

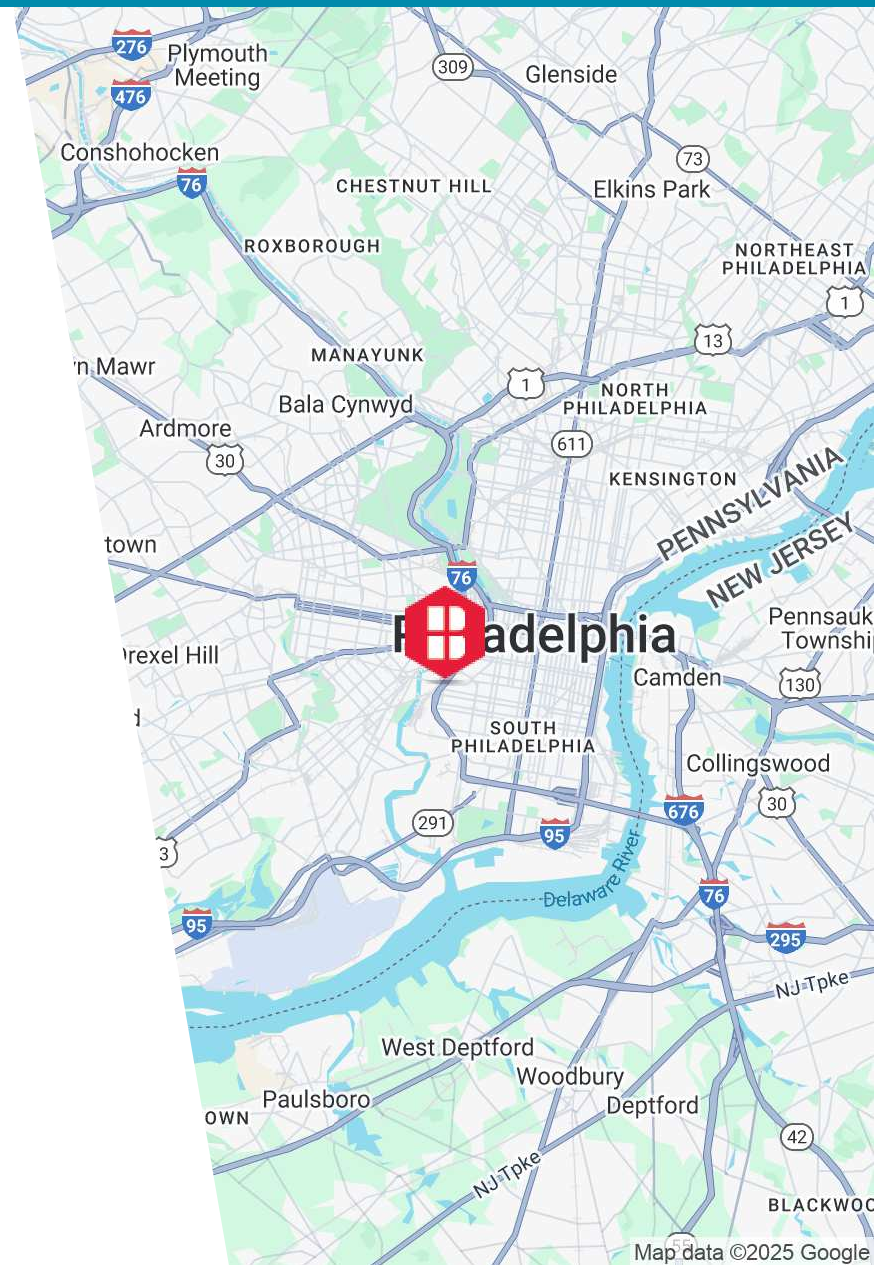
1201 S 32ND ST
PHILADELPHIA, PA

AVAILABLE
INDUSTRIAL PROPERTY

18,560 SF
0.26 Acres

PROPERTY HIGHLIGHTS

- 18,560 SF on .26 Acres Available for Sale
- **First Floor** (Available for Lease)
 - 13,260 SF
 - Warehouse
 - Exhaust Vent Fans
 - 10' High Storage Shelving
 - Office Area
 - Miscellaneous Area
 - 12' – 14' clear ceiling height
 - Two Drive-in doors (4' x 15' and 14' x 11')
- **Second Floor:**
 - 5,300 SF
 - Office
 - Storage
 - Fully-Leased
- Fenced-in Tenant Parking Lot
- HVAC
- T-8 Fluorescent Lighting
- Camera System
- Frontage - (176' – S 32nd Street | 65' – Grays Ferry Avenue)
- This flex site is located off I-76 in the Gray's Ferry neighborhood in South Philadelphia. It is serviced by the 49th Street Stop SEPTA Subway and Regional Rail and in close proximity to the Philadelphia International Airport.



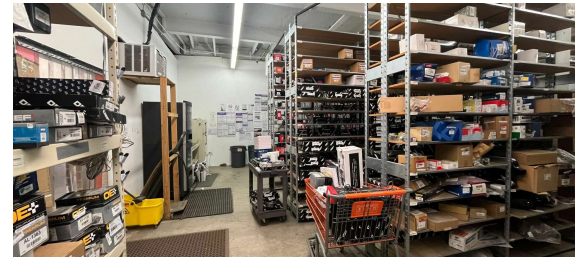
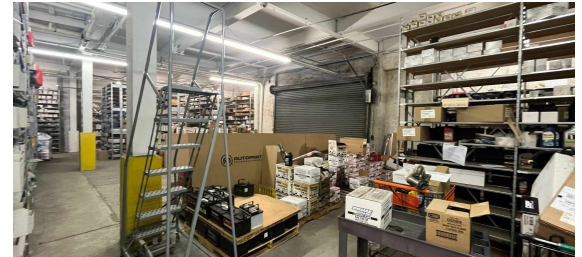
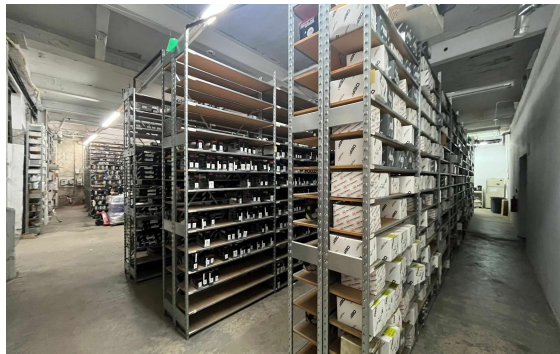
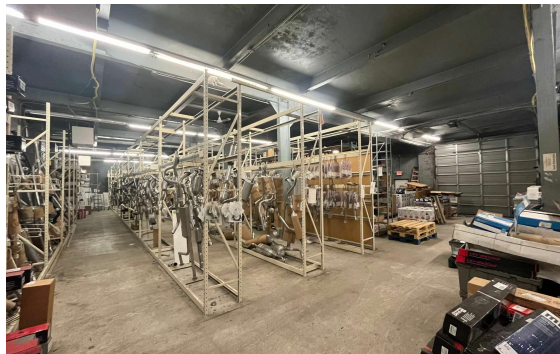
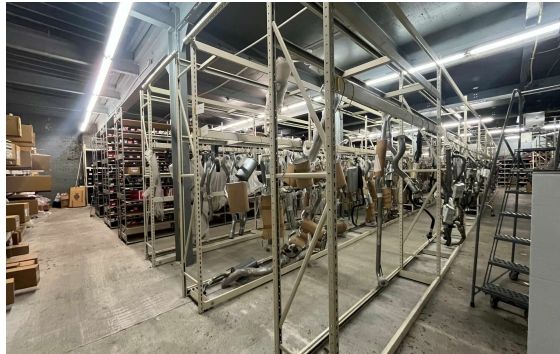
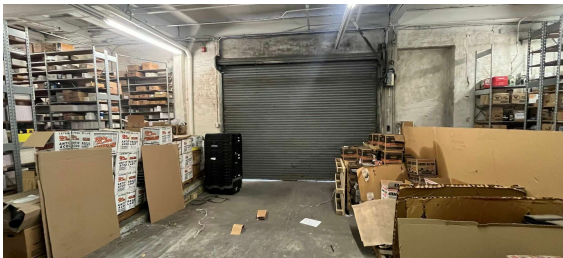
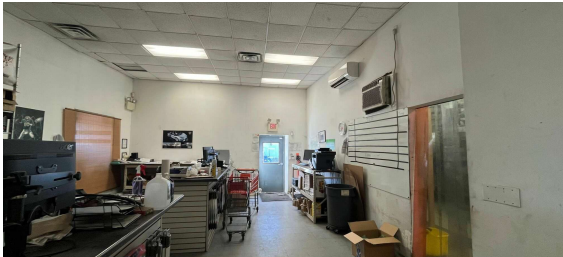
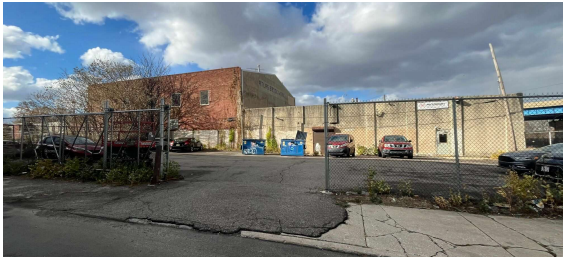
EXISTING LEASE

- **LEASE SERVICE:**
Triple-Net
- **INITIAL TERM:**
62 months
- **RENEWAL OPTION:**
One (1) Additional Five (5) year term
- **COMMENCEMENT DATE:**
November 2019
- **CURRENT YEAR IN TERM:**
Year 6

REMAINING LEASE SCHEDULE

YEAR	MONTHLY RENT	ANNUAL RENT
Year 6	\$3,221.02	\$38,652.24
Year 7	\$3,543.12	\$42,517.46
Year 8	\$3,897.43	\$46,769.21
Year 9	\$4,287.18	\$51,446.13
Year 10	\$4,715.90	\$56,590.74

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

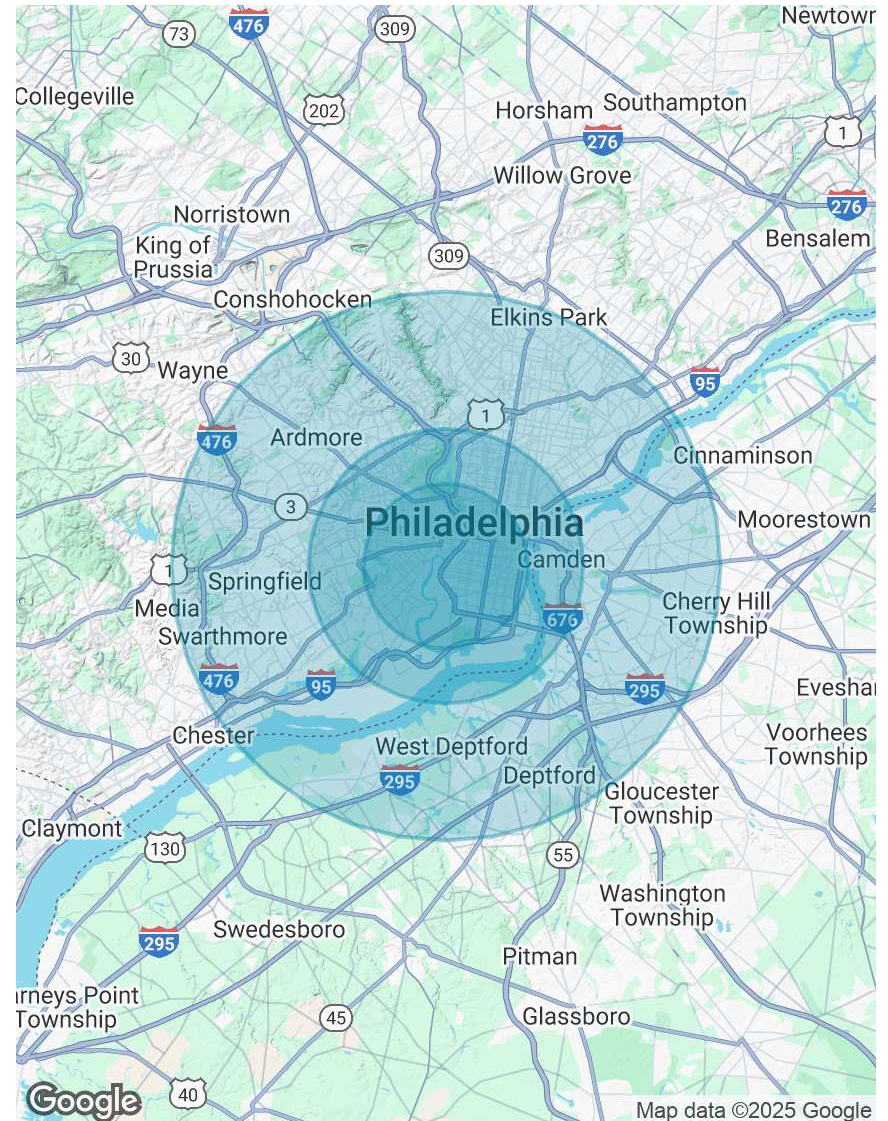
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	495,601	878,517	2,097,745
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	222,075	373,702	847,184
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$93,526	\$87,387	\$96,791
Average House Value	\$412,523	\$349,750	\$328,526

Demographics data derived from AlphaMap



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Michael Pennington
Vice President
215.448.6091
mpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.