



**2838 TRENTON AVENUE**  
PHILADELPHIA, PA

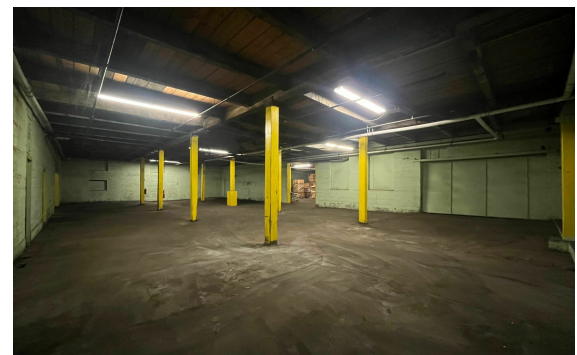
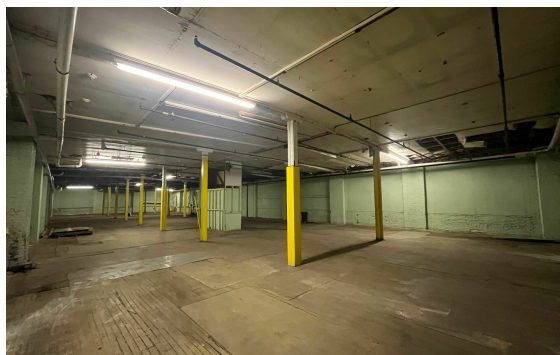
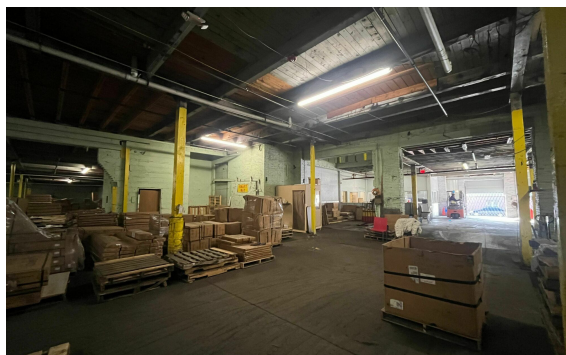
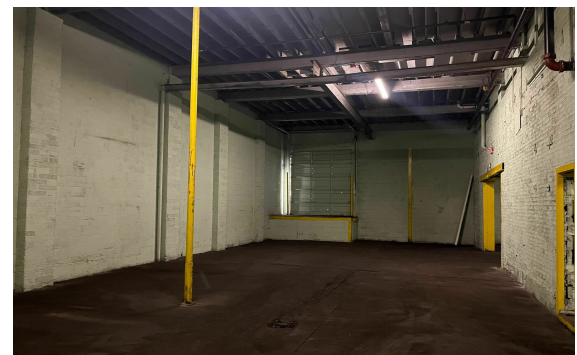
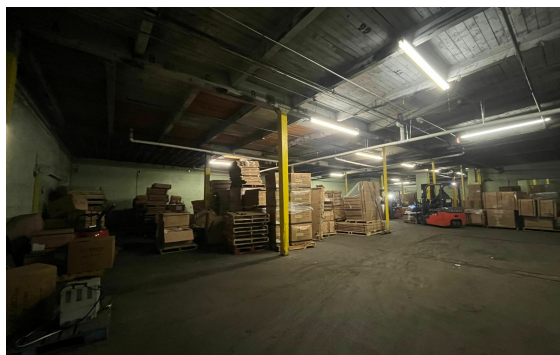
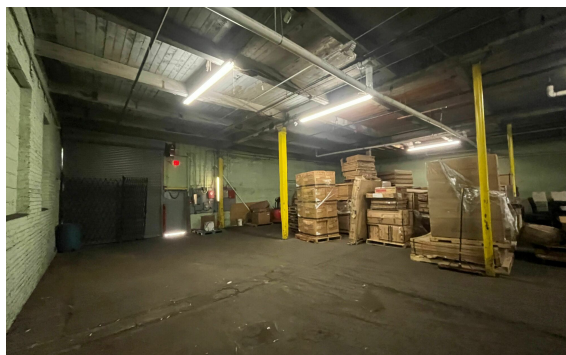
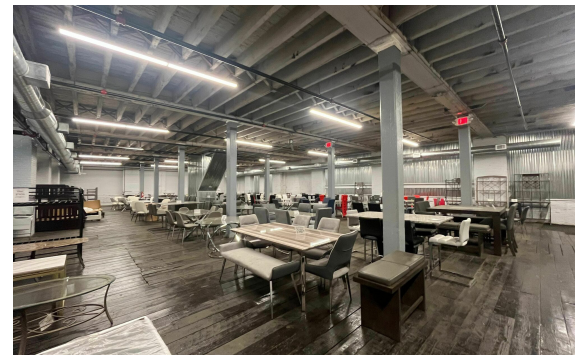
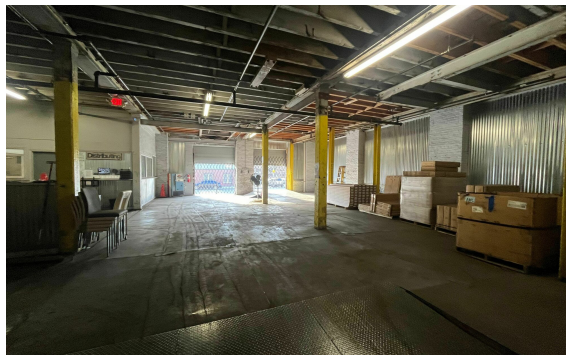
AVAILABLE FOR SALE OR LEASE  
**INDUSTRIAL BUILDING**

33,252 SF  
0.56 Acres

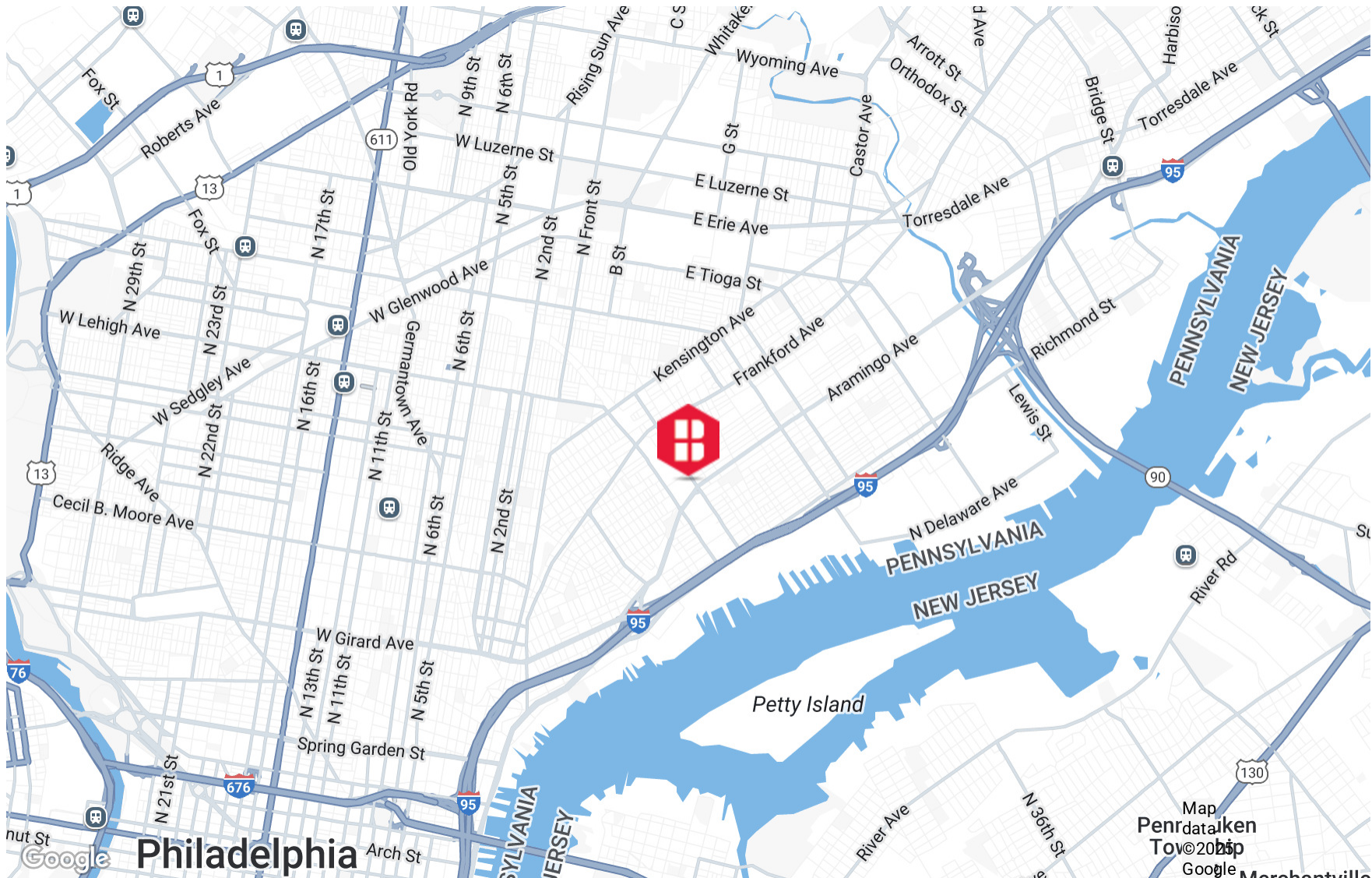
## PROPERTY HIGHLIGHTS

- 33,252 SF Building on 0.56 Acres
  - **First Floor** –  
25,902 SF Available  
12' - 14'3" clear
  - **Second Floor**  
7,350 SF Available  
11'7" clear
  - Alarm System and Station
  - Fire Protection: Dry System
  - Zoned IRMX - Industrial Residential Mixed-Use (City of Philadelphia)
  - Dual Heat and AC Pump in Warehouse, Heat in Office
  - Flat/Slight Slope with Bituminous coverings
  - Four (4) Dock Doors  
One 10' x 10'  
One 9'9" x 12'  
One 8'7" x 10'7"  
One 8'7" x 10'
  - One (1) Drive-in (12' x 10')
  - Frontage: 195' East Williams Street, 172' East Auburn Street, 147' Trenton Avenue
  - Freight Elevator
  - \$13,805 (Est 2025 Taxes)
  - The site is located off I-95 in the Port Richmond neighborhood of Northeast Philadelphia. The neighborhood contains a mixture of industrial uses and multifamily development. Operators of the site are serviced by SEPTA's Somerset Station and 30th Street Station for longer commutes
- **ACCESSIBLE DISTANCES:**  
Somerset Station SEPTA Transit – 0.7 miles  
I-95 – 1.5 miles  
Betsy Ross Bridge – 3.6 miles  
Center City – 4.4 miles  
30th Street Station NJ Transit Rail – 5.5 miles  
Philadelphia International Airport – 13 miles

## ADDITIONAL PHOTOS



## AREA MAP



# DEMOGRAPHICS MAP & REPORT

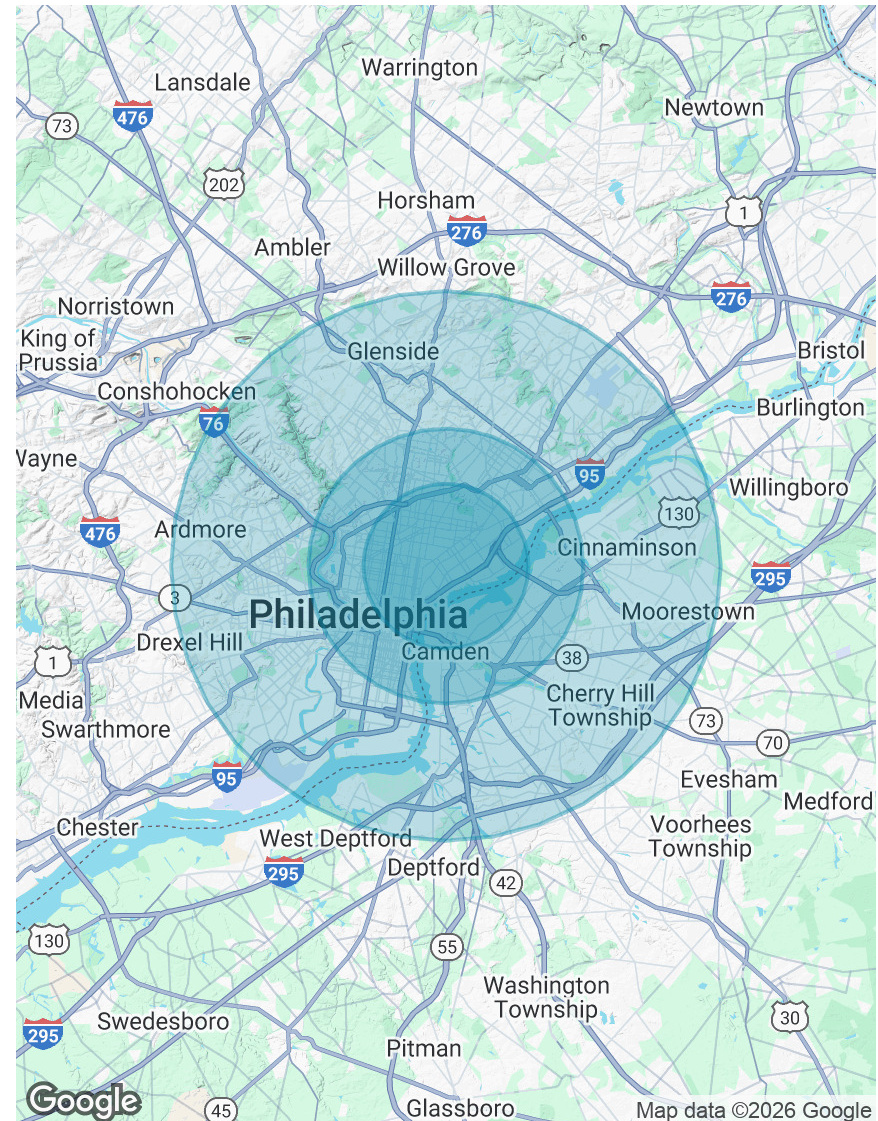
## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	365,367	926,377	2,188,933
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	38	41

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	140,909	381,222	883,699
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$69,648	\$82,625	\$95,754
Average House Value	\$255,744	\$310,814	\$329,515

Demographics data derived from AlphaMap



# CONTACT



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