

67 WEST QUEEN LANE

Philadelphia, PA 19144



INVESTMENT SALE



INDUSTRIAL



12,000+/- SF



PROPERTY HIGHLIGHTS

- 12,000± SF warehouse building with office and showroom
- Ideal for manufacturing
- Lot Size: 0.27+/- acres
- Loading: Two drive-in doors - One 12'x12' & One 8'x10
- Offices: Two office areas with restrooms
- Ceiling Height: 11.75' - 13' clear
- Heat: Six gas-fired unit heaters
- Lighting: Fluorescent
- Power: 3 phase - 120/480 volt
- Water/Sewer: Public Water & Sewer
- Floor: Concrete
- Zoning: RSA3
- Real Estate Taxes: \$4,844 (2023)

LOCATION DESCRIPTION

- 1.2+/- miles to Route 1
- 1.7+/- miles Route 611 (N. Broad St)
- 1.8+/- miles to Route 13
- 4.5 miles to I-76 (Schuylkill Expressway)
- 8+/- miles to Center City Philadelphia, I-95, and bridges into New Jersey - Ben Franklin, Betsy Ross and Tacony-Palmyra Bridges

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	18,528	161,247	360,047
Total Population	40,069	362,632	834,415
Average HH Income	\$46,780	\$53,350	\$64,048

FOR MORE INFORMATION

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NAI Mertz



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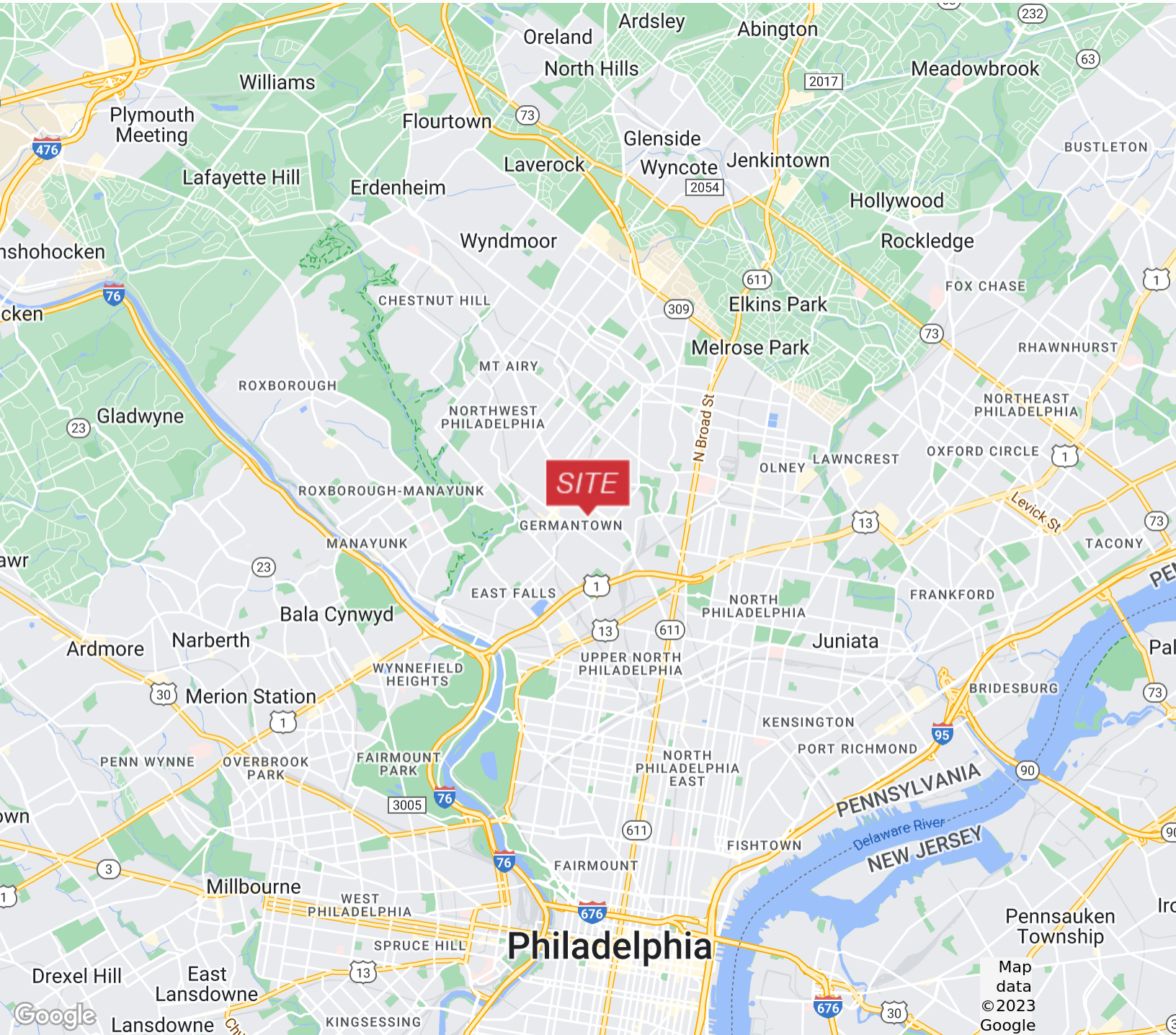
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