

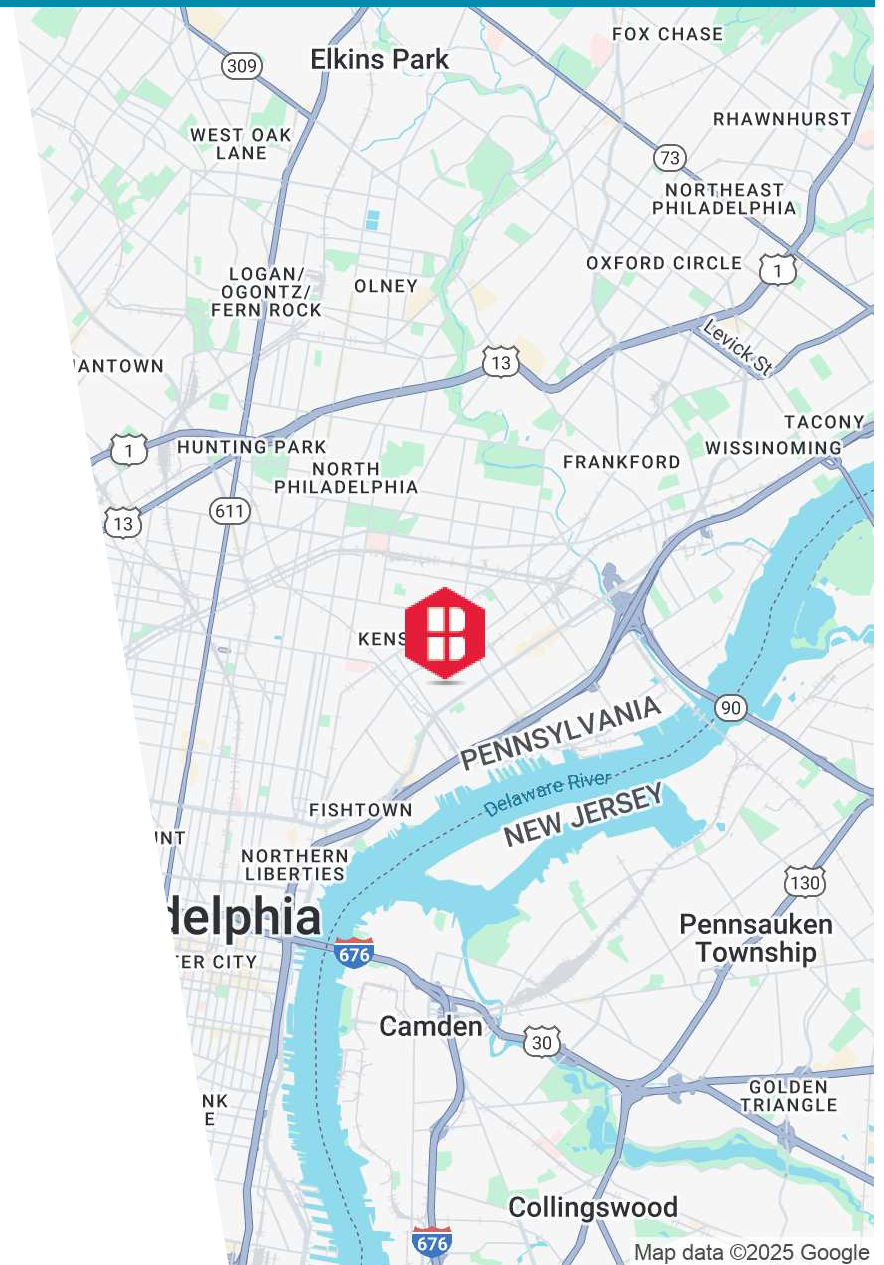
2916 WEIKEL STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL/REDEVELOPMENT OPPORTUNITY

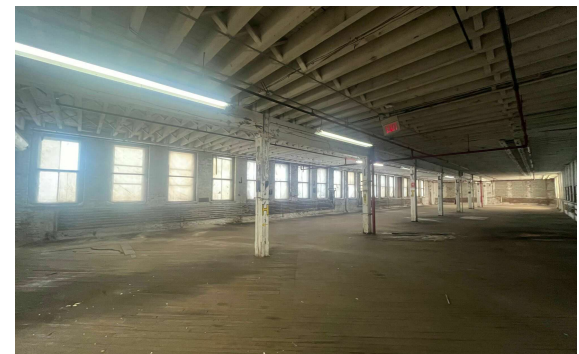
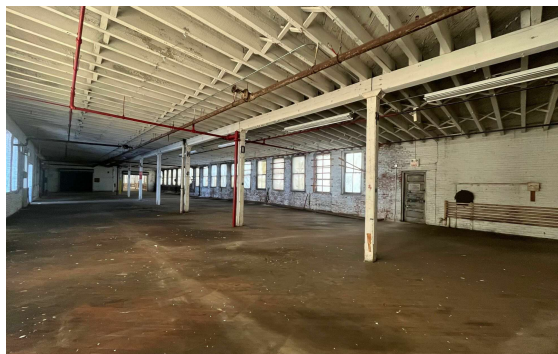
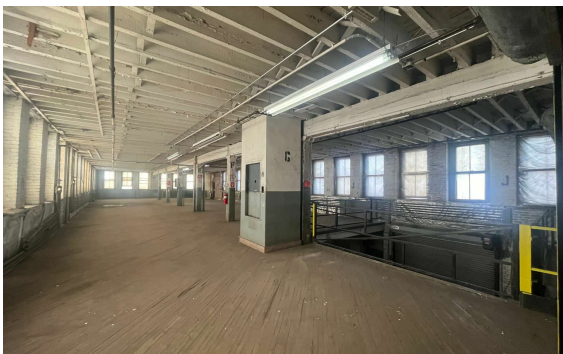
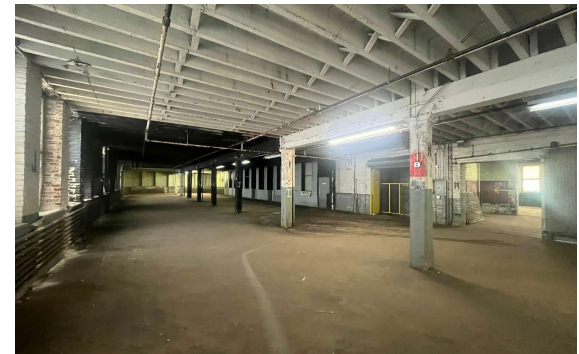
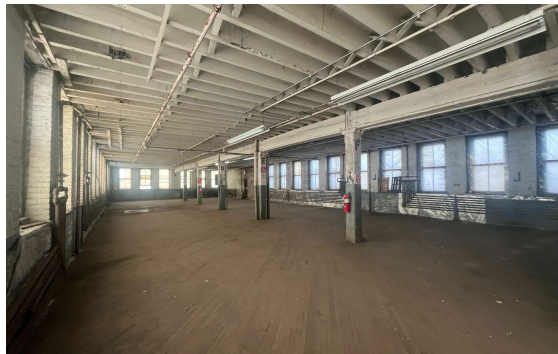
67,500 SF
0.70 Acres

PROPERTY HIGHLIGHTS

- 67,500 SF on .70 Acres
- Five (5) Stories
- Freight Elevator (4000 lb capacity)
- Two (2) Dock Doors
- Fenced and Paved Dock Court and Parking
- Dry System
- Zoned I2 - Medium Industrial (City of Philadelphia)
- 9'3" – 12' Clear
- 250' Frontage on Weikel & Janney Street
- 122' Frontage on East Monmouth Street
- \$28,367 (Est 2025 Taxes)
- The site is located off I-95 in the Port Richmond neighborhood of Northeast Philadelphia. The neighborhood contains a mixture of industrial uses and multifamily development. Operators of the site are serviced by SEPTA's Somerset Station and 30th Street Station for longer commutes.



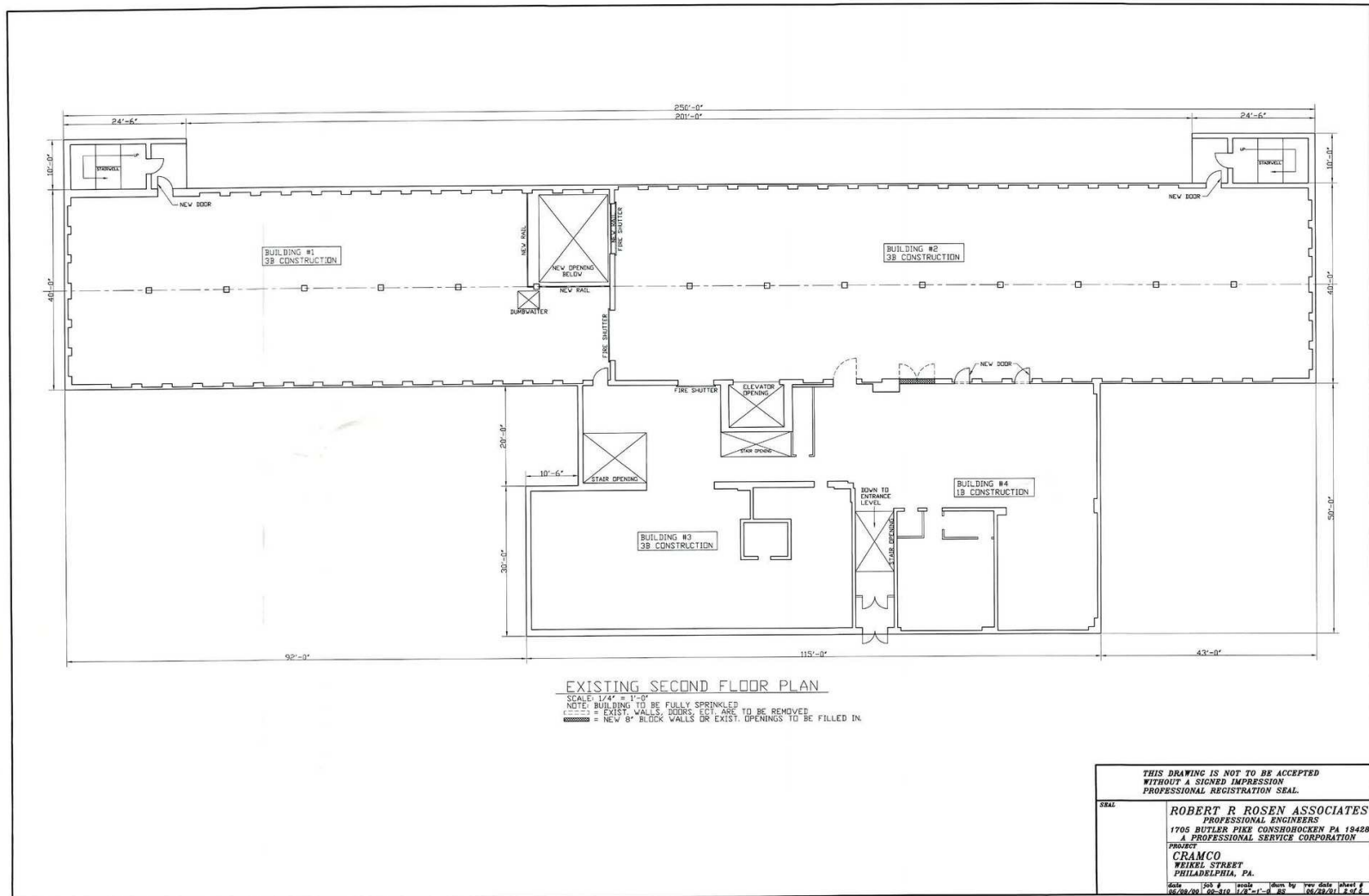
ADDITIONAL PHOTOS



4 | 2916 Weikel Street | Philadelphia, PA 19134



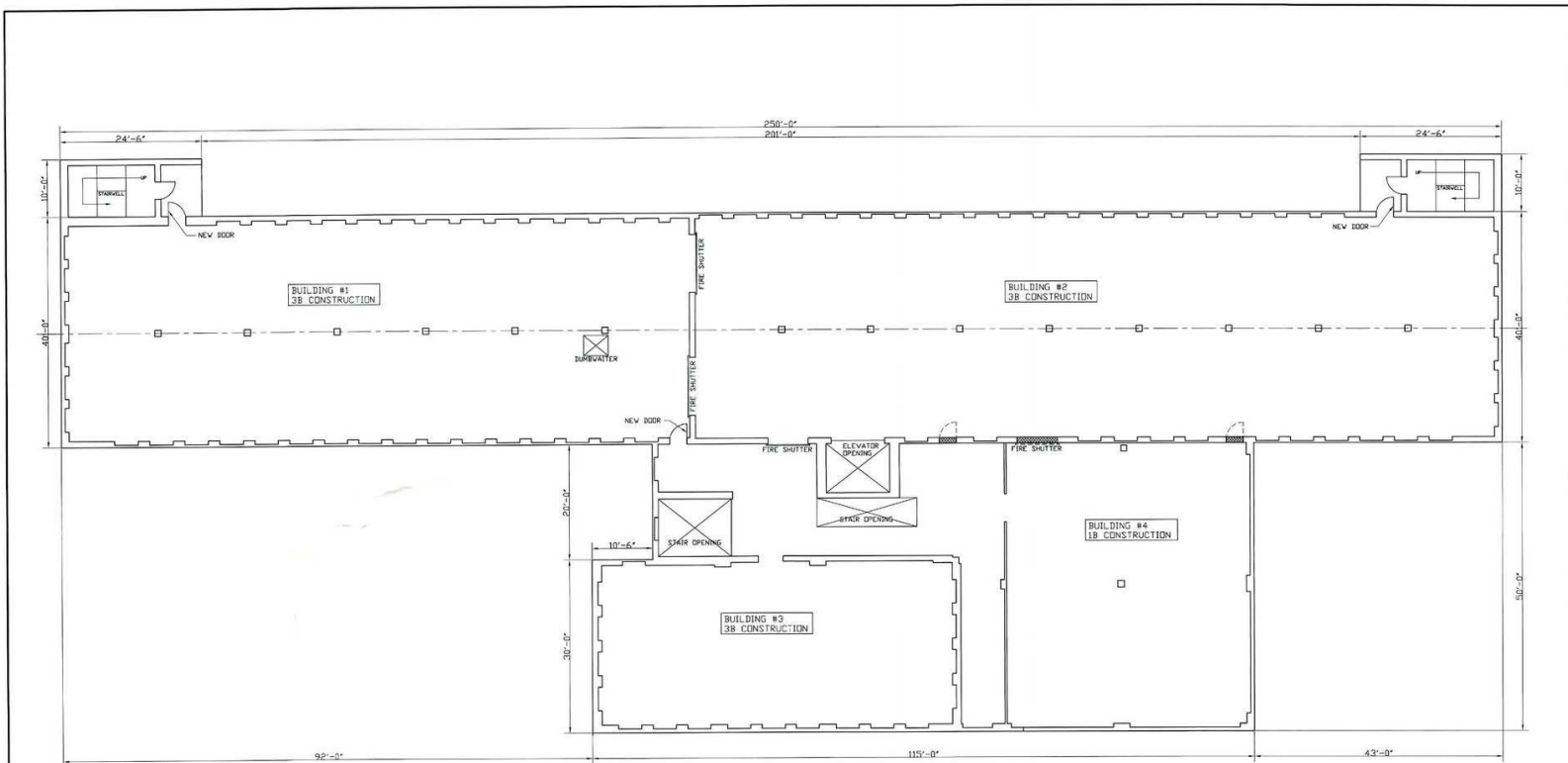
SECOND FLOOR PLAN



6 | 2916 Weikel Street | Philadelphia, PA 19134



FOURTH FLOOR PLAN



EXISTING FOURTH FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NOTE: BUILDING TO BE FULLY SPRINKLED
 --- = EXIST. WALLS, DOORS, ECT. ARE TO BE REMOVED
 --- = NEW 6" BLOCK WALLS OR EXIST. OPENINGS TO BE FILLED IN.

THIS DRAWING IS NOT TO BE ACCEPTED
 WITHOUT A SIGNED IMPRESSION
 PROFESSIONAL REGISTRATION SEAL.

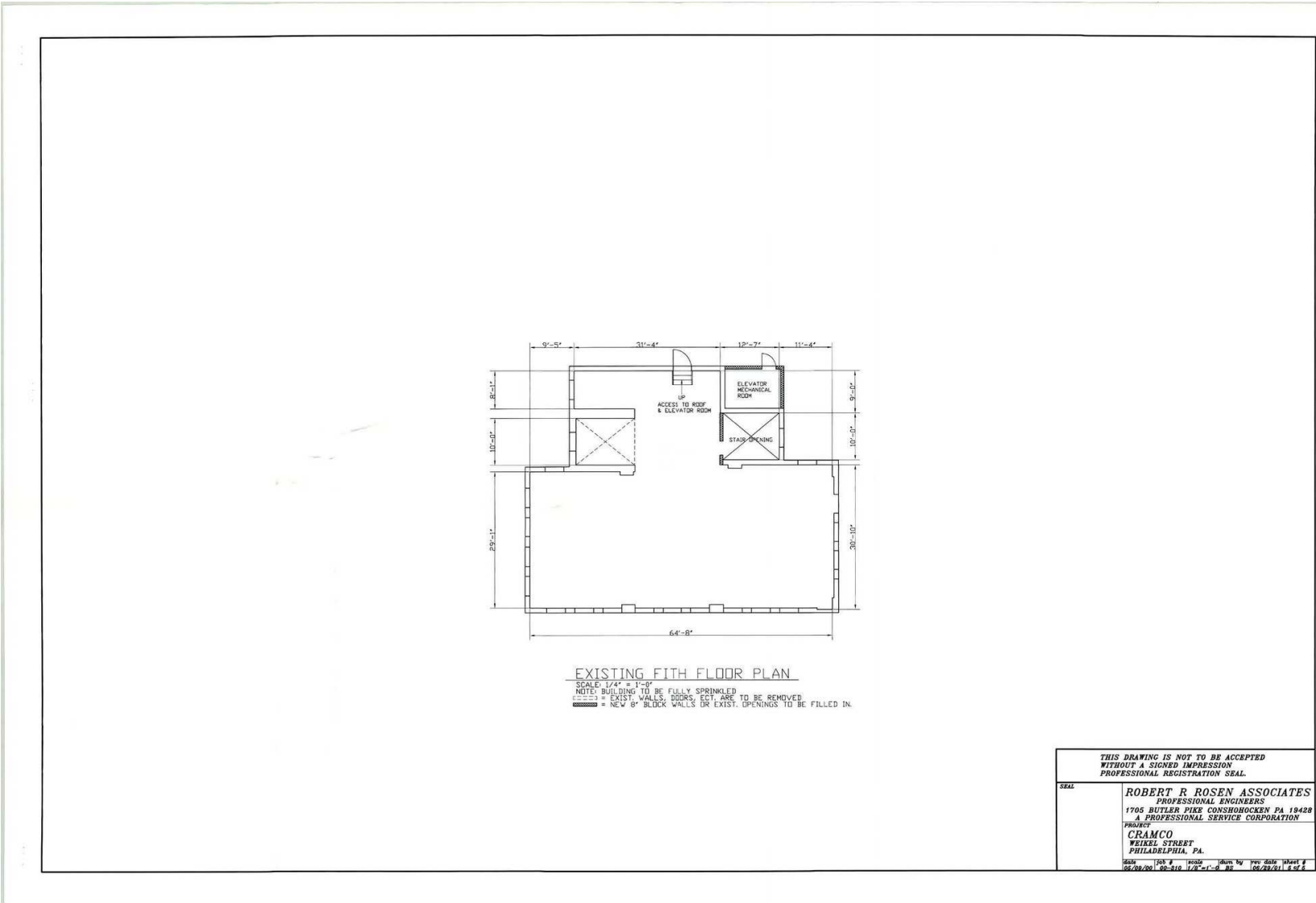
SEAL

ROBERT R ROSEN ASSOCIATES
 PROFESSIONAL ENGINEERS
 1705 BUTLER PIKE CONSHOHOCKEN PA 19428
 A PROFESSIONAL SERVICE CORPORATION

PROJECT
 CRAMCO
 WRIKEL STREET
 PHILADELPHIA, PA.

Scale: 1/4" = 1'-0" Date: 06/08/04
 Drawn by: J. J. J. Date: 06/08/04
 Check by: J. J. J. Date: 06/08/04
 Inset: 1 of 6

FIFTH FLOOR PLAN





DEMOGRAPHICS MAP & REPORT

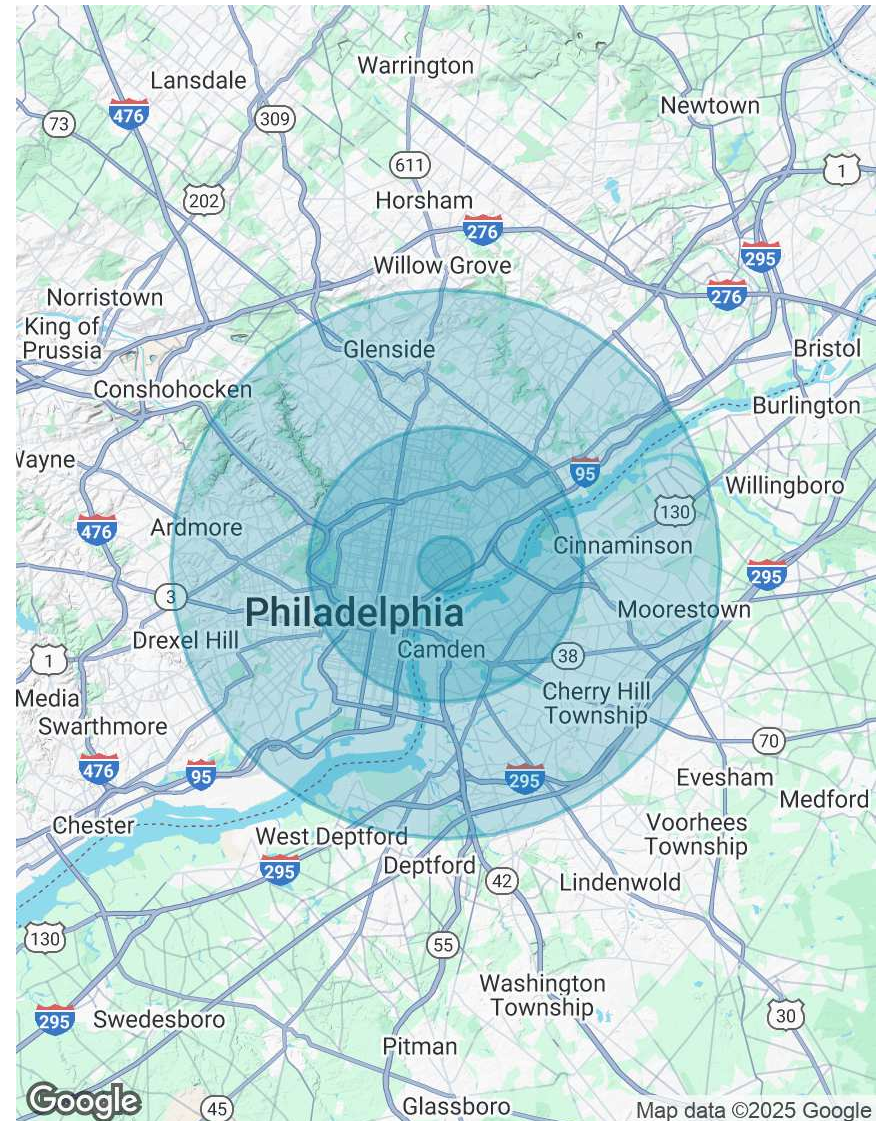
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	62,314	961,661	2,188,933
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	38	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	24,320	394,046	883,699
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$66,375	\$82,549	\$95,754
Average House Value	\$212,216	\$307,500	\$329,515

Demographics data derived from AlphaMap



CONTACT



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



Jason Ostach
Vice President
215.448.6021
jostach@binswanger.com



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

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