

## INDUSTRIAL PROPERTY FOR SALE

**83,376 SF on .99 Acres**

2838, 2840-46, 2848 Chatham Street  
Philadelphia, PA 19134

# PROPERTY DETAILS

## BUILDING SIZE

- 83,376 SF on .99 acres

## FLOORS

- Two (2) floors

## CEILING HEIGHT

- 12' - 25'8" Varied Clear Heights

## LOADING

- Three (3) Drive Ins – (22' W x 16' H), (12' W x 12' H), (8'7" W x 10' H)

## FRONTAGE

- 265' Cedar Street, 169' East Cambria Street, 285' Chatham Street Frontage

## HEAT

- Gas Heaters

## ELEVATOR

- Freight Elevators

## FIRE PROTECTION

- Dry System

## TAXES

- \$23,342 - Estimated 2025

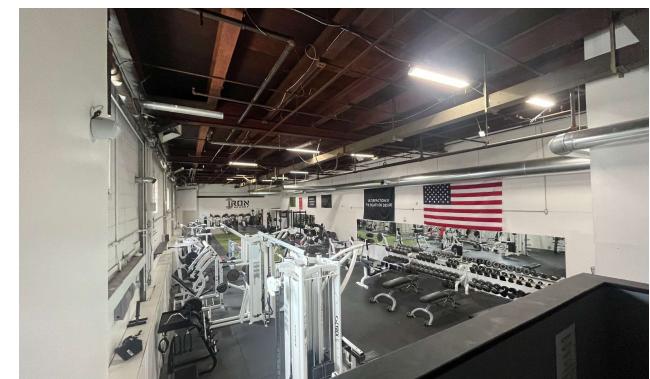
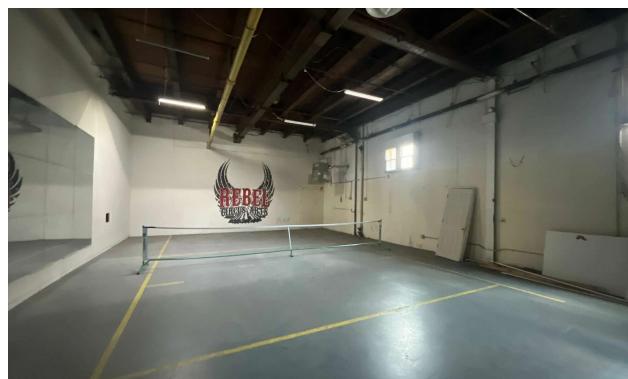
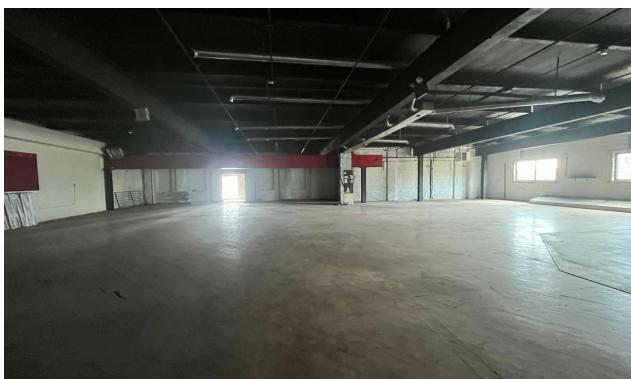
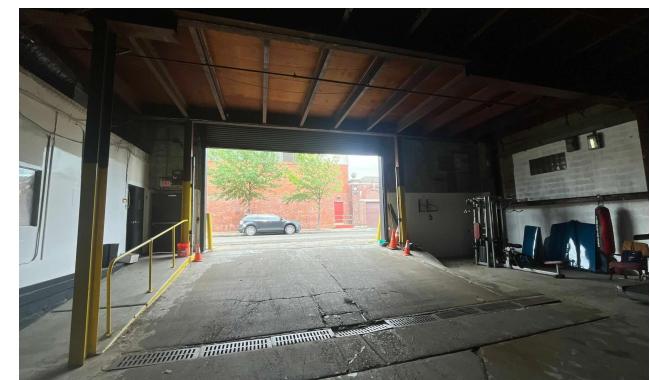
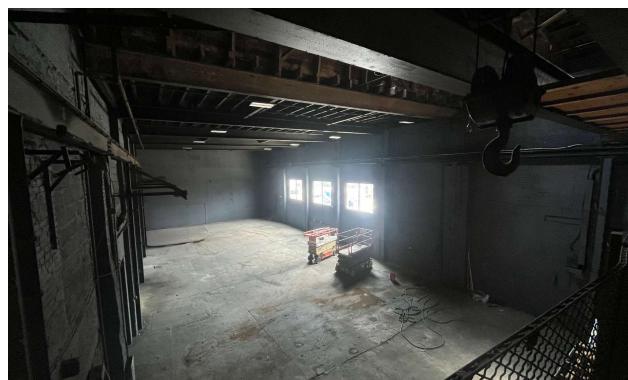
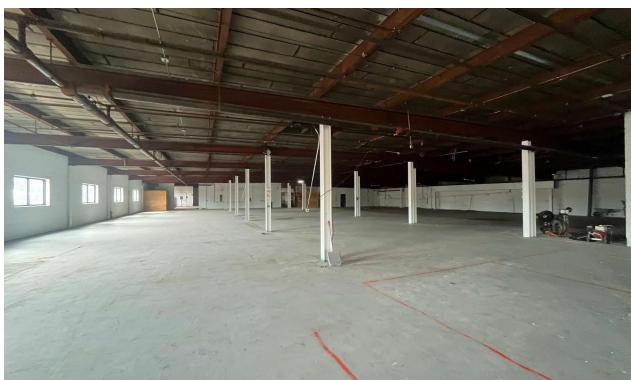
## ZONING

- 2848 Chatham Street - I2 - Medium Industrial (City of Philadelphia)
- 2838 Chatham Street - RSA5 – Residential Single Family Attached – 5 (City of Philadelphia)

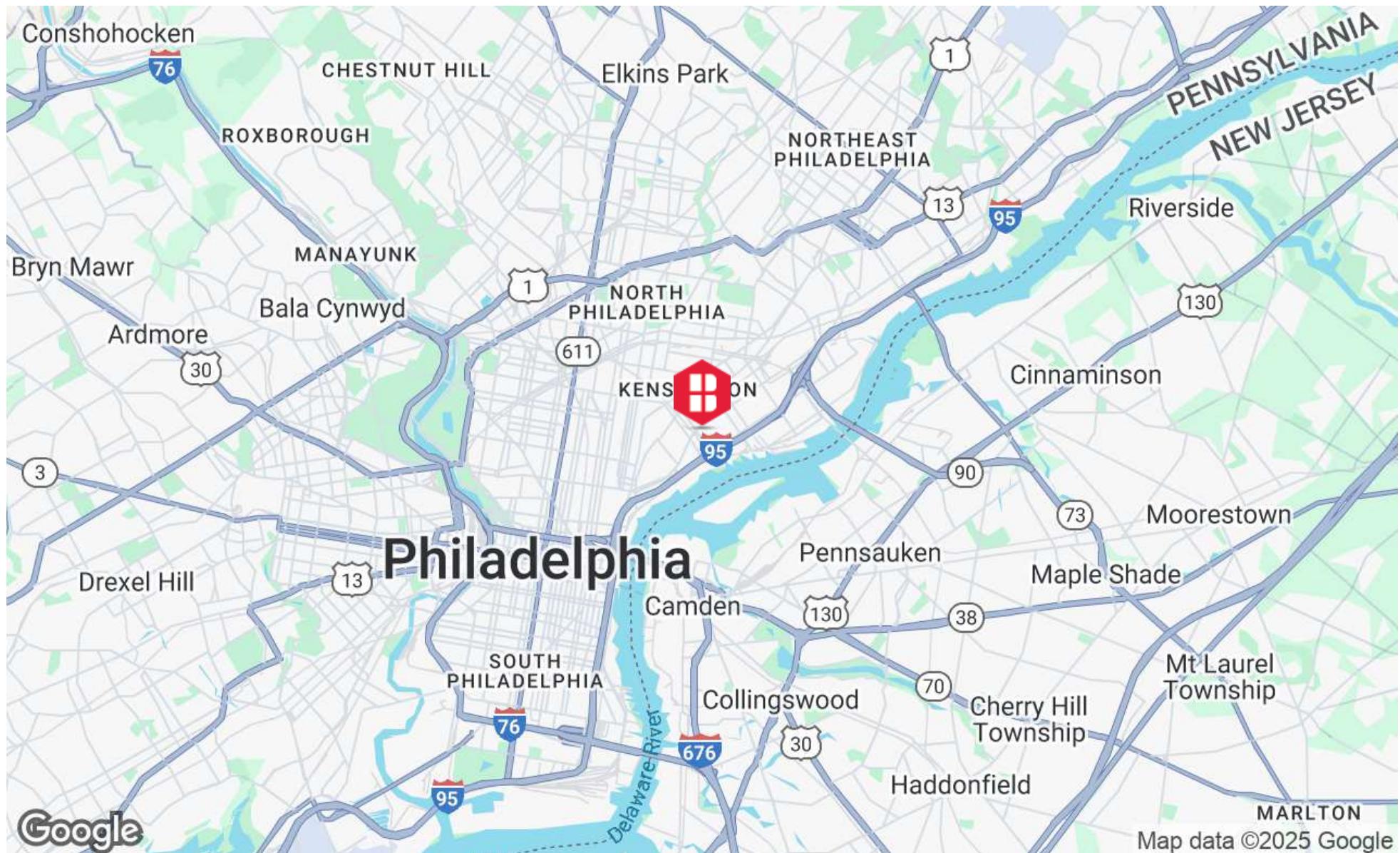
## LOCATION

- Strategically located in the heart of the Port Richmond neighborhood, minutes from I-95 and the Betsy Ross Bridge. The property also offers easy access to Center City Philadelphia and all major highways in the region.

## ADDITIONAL PHOTOS



# LOCATION MAP

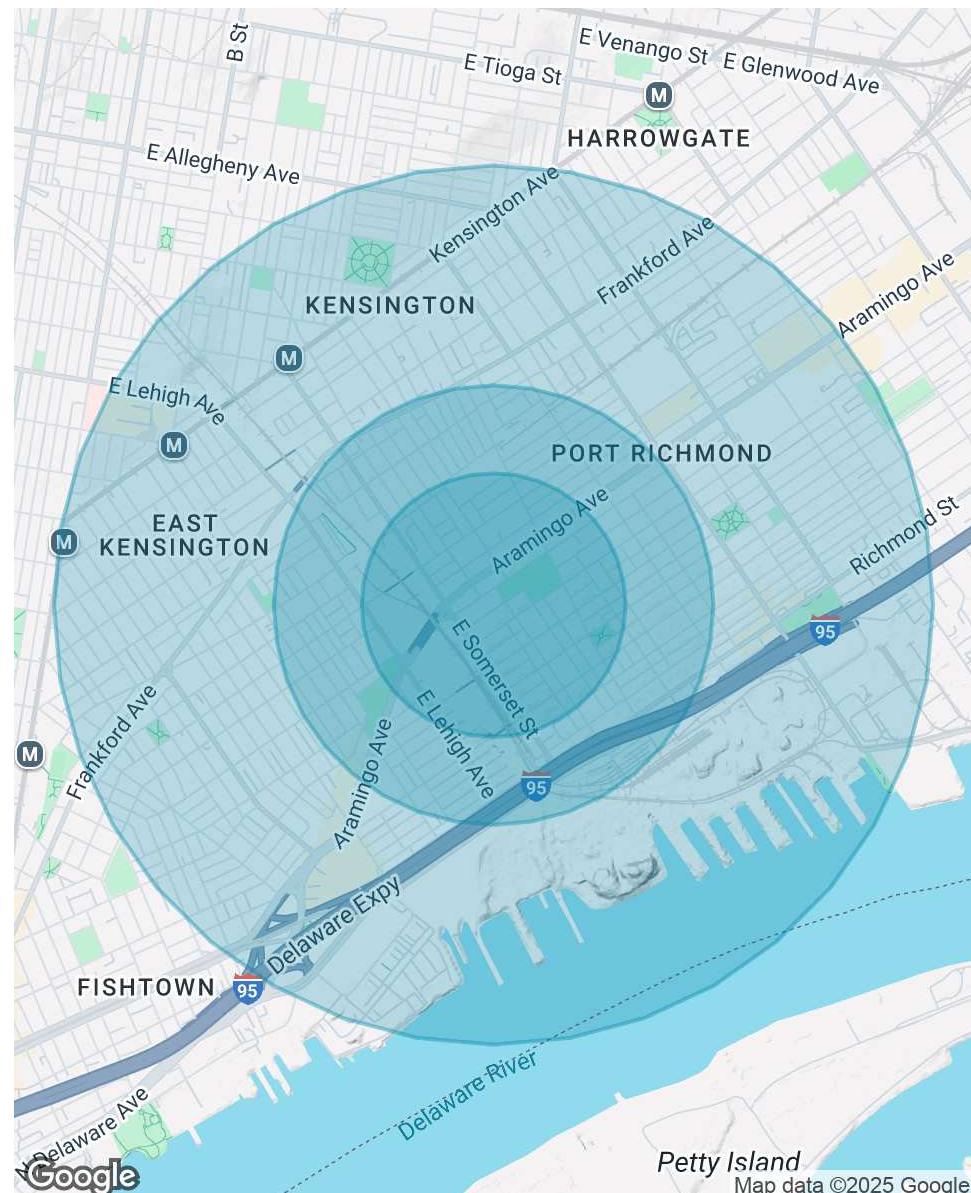


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,946	16,900	52,779
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,375	6,917	21,537
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$71,325	\$72,197	\$77,013
Average House Value	\$209,374	\$221,233	\$250,360

Demographics data derived from AlphaMap





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## PRIMARY CONTACTS



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