

2300 N AMERICAN ST

PHILADELPHIA, PA | 19133



±24,000 SF
FOR LEASE



BRADY CARROLL

For Leasing Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:
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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Bennett Williams Commercial is excited to present 2300 North American Street, Philadelphia, PA for lease. The property consists of a three-story, 24,000 square foot warehouse on the rapidly growing North American Street corridor. This corner property offers three wide open floors of flex industrial space with 12' ceilings, a drive-in door, a loading dock, an elevator, a conveyor belt, and adjacent land to expand the building or to add more parking. The property is in move-in ready condition, or you can customize the layout and finishes to suit your different business's needs. The ICMX zoning allows for a wide range of many different commercial and industrial uses.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	444,298	1,075,194	1,647,717
EMPLOYEES	279,696	470,477	629,393
AVERAGE HHI	\$96,642	\$97,285	\$98,423
HOUSEHOLDS	189,374	447,852	672,639
N American St - ±5,000 VPD			



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



LISTING AGENTS:



BRADY CARROLL

BCarroll@bennettwilliams.com

CONTACT US

484.947.5334 | www.bennettwilliams.com

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

