

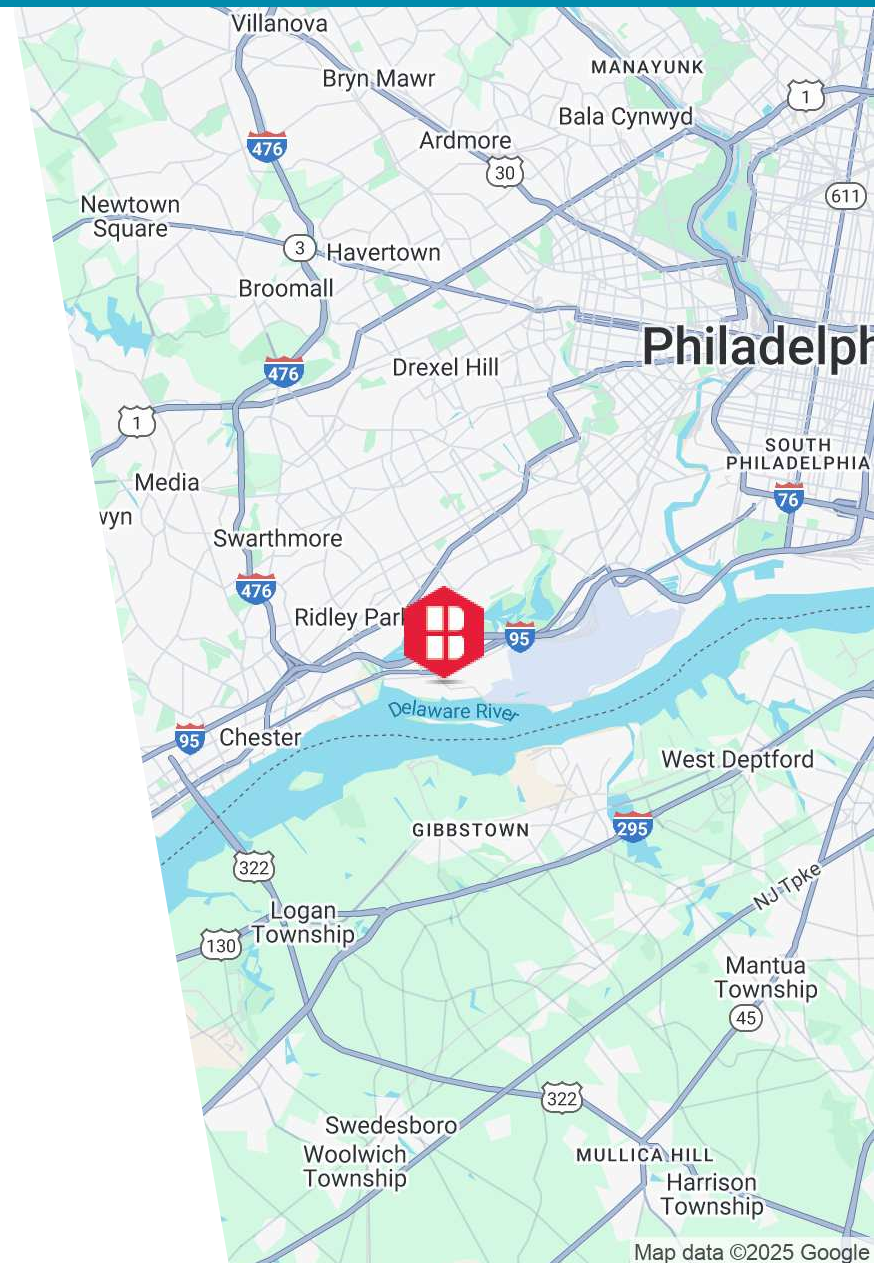
218 PUTCAN AVENUE
ESSINGTON, PA

AVAILABLE FOR SALE AND LEASE
INDUSTRIAL PROPERTY

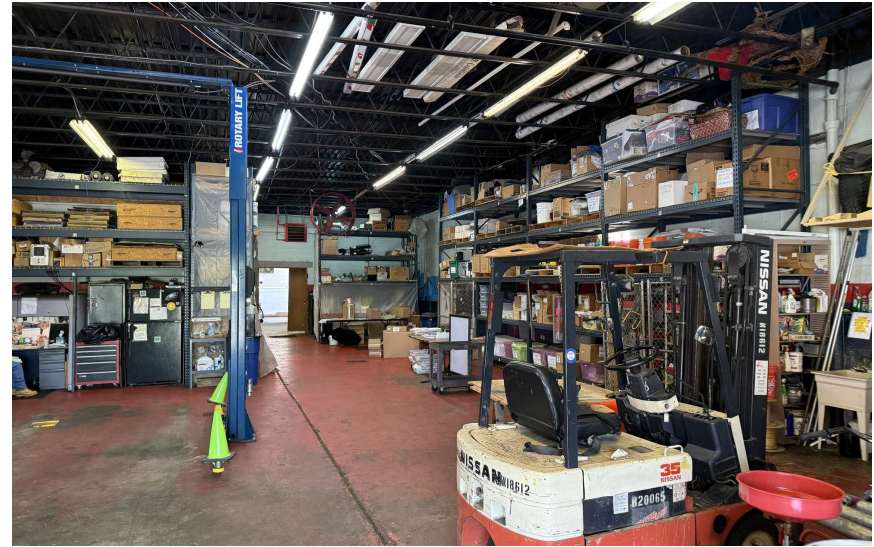
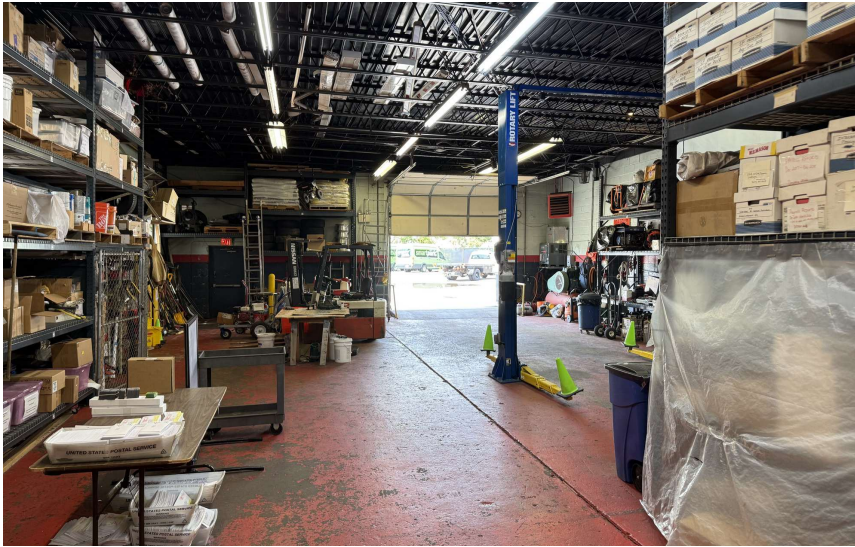
9,172 SF
0.57 Acres

PROPERTY HIGHLIGHTS

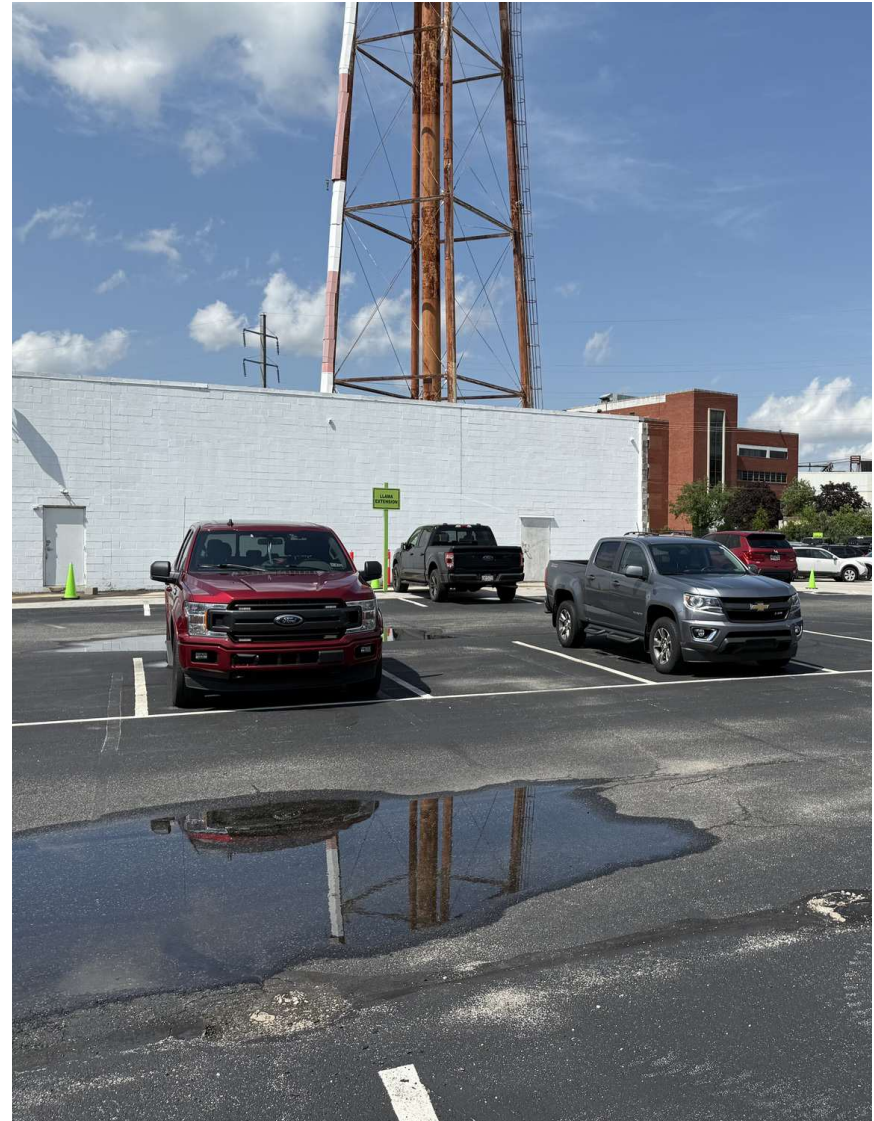
- 9,172 SF on .57 Acres
- Two (2) Drive-in Doors (14' x 12') and One (1) Drive-in Door (12' x 11'6")
- 14' – 16'8" clear ceiling heights
- Wash bay area
- +/- .37 acres of paved outdoor storage space
- Multiple private offices
- Multiple bathrooms
- Zoned IB - Industrial Business (Tinicum Township)
- The subject property is well located, offering near immediate access to Route 291, the main thoroughfare in the area. Additionally, the subject property is located minutes from I-95, which provides access to the Philadelphia International Airport, the City of Philadelphia, and the entire region.



INTERIOR PHOTOS



EXTERIOR PHOTOS



DEMOGRAPHICS MAP & REPORT

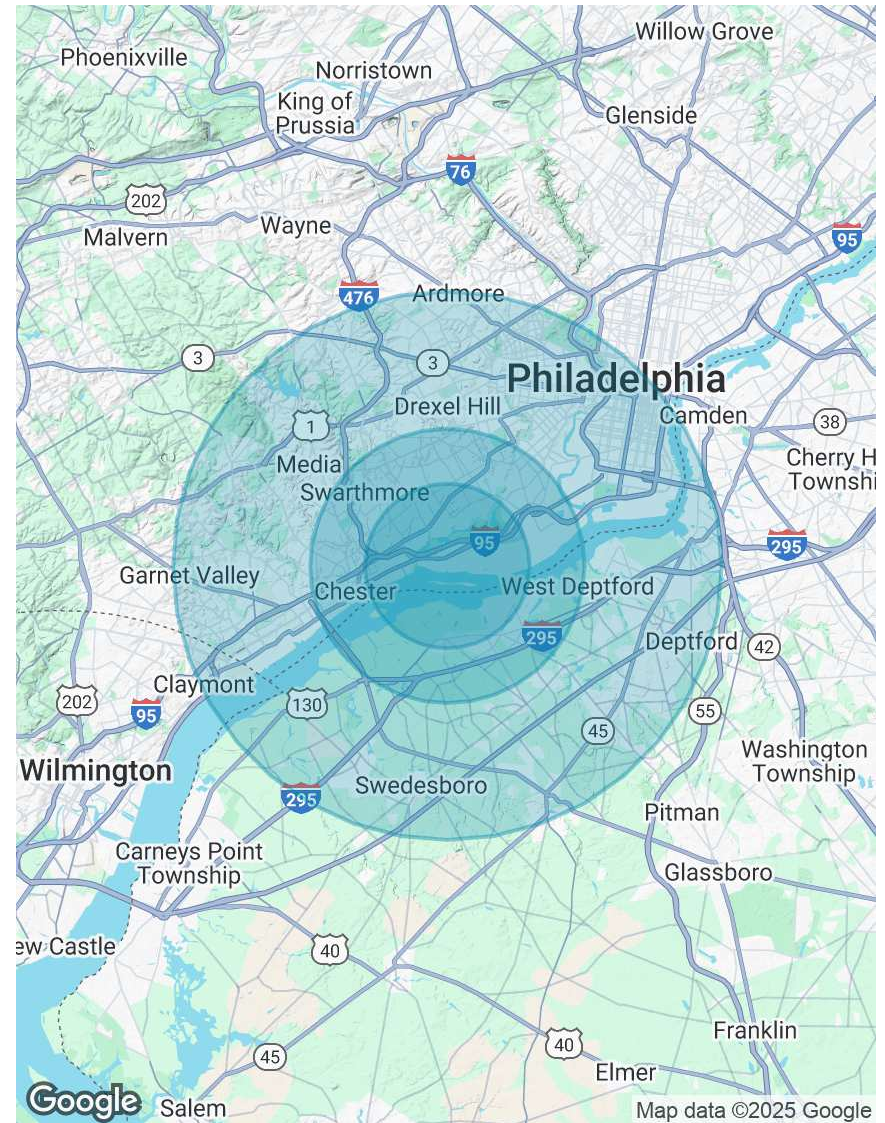
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	68,507	240,659	1,144,047
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	26,607	91,362	463,619
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$91,648	\$93,596	\$110,737
Average House Value	\$223,846	\$250,057	\$369,274

Demographics data derived from AlphaMap



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