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McCann
COMMERCIAL



INDUSTRIAL PROPERTY FOR LEASE

2600 E TIOGA ST

Philadelphia, PA 19134

DEAL TEAM

2600 E Tioga St | Philadelphia, PA 19134

INDUSTRIAL PROPERTY FOR LEASE

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PROPERTY SUMMARY

2600 E Tioga St | Philadelphia

INDUSTRIAL PROPERTY FOR LEASE

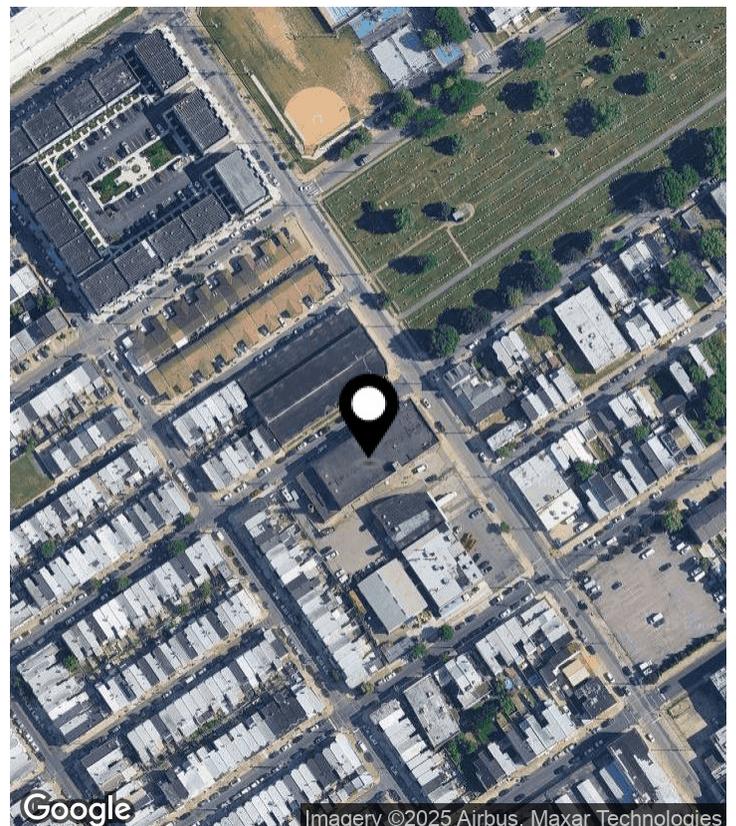


PROPERTY DESCRIPTION

1,000 - 45,000 SF Build to suit Industrial Flex Space for lease in a 3 story building with 12' clear height entry door, 20'w x 20'd columns, 2 loading docks, freight elevator, full sprinkler system, and fenced in parking lot with 22 spaces. Located at 2600 E Tioga St in Philadelphia, this industrial-zoned property features a highly customizable layout, ideal for manufacturing, warehousing, or distribution. The location provides easy access Aramingo Ave, Allegheny Ave, and major highways. Positioned in the growing Port Richmond area, this property provides an excellent opportunity for businesses seeking functionality and convenience in a prime industrial location.

OFFERING SUMMARY

Available SF:	1,000 - 45,000 SF
Lot Size:	0.7 Acres
Building Size:	45,000 SF
Zoning:	I-2 Medium Industrial
Year Built Renovated:	1940 2025



PHOTOS

2600 E Tioga St | Philadelphia

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IN THE NEIGHBORHOOD

2600 E Tioga St | Philadelphia

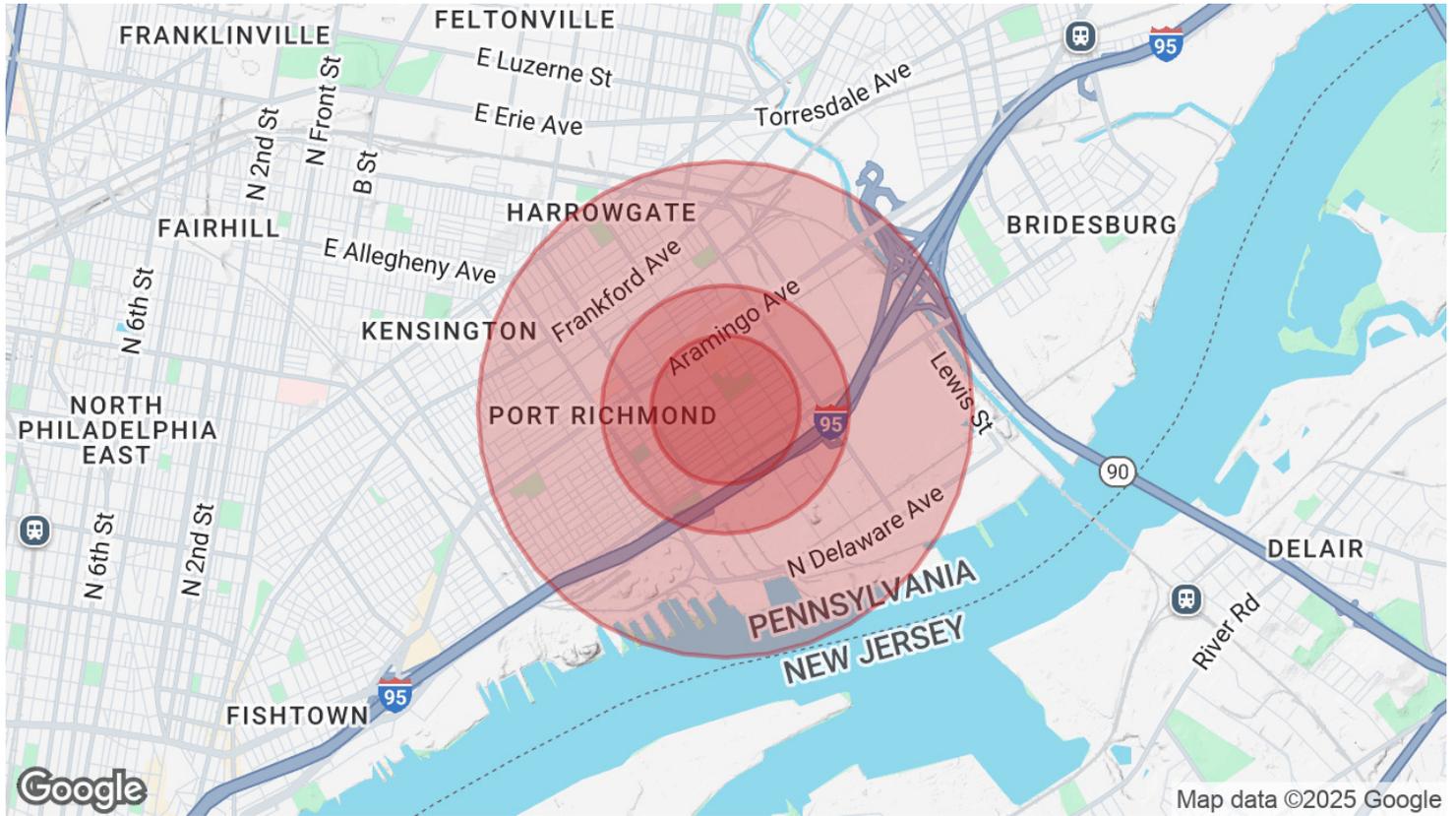
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DEMOGRAPHICS MAP & REPORT

2600 E Tioga St | Philadelphia

INDUSTRIAL PROPERTY FOR LEASE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,942	7,933	30,205
Average Age	41	40	37
Average Age (Male)	40	39	36
Average Age (Female)	42	42	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,227	3,418	11,760
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$87,254	\$78,841	\$62,074
Average House Value	\$227,967	\$213,518	\$172,350

Demographics data derived from AlphaMap