

2640-50 WHEATSHEAF LANE
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

31,658 SF
2.91 Acres

PROPERTY HIGHLIGHTS

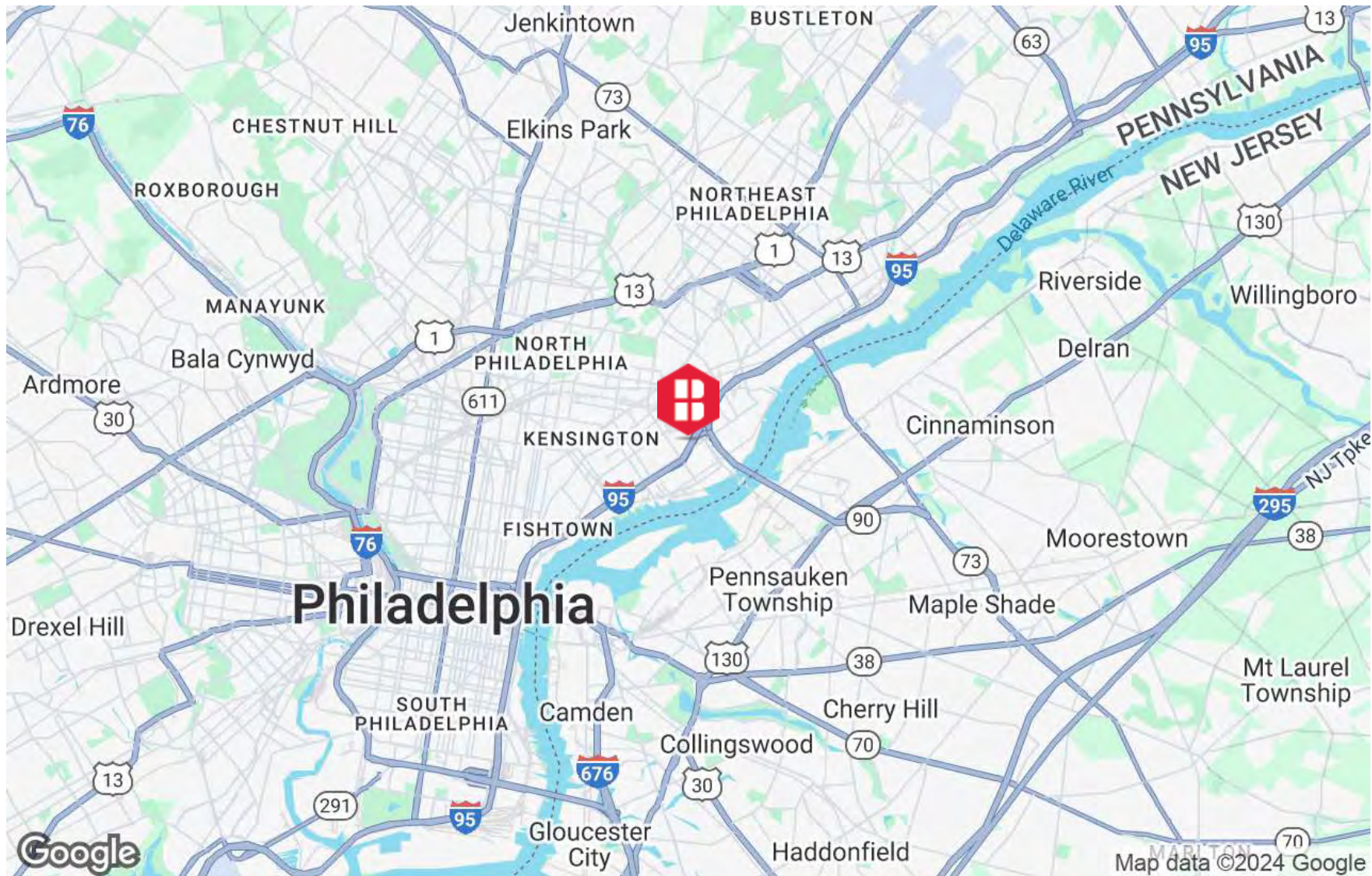
- 31,658 SF Building on 2.91 Acres
- 27,758 SF – Warehouse Space
- 3,900 SF – Office Space
- 36' clear ceiling height
- Two (2) 12 x 12 Drive-in Door & Two (2) 18 x 12 Drive-in Door
- 3-phase Service
- Three (3) 10-ton Cranes
- 41 surface parking spots
- Easy access to I-95, the Betsy Ross Bridge, Roosevelt Blvd., the Tacony-Palmyra Bridge, and the Northeast Philadelphia Airport



ADDITIONAL PHOTOS



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

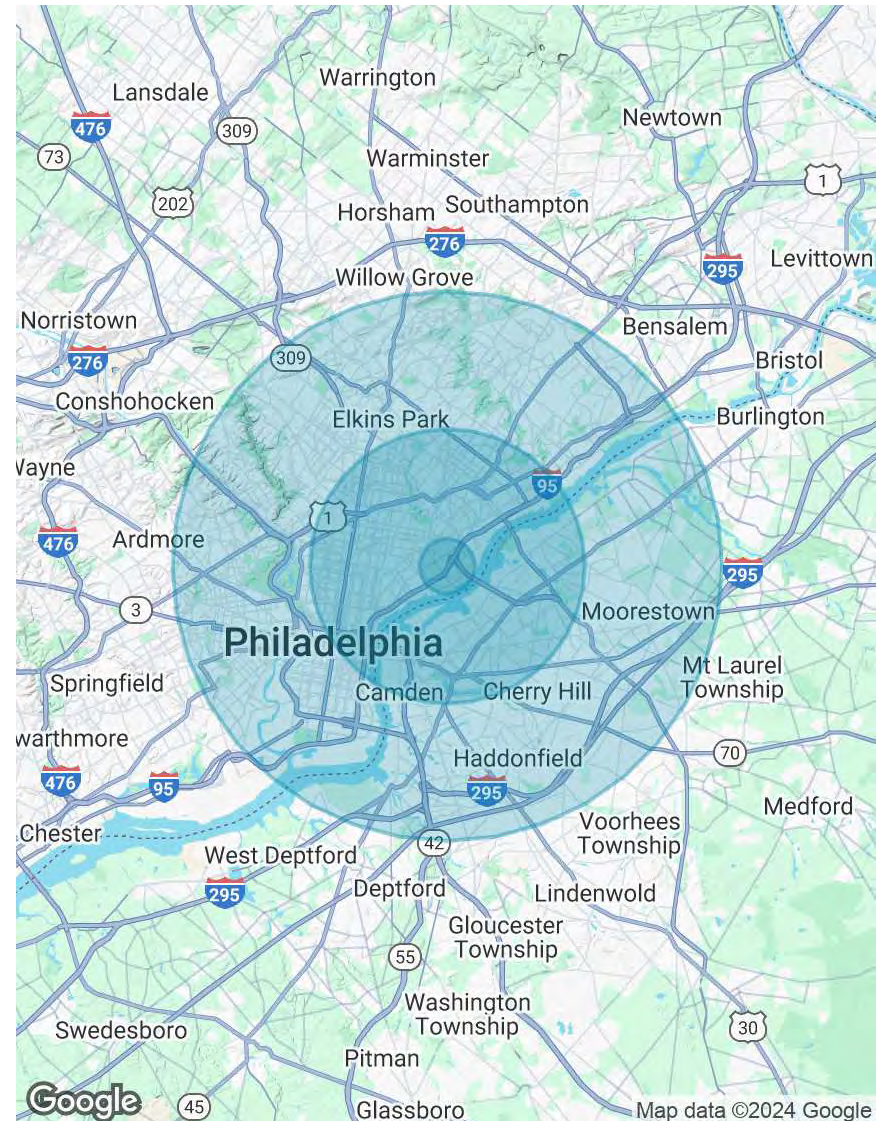
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	16,921	824,824	2,161,385
Average Age	36.1	34.7	37.2
Average Age (Male)	36.3	32.8	35.6
Average Age (Female)	36.4	36.5	38.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,061	333,465	927,236
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$57,844	\$58,907	\$73,265
Average House Value	\$135,101	\$166,798	\$217,202

2020 American Community Survey (ACS)



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