



435 Fairmount Ave

HIGH-VISIBILITY, FLEXIBLE MULTI-LEVEL OPPORTUNITY

12,000 SF AVAILABLE - MOVE IN READY



PROPERTY HIGHLIGHTS

- Flexible/short-term lease, Ideal for storage, interim use, or temporary overflow space
- Strong street presence with excellent frontage and signage opportunity
- Surface parking (4 spaces) and roll-up drive-in door
- Discounted occupancy with flexible lease terms

A Versatile Space for a Range of Uses

Whether you need short-term storage, interim workspace, overflow capacity or a flexible environment for educational or community programming, 435 Fairmount Avenue offers the square footage and infrastructure to get started immediately.



Accessible Location



- Near Fairmount Station (Broad Street Line) and Spring Garden Station (Market-Frankford Line)
- Multiple SEPTA bus routes nearby (7, 32, 33, 43, 48, 49)



- Convenient access to I-676 (Vine Street Expressway), I-95, and the Ben Franklin Bridge to New Jersey



Located in the Heart of Northern Liberties

435 Fairmount Avenue sits at the crossroads of two of Philadelphia's most dynamic neighborhoods – Northern Liberties and Fairmount – with walkable access to culture, dining, and daily conveniences.



FOR MORE INFORMATION, PLEASE CONTACT:

Jacklyn Hadzor

Mobile: 609.760.9985

jhadzor@StocktonREA.com

Stockton Real Estate Advisors

1760 Market Street, Suite 900 | Philadelphia | PA 19103

215.636.4444 | www.StocktonREA.com