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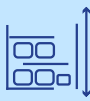
505 KNORR STREET, PHILADELPHIA, PA

# ±45,000 SF of flex space with **unrestrictive zoning**

505 Knorr Street offers two grade-level access units available **for sale**  
**or lease:** a 30,000 SF suite and a 15,000 SF suite.



ICMX  
Zoning



Clear  
Span



Drive-In &  
Tailgate Loading



Off-Street  
Parking



Convenient  
location

## **Todd Sussman**

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# Property Overview

## SITE SPECIFICATIONS

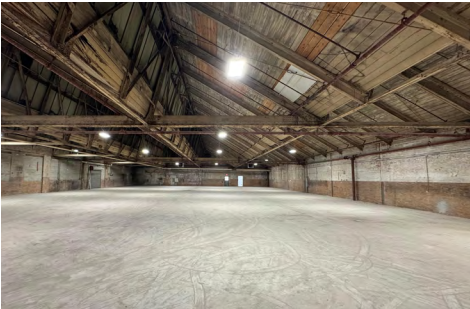
Building Size:	60,000 SF
Available SF:	45,000 SF Total
Zoning:	ICMX
Parking:	25 spaces
Power:	Amps: 200-1,200 Volts: 240-480 Phase: 3 Wire: 3

## UPPER SUITE

Available SF:	15,000 SF
Loading:	1 Tailgate Dock
Clear Height:	15'6" to the deck, 12' to the beam
Column Spacing:	Clear Span

## LOWER SUITE

Available SF:	30,000 SF
Loading:	1 Tailgate Dock 1 Drive In Door (12' x 10')
Clear Height:	10'7" to the deck, 8'9" to the beam
Column Spacing:	18.5' x 18.5'



## HIGHLIGHTS

- Open-concept layout with flexible configuration options
- Exposed, high ceilings enhancing the spacious environment
- Conveniently located less than 0.5 miles from Cheltenham Station (Fox Chase Regional Rail Line)
- Immediate access to major routes including Routes 13, 1, 73, 309, I-95, and Old York Road
- Positioned in a high-traffic area between Cheltenham and Fox Chase, surrounded by major destinations such as Jeanes Hospital, Moss-Magee Rehabilitation, ShopRite, and H-Mart

# ICMX Zoning

Y = Yes permitted as of right  
 S = Special exception approval required  
 N = Not allowed (expressly prohibited)  
*Uses not listed in this table are prohibited*

SPECIFIC USE	ICMX
<b>RESIDENTIAL USE</b>	
Multi-family	N
<b>Caretaker Quarters</b>	Y
Group Living	N
<b>PARKS AND OPEN SPACES</b>	
Passive Recreation	Y
Active Recreation	Y
<b>PUBLIC, CIVIC, &amp; INSTITUTIONAL</b>	
Adult Care	Y
Child Care	Y
Detention and Correctional Facilities	S
Educational Facilities	Y
Fraternal Organization	Y
Libraries and Cultural Exhibits	Y
Re-Entry Facility	S
Religious Assembly	Y
Safety Services	Y
Transit Station	Y
Utilities and Services, Basic	Y
Utilities and Services, Major	N
Wireless Service Facility	Y
<b>OFFICE</b>	
Business and Professional	Y
Medical: Sole Practitioner	Y
Medical: Group Practitioner	Y
Government	Y
<b>RETAIL SALES</b>	
Adult-Oriented Merchandise	S
Building Supplies and Equipment	Y
Consumer Goods	Y
Drug Paraphernalia Sales	S
Gun Shop	S
Food, Beverages, and Groceries	Y
Pets and Pet Supplies	Y
Sundries, Pharmaceuticals, and Convenience Sales	Y
Wearing Apparel and Accessories	Y
<b>URBAN AGRICULTURE</b>	
Community Garden	Y
Market/Community-Supported Farm	Y
Animal Husbandry	Y
Horticulture Nurseries and Greenhouses	Y

## SPECIFIC USE

## ICMX

### COMMERCIAL SERVICES

<b>Adult-Oriented Service</b>	S
<b>Animal Services</b>	Y
Boarding and Other Services	N
<b>Assembly and Entertainment</b>	Y
Casino	N
<b>Building Services</b>	Y
<b>Business Support</b>	Y
<b>Eating and Drinking Establishments</b>	Y
Take-Out Restaurant	Y
Smoking Lounge	S
<b>Financial Services</b>	Y
Personal Credit Establishment	S
<b>Funeral and Mortuary Services</b>	Y
<b>Maintenance &amp; Repair of Consumer Goods</b>	Y
<b>Marina</b>	Y
<b>Parking, Non-Accessory</b>	S
<b>Personal Services</b>	Y
Body Art Service	S
<b>Radio, Television, and Recording Services</b>	Y
Visitor Accommodations	N
<b>Commissaries and Catering Services</b>	Y

### VEHICLE SALES & SERVICES

Commercial Vehicle Repair and Maintenance	N
<b>Commercial Vehicle Sales and Rental</b>	S
<b>Personal Vehicle Repair and Maintenance</b>	S
<b>Personal Vehicle Sales and Rental</b>	S
<b>Vehicle Fueling Station</b>	Y
<b>Vehicle Equipment and Supplies Sales and Rental</b>	S
Vehicle Paint Finishing Shop	N

### WHOLESALE, DISTRIBUTION, STORAGE

<b>Equipment and Materials Storage Yards/Buildings</b>	Y
<b>Moving and Storage Facilities</b>	Y
<b>Warehouse</b>	Y
<b>Wholesale Sales and Distribution</b>	Y
Distributor of Malt/Brewed Beverages	Y

### INDUSTRIAL

<b>Artist Studios and Artisan Industrial</b>	Y
<b>Limited Industrial</b>	Y
General Industrial	N
Intensive Industrial	N
Junk and Salvage Yards and Buildings	N
Marine-Related Industrial	N
Medical Marijuana Growing/Processing Facility	N
Mining/Quarrying	N
<b>Research and Development</b>	Y
Trucking and Transportation Terminals	N



# Local Snapshot

## Local Occupiers & Points of Interest



## Highlighted Neighbors

**FERGUSON**

roosevelt mall

**TEMPLE HEALTH**  
JEANES HOSPITAL





# Prime Regional Access



**Philadelphia  
Int'l Airport**

19.5 mi | 34 min



**Northeast  
Philadelphia Airport**

6.5 mi | 20 min



**Tacony-  
Palmyra Bridge**

4 mi | 10 min

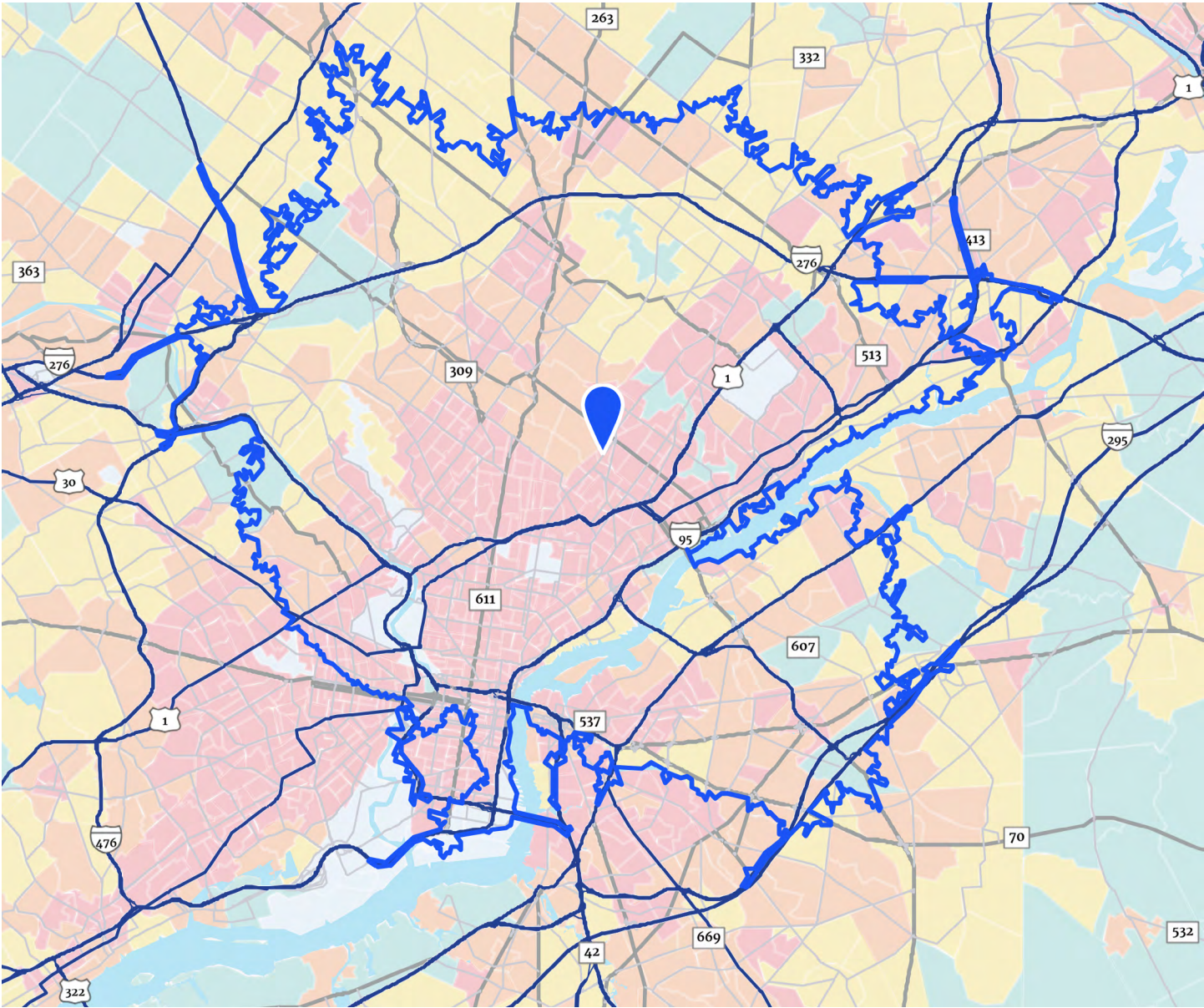


**Port of  
Philadelphia**

7 mi | 20 min



# Demographics



— 30 minute drive time

Demographics	1 Mile	3 Miles	5 Miles
Population	42,369	337,218	759,807
Households	15,440	122,913	286,423
Avg. HHI	\$88,962	\$83,860	\$81,349
Employees	7,889	88,347	256,507





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