TURN-KEY INDUSTRIAL MANUFACTURING FACILITY

±21,776 SF Fully Renovated Manufacturing Facility | Extensive FF&E Included

25 N Bartram Ave, Glenolden, PA 19036

Presented By:

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Executive Summary

Equity CRE is pleased to present the exclusive opportunity to acquire 25 N. Bartram Avenue, a recently renovated ±21,776 SF industrial facility in exceptional, turnkey condition. Industrial assets of this caliber rarely become available for sale. Situated on 1.10 acres in Glenolden, PA, the property features five drive-in doors, three loading docks, 16-foot clear heights, 800-amp, three-phase power, and approximately 21 parking spaces. Included in the sale is a top-of-the-line FF&E package with specialized sheet metal fabrication equipment, providing an owner-operator with the ability to commence operations immediately while avoiding substantial equipment and installation costs.

Pricing Highlights

Price	Building Size	Lot Size
Inquire with Broker	±21,776 SF	±1.10 AC

Property Highlights

- ±21,776 SF recently renovated industrial warehouse situated on 1.10 acres
- Turn-key sheet metal fabrication facility with an extensive collection of top-of-the-line, high-end furniture, fixtures & equipment (FF&E) included in the sale
- Functional warehouse configuration featuring four drive-in doors, two loading docks, and 16' clear ceiling heights
- 800 Amp, 3-phase electrical service ideal for manufacturing, fabrication, and heavy industrial users
- Strategic Delaware County location with immediate access to I-95, I-476, Philadelphia International Airport, and Center City Philadelphia

Click Here for Virtual Tour

A True Turn-Key Owner-User Opportunity

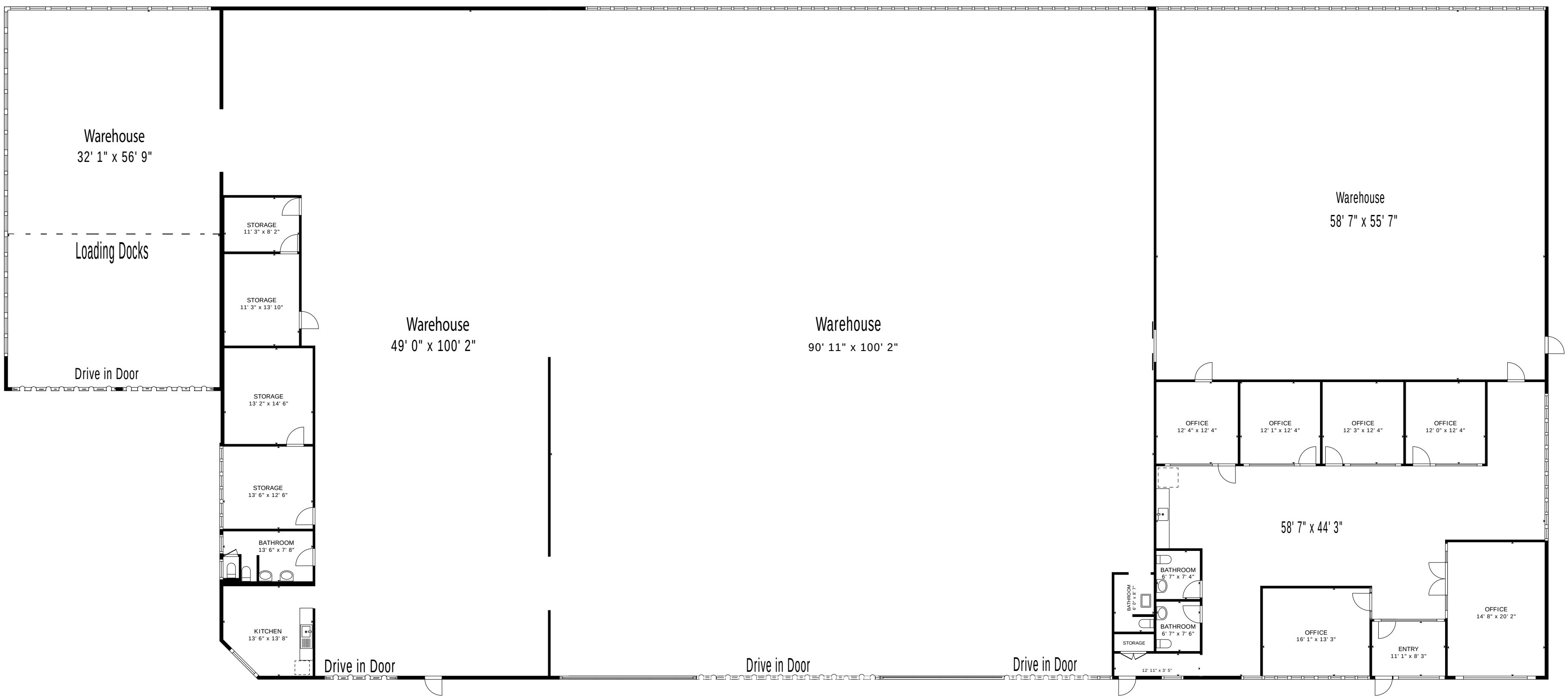
Acquire a fully renovated manufacturing facility together with an extensive package of specialized fabrication equipment, vehicles and material-handling equipment, significantly reducing the time and capital required to establish a new operation.

Property Overview

Property Information

BUILDING SIZE	±21,776 SF
LOT SIZE	±1.10 AC
MUNICIPALITY	Darby Township, Delaware County
OFFICE	±2,700 SF
ROOF	Installed 2019
HVAC	**Fully Conditioned Warehouse:** Two (2) Twelve (12) Ton RTU's One (1) Five (5) Ton RTU for Office
FLOOR/SLAB	6" Reinforced Concrete
CRANES	2-Ton Bridge Crane(s)
COLUMN SPACING	Clear Span Warehouse
ZONING	C-1 – Commercial
PARKING	21 private spaces
CEILING HEIGHTS	16'
LOADING DOCKS	Two (2) Interior | 12' Doors
DRIVE-IN DOORS	Four (4) 12' Doors
POWER	800 Amp 3-Phase
YEAR BUILT	1950 | Renovated 2019
UTILITIES	Gas, Electric, Public Water, Public Sewer
2026 PROPERTY TAXES	$30,245
TYPE OF OWNERSHIP	Fee Simple

Floor Plan



25 N. Bartram Ave.
Glenolden, PA
FLOOR PLAN

TOTAL INTERNAL AREA: 21,776 sq.ft.

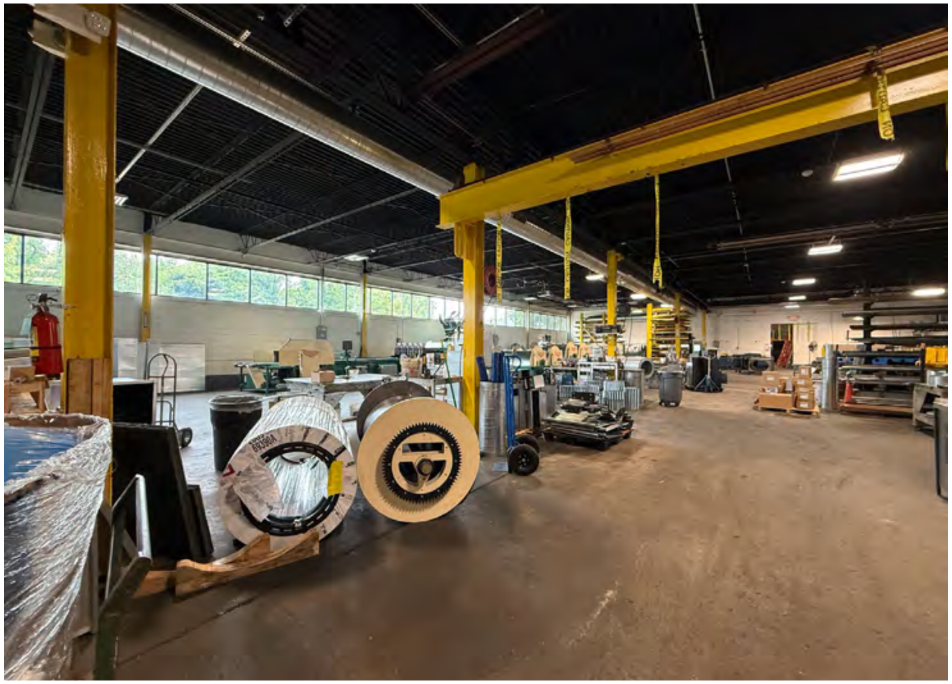
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

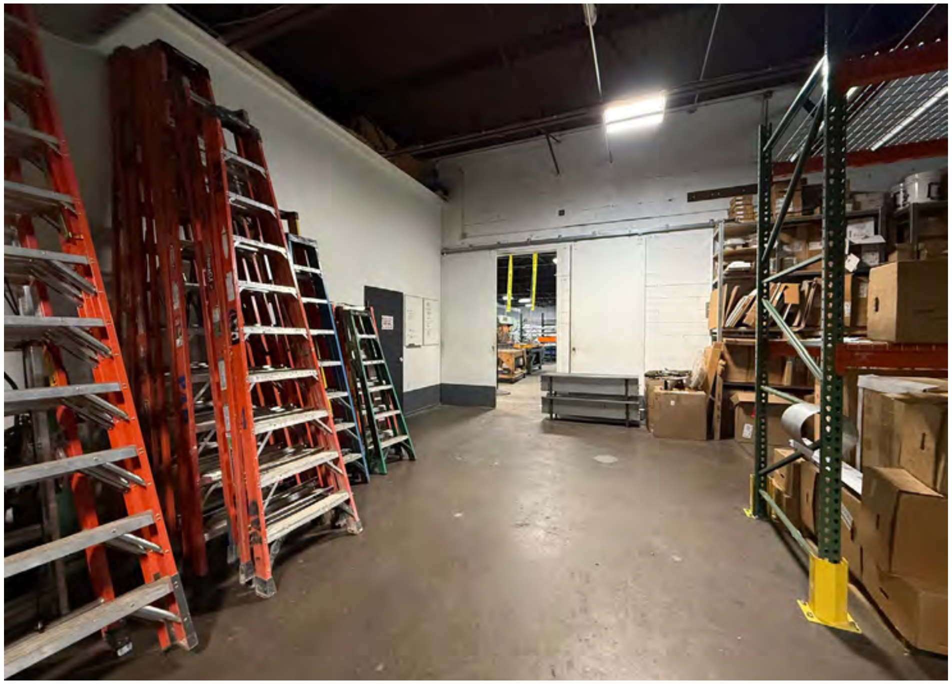
Matterport®

Property Photos | Exterior

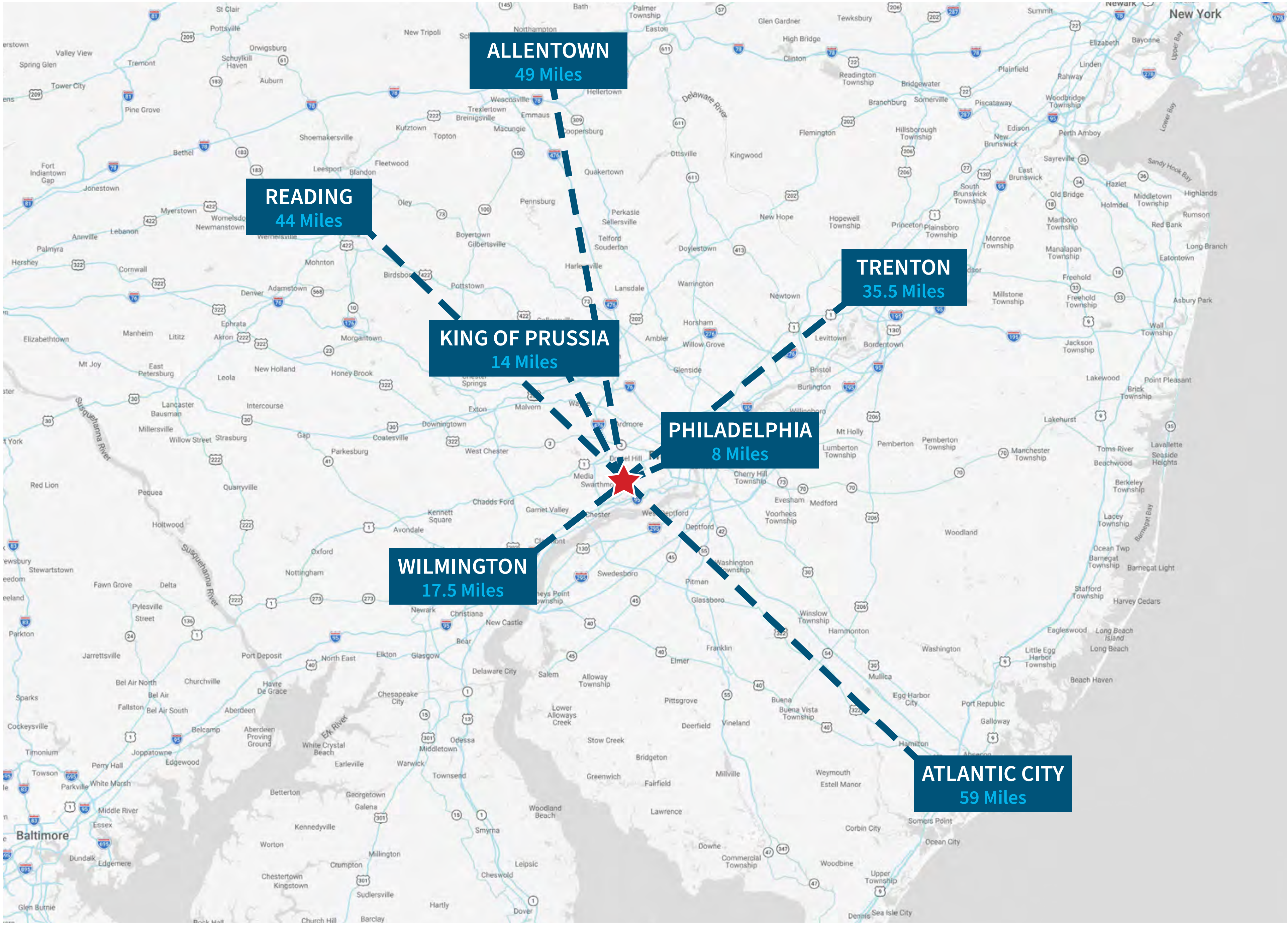
Property Photos | Interior - Office

Property Photos | Interior - Warehouse





Location Overview



Location Overview

Market Aerial

Bird's Eye Aerial

Site Aerial


SITE
Loading Docks
Two (2) 12' Doors
Drive-In Doors
Four (4) 12' Doors
SCHOOL CROSSING

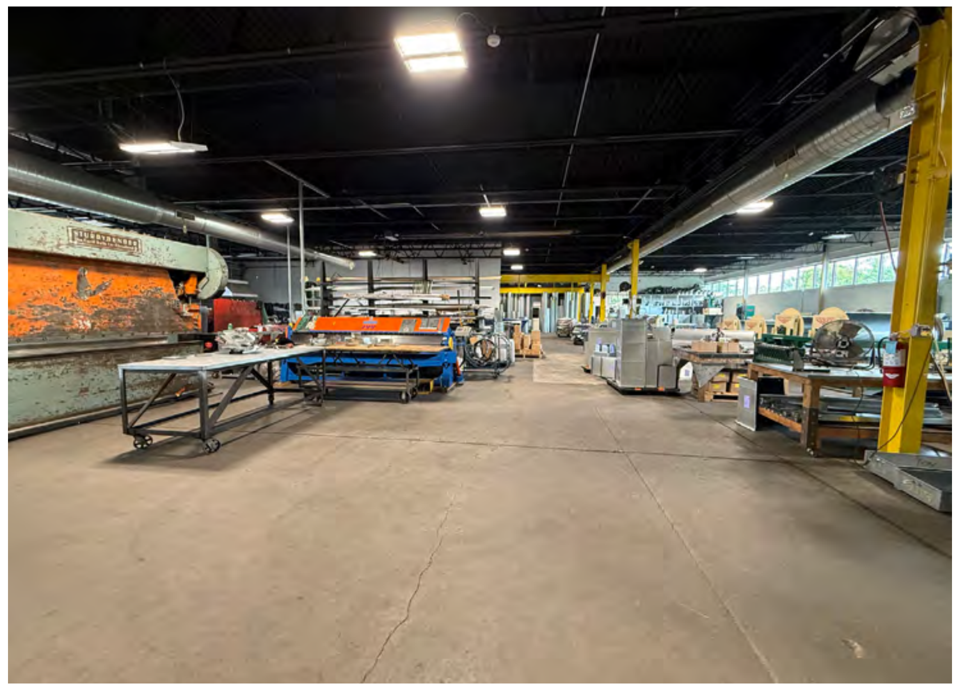
Extensive FF&E Package Included in Sale

Fabrication Equipment

- Vicon Coil Line
- 20' Plasma Table
- Roto Die 10
- 10' Mechanical Brake
- 10' Architectural Brake
- Large Shear
- Pittsburgh Machines
- Spiral Machine
- Engle TDF Machine

Material Handling / Shop Equipment

- Large Forklift
- Small Forklift
- Lifts
- Welding Stations
- Portable Welders



Vehicles / Technology

- Ford F-350 Stake Body
- Box Truck
- Trimble Scanner

ZONING OVERVIEW

Zoning: § 27-901. Neighborhood Commercial District — C-1. [Ord. 670, 12/12/2007]

1. Use Regulations — C-1

A. Primary Uses Permitted by Right.

(1) Meat, produce, grocery and similar food stores.

(2) Drugstores and pharmacies.

(3) Variety, hobby, gift, book, card and art stores.

(4) Bakery, provided that goods are baked for sale on the premises only.

(5) Funeral homes.

(6) Day-care center.

(7) Township use.

(8) Barber- and beauty shops.

(9) Tailor, dressmaking, shoe repair shops.

(10) Jewelry, watch, clock, or optical goods repair.

(11) Laundromat or dry cleaners.

(12) Offices, including but not limited to those of attorneys, architects, engineers, doctors, opticians, and similar health care professionals, excepting veterinarians.

(13) Bank, savings and loan or similar financial institutions.

(14) Real estate or insurance broker offices; offices of accountants.

2. Prohibited Uses.

A. No residential use permitted in conjunction with one of the above uses.

3. Area and Bulk Standards.

Minimum Lot Area	5,000 per store or office
Minimum Lot Width	100 feet
Minimum Frontage	50 feet
Minimum Front Yard Setback	5 feet
Minimum Side Yard Setback	25 feet minimum must be provided for each side
Minimum Rear Yard Setback	40 feet, when adjoining a resident district an additional ten-foot buffer planting strip must be included
Maximum Building Coverage	50%
Maximum Impervious Coverage	70%
Maximum Height	35 feet
Minimum Distance Between Structures	30 feet; groups of attached structures may not exceed 100 feet

4. Off-Street Parking and Loading.

5. Signs.

6. Performance and Design Standards.

7. General Regulations

DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using weighted block centroid from block groups

25 N Bartram Ave, Glenolden PA 19036		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2026 Estimated Population	26,686	197,031	462,151
	2031 Projected Population	26,660	196,102	455,052
	2020 Census Population	26,663	197,553	464,367
	2010 Census Population	26,206	192,809	455,062
	Projected Annual Growth 2026 to 2031	-	-	-0.2%
	Historical Annual Growth 2010 to 2020	-	-	-
	2026 Median Age	37.8	37.9	37.2
Households	2026 Estimated Households	10,790	77,983	178,873
	2031 Projected Households	10,769	77,508	175,262
	2020 Census Households	10,566	76,813	177,268
	2010 Census Households	10,507	74,978	172,721
	Projected Annual Growth 2026 to 2031	-	-0.1%	-0.4%
	Historical Annual Growth 2010 to 2026	0.2%	0.3%	0.2%
Race & Ethnicity	2026 Estimated White	61.7%	53.7%	43.5%
	2026 Estimated Black or African American	27.6%	36.3%	44.1%
	2026 Estimated Asian or Pacific Islander	5.6%	4.8%	6.5%
	2026 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
	2026 Estimated Other Races	1.2%	1.3%	1.9%
	2026 Estimated Hispanic	4.0%	4.1%	5.0%
Income	2026 Estimated Average Household Income	$92,768	$101,978	$100,333
	2026 Estimated Median Household Income	$76,284	$83,522	$79,926
	2026 Estimated Per Capita Income	$37,537	$40,421	$38,955
Education (Age 25+)	2026 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.7%	3.2%
	2026 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.0%	4.7%
	2026 Estimated High School Graduate	35.5%	31.5%	31.7%
	2026 Estimated Some College	20.4%	19.6%	18.6%
	2026 Estimated Associates Degree Only	9.5%	9.3%	8.3%
	2026 Estimated Bachelors Degree Only	17.3%	19.6%	19.6%
	2026 Estimated Graduate Degree	11.9%	13.3%	13.8%
Business	2026 Estimated Total Businesses	764	5,765	14,513
	2026 Estimated Total Employees	5,443	44,553	127,764
	2026 Estimated Employee Population per Business	7.1	7.7	8.8
	2026 Estimated Residential Population per Business	34.9	34.2	31.8

CONSUMER NOTICE

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

- **Licensees may enter into the following agency relationships with consumers:**

  Seller Agent
  As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

  Buyer Agent
  As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

  Dual Agent
  As a dual agent, the licensee works for both the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

  Designated Agent
  As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licens ees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

- **In addition, a licensee may serve as a Transaction Licensee.**

  A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:
  - The seller will accept a price less than the asking/listing price,
  - The buyer will pay a price greater than the price submitted in the written offer, and
  - The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- **Regardless of the business relationship selected, all licensees owe consumers the duty to:**
  - Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
  - Deal honestly and in good faith.
  - Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived by the seller where the seller's property is under contract and the waiver is in writing.
  - Comply with Real Estate Seller Disclosure Law.
  - Account for escrow and deposit funds.
  - Disclose, as soon as practicable, all conflicts of interest and financial interests.
  - Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
  - Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
  - Keep the consumer informed about the transaction and the tasks to be completed.
  - Disclose financial interest in a service, such as financial, title transfer and

CONSUMER NOTICE

CONTINUED-

preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

- **The following contractual terms are negotiable between the licensee and the consumer and must be addressed in an agreement/disclosure statement:**
  - The duration of the licensee's employment, listing agreement or contract.
  - The licensee's fees or commission.
  - The scope of the licensee's activities or practices.
  - The broker's cooperation with and sharing of fees with other brokers.
- **All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.**
- **The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.**

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

DATE: SIGNATURE:

DATE: SIGNATURE:

I certify that I have provided this document to the above consumer during the initial interview.

DATE: ____________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

DATE: ____________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

DATE: ____________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

DATE: ____________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

CONFIDENTIALITY & DISCLAIMER

25 N Bartram Ave, Glenolden PA 19036

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE, Inc is licensed in PA, NJ, & DE.

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