



## INDUSTRIAL PROPERTY FOR SALE

**45,000 SF on 4.29 Acres**

300 Elmwood Avenue

Sharon Hill, PA 19079





# PROPERTY DETAILS

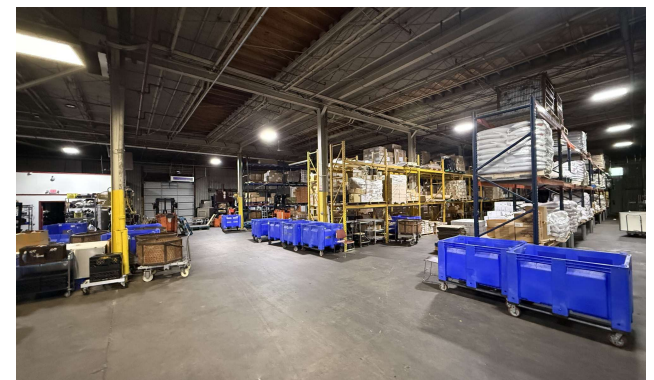
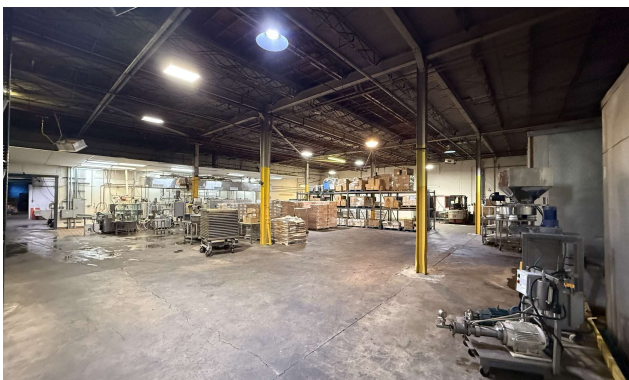
## PROPERTY HIGHLIGHTS

- 45,000 SF Gross Building Size on 4.29 Acres
- 5,000 SF Covered Landing Area
- Turn-key manufacturing operation
- 17' – 17'8" Clear Ceiling Heights
- 20' L x 30' W Column Spacing
- Two (2) Dock Leveler Positions with Two (2) Doors to Dock Area
- One (1) Ramped Drive-in Door
- Masonry and Steel Construction
- Concrete Slab
- Natural Gas supplied by PECO
- Fluorescent & LED Lighting
- HVAC (Office)
- Gas-fired and Radiant Heaters (Warehouse)
- Exhaust Fans
- Wet System Fire Protection
- Zoned LI – Limited Industrial (Sharon Hill Borough)
- Available Equipment (list provided upon request)
- Within the Folcroft Business Park in Sharon Hill, this site is strategically located near both regional and interstate arteries, such as Route 13 and I-95. Users have access to the nearby SEPTA regional rail and the Philadelphia International Airport as well.





# ADDITIONAL PHOTOS



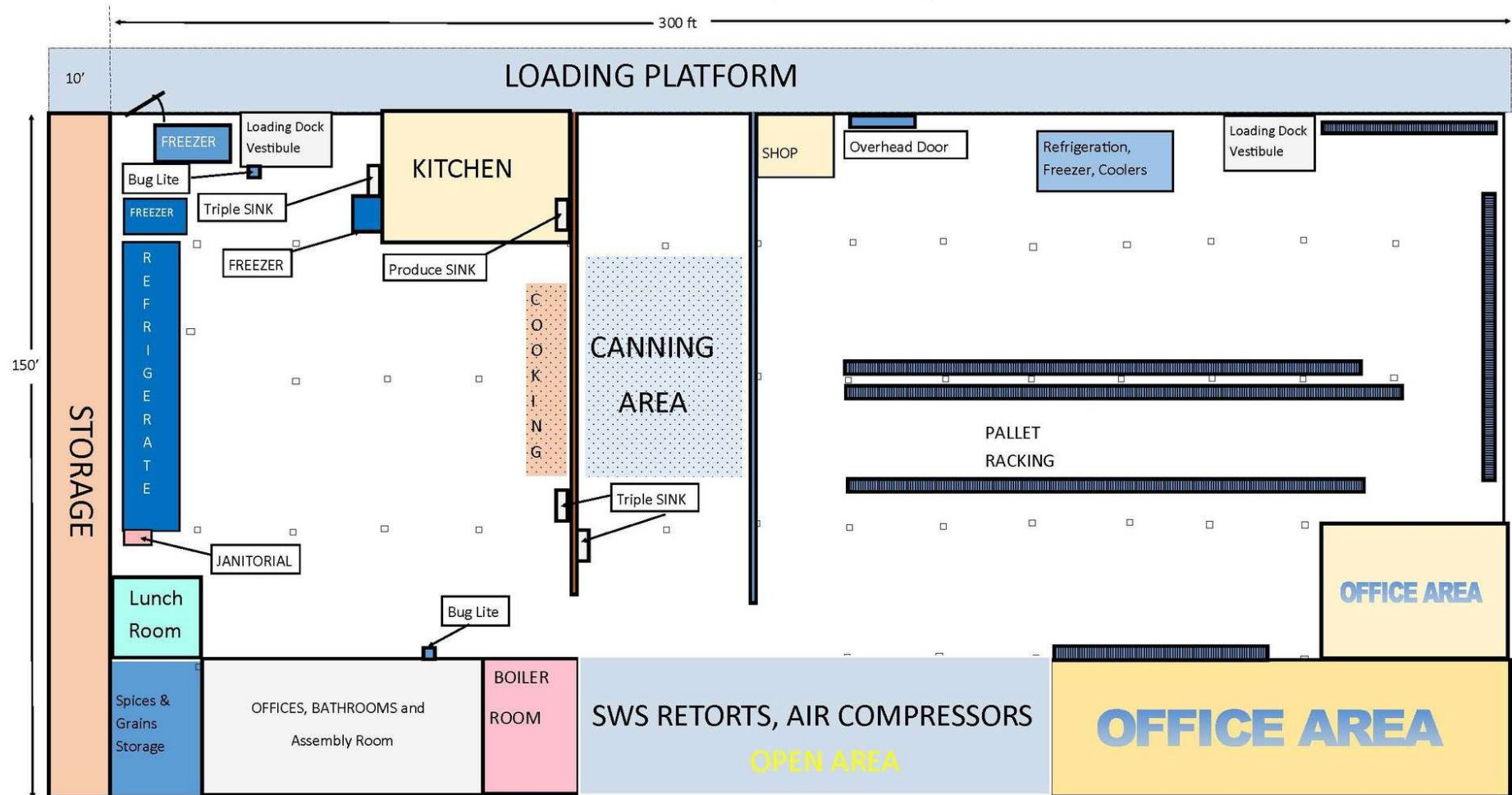


# AERIAL



# FLOOR PLAN

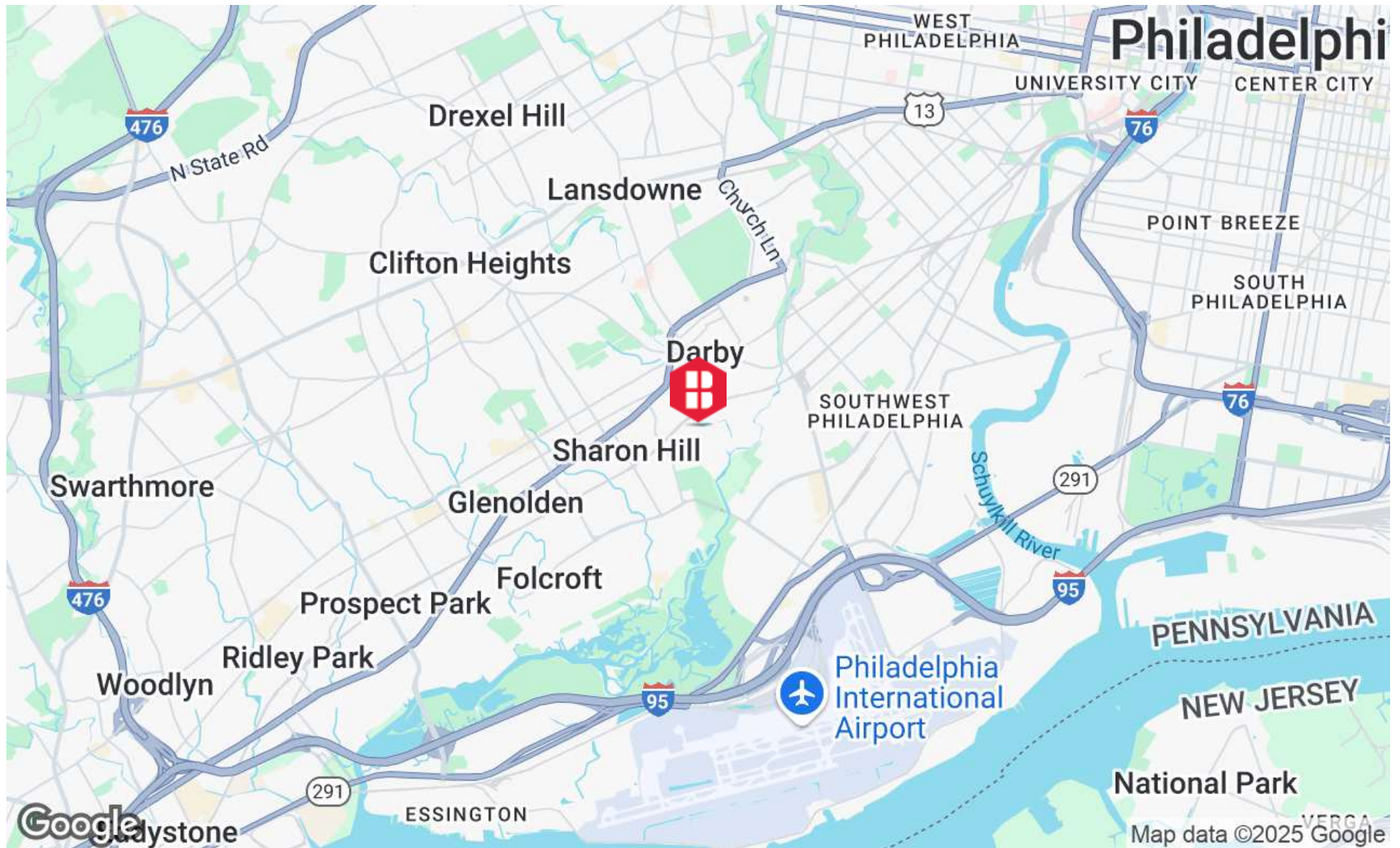
JYOTI NATURAL FOODS PLANT, SHARON HILL, PA



2017 version

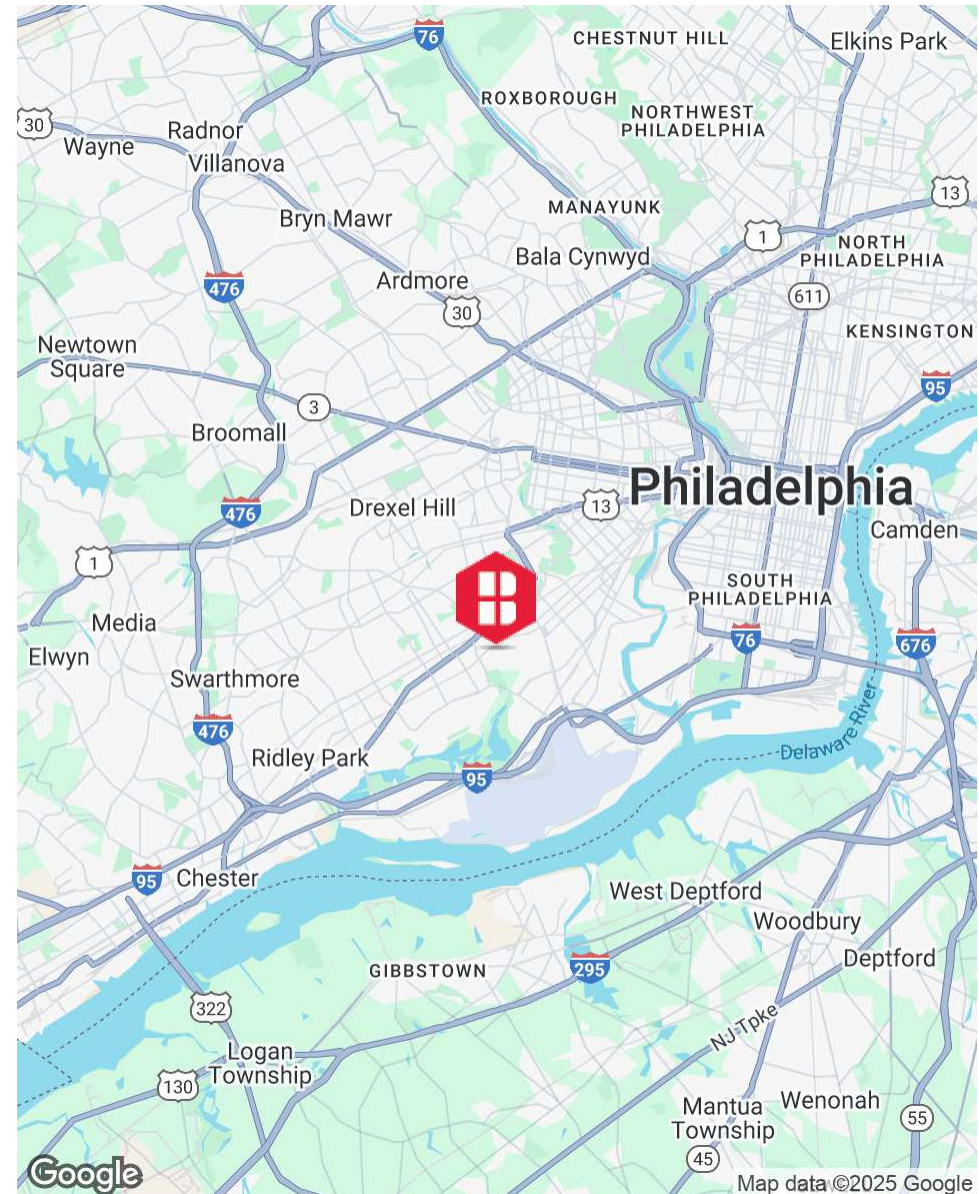


# LOCATION MAP



# KEY DISTANCES & MAP

- Curtis Park SEPTA Station – 0.2 miles
- Route 13 - 0.6 miles
- I-95 - 2.3 miles
- Philadelphia International Airport - 3.5 miles
- I-76 - 5.8 miles
- I-476 – 8.1 miles
- Walt Whitman Bridge: 8.4 miles
- Center City Philadelphia - 9.6 miles



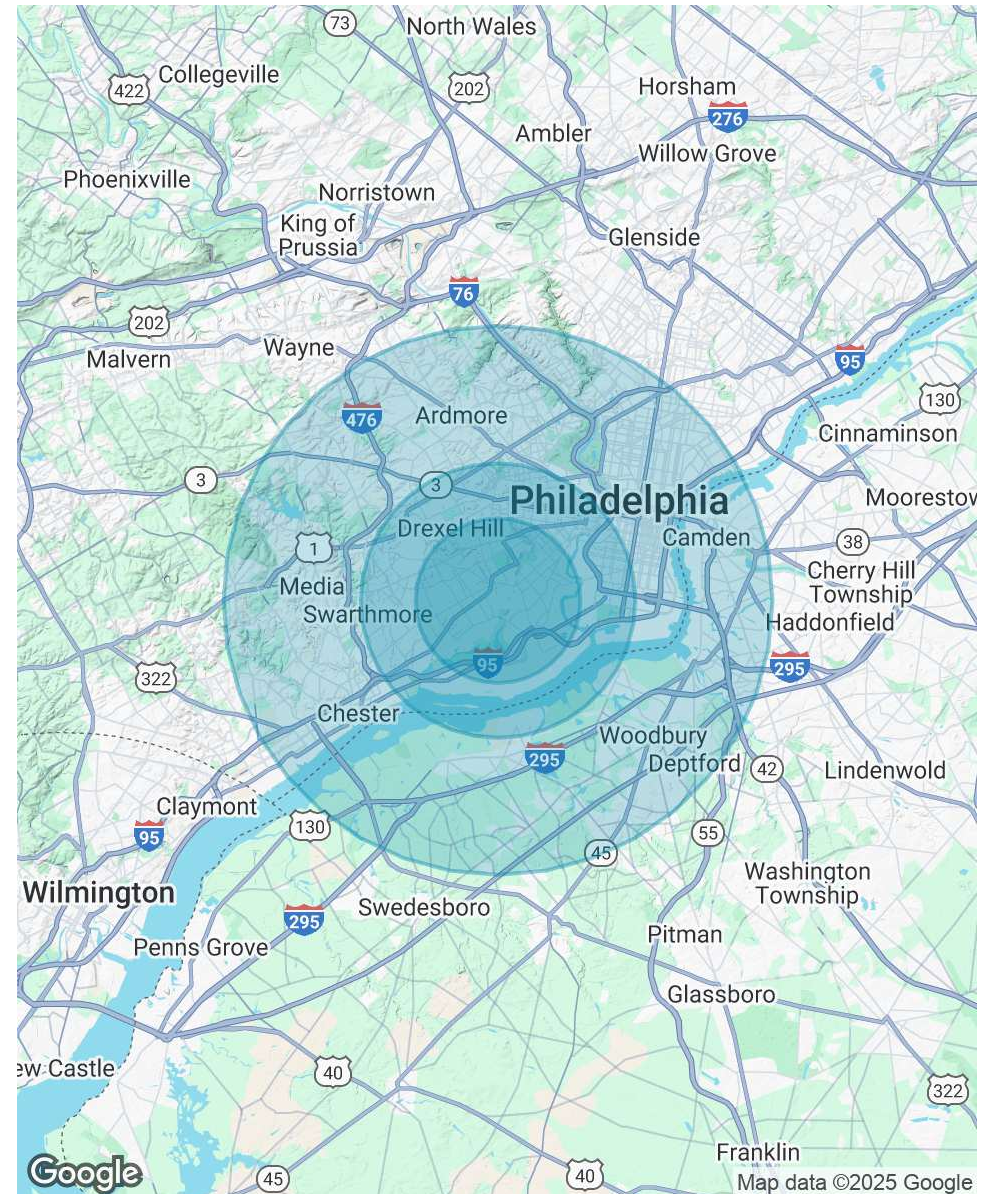


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	194,505	492,686	1,672,632
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	74,570	192,516	685,616
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$71,440	\$82,708	\$103,980
Average House Value	\$198,265	\$260,335	\$362,727

Demographics data derived from AlphaMap





## PRIMARY CONTACTS



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