA, PA

DELAWARE AVENUE WATERFRONT WAREHOUSE

17,926 SF OVER 2 FLOORS + POTENTIAL ROOF-DECK AVAILABLE FOR LEASE

NORTHERN LIBERTIES,
PHILADELPHIA, PA

17,926 SF OVER 2 FLOORS + POTENTIAL ROOF-DECK
AVAILABLE FOR LEASE



DELAWARE AVENUE WATERFRONT WAREHOUSE



JACOB COOPER
jcooper@hellomsc.com
215.883.7402

JULIA MCMANUS
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215.883.7376

- Existing 2-story building with 20'-25' ceilings and an open concept, perfect for a brewery, restaurant, entertainment venue, club, or creative space
- Located in the budding nightlife/ entertainment corridor of Northern Liberties in the iconic Philadelphia Warehousing and Cold Storage Company Building, built in 1891
- Adjacent to the \$2.2B mixed-use, 4-acre Penn's Landing development that will amass 12 buildings, totaling 3.5 million square feet of homes, offices and shops
- Conveniently located off of Delaware Avenue and Spring Garden Streets, with easy access to I-95 and I-676
- Motivated landlord willing to provide capital for tenant fit out

DEMOGRAPHICS



EST. POPULATION
1 mi 35,815



EST. EMPLOYEES
1 mi 24,477



EST. MEDIAN HH INCOME
1 mi \$87,486



EST. MEDIAN AGE
1 mi 35.5

JOIN THESE AREA TENANTS



OTHER HALF



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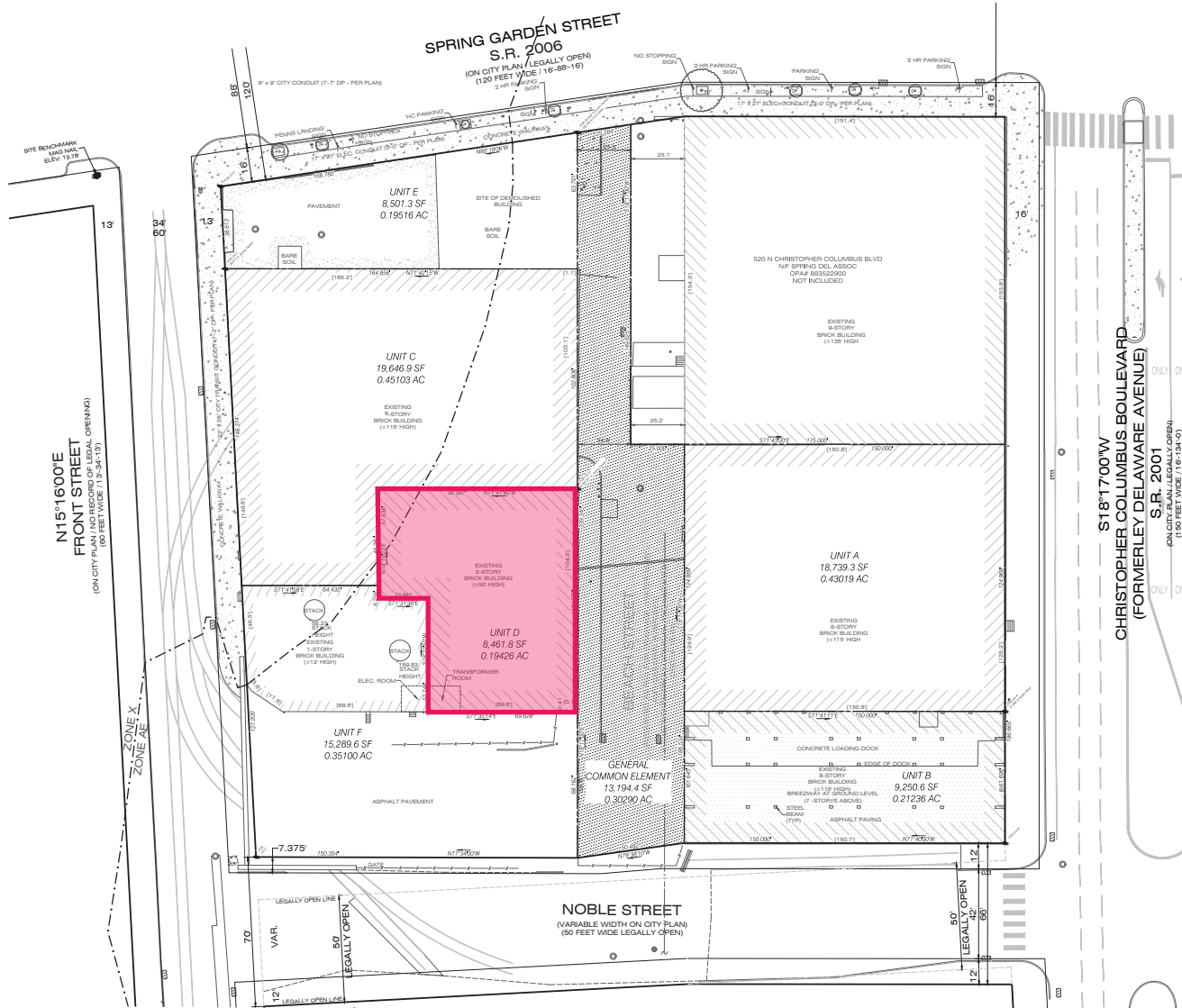
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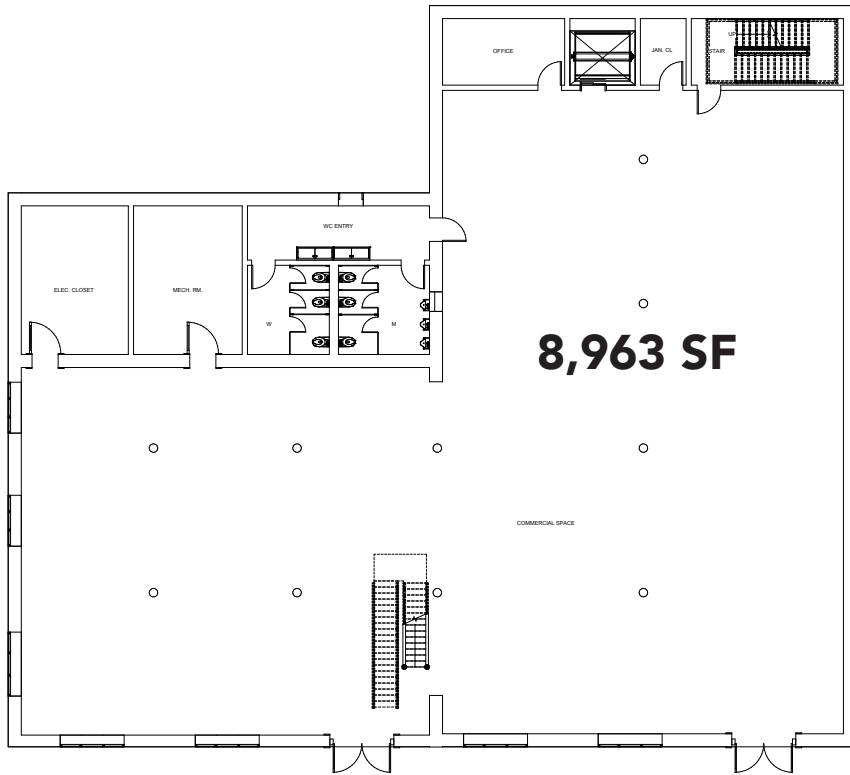




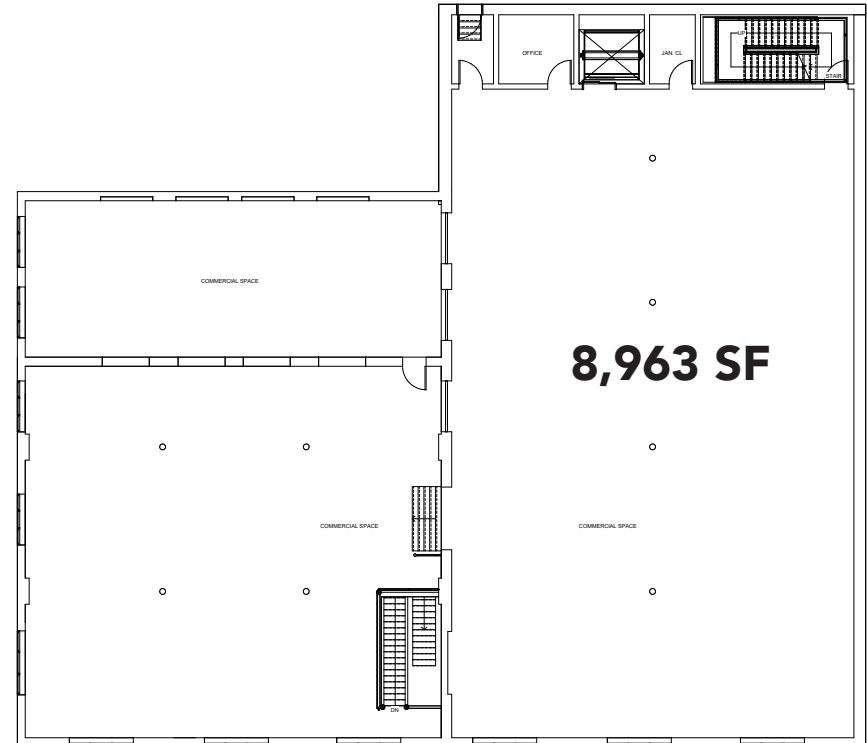
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1ST FLOOR PLAN



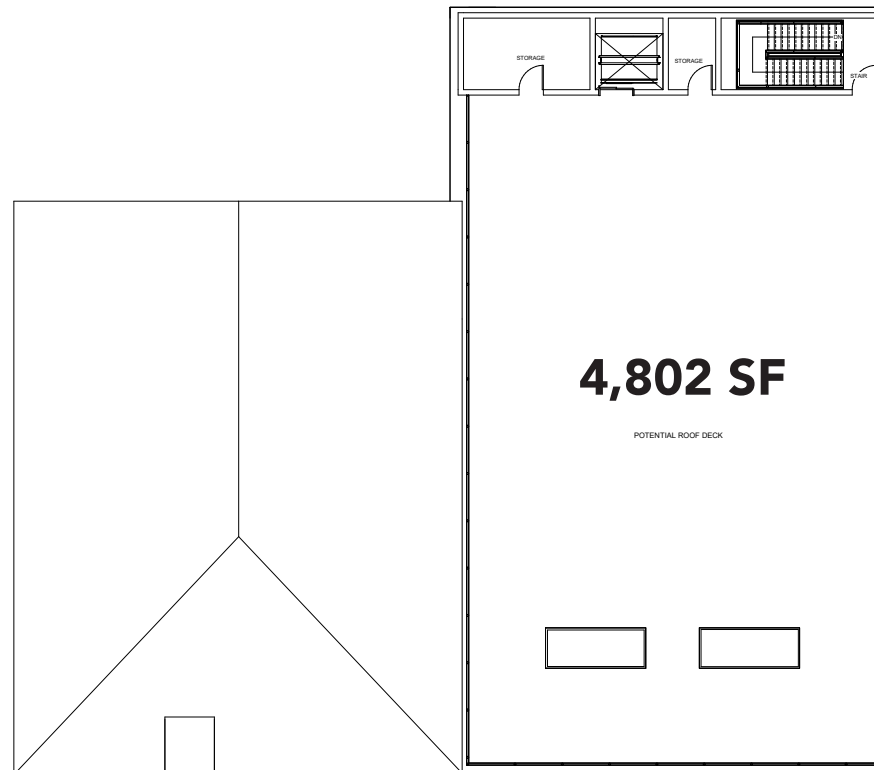
2ND FLOOR PLAN



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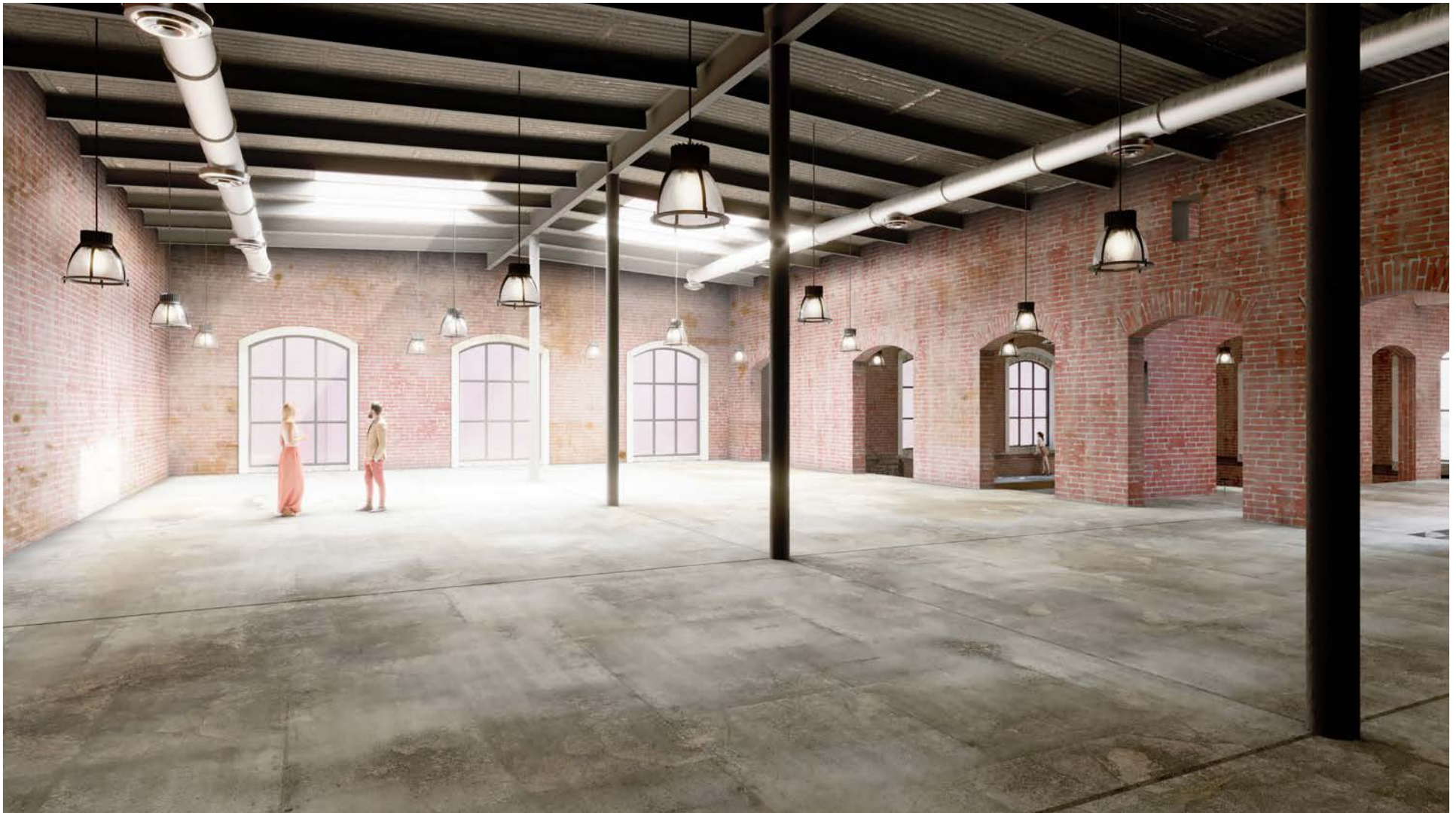
POTENTIAL ROOF LEVEL PLAN



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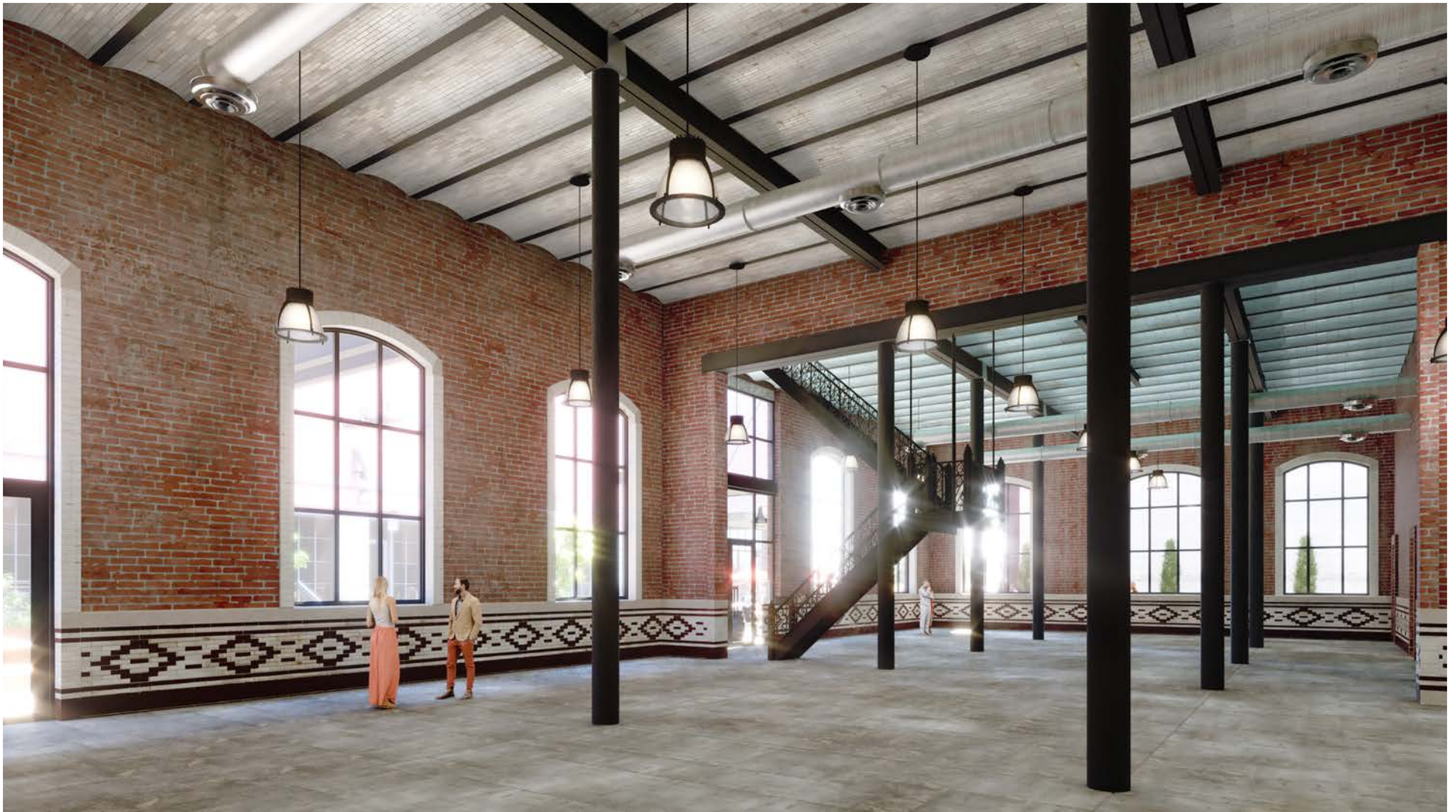




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