

2838 TRENTON AVENUE
PHILADELPHIA, PA

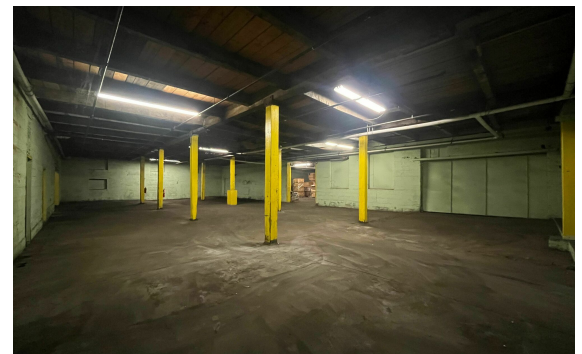
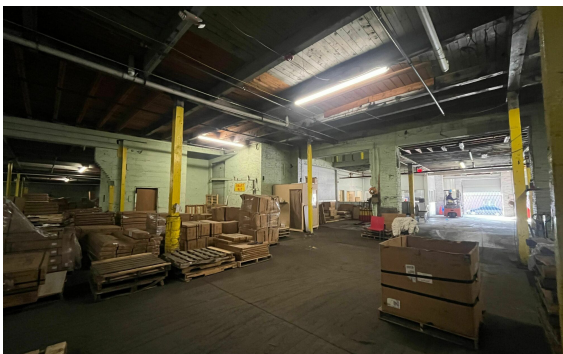
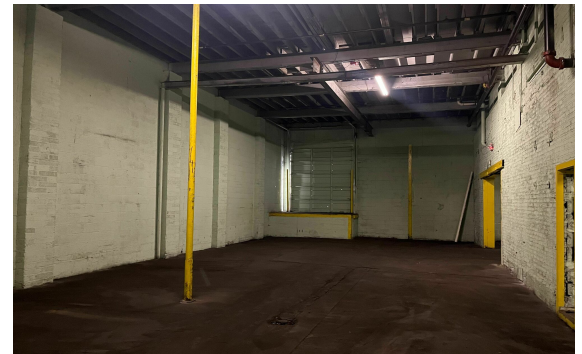
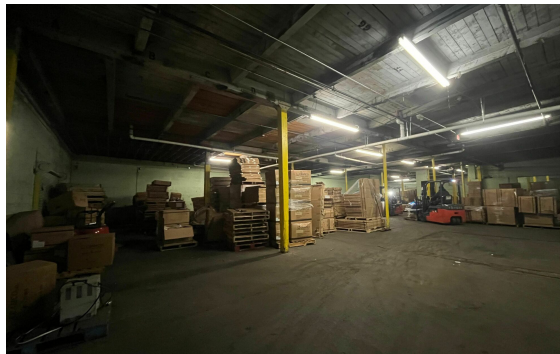
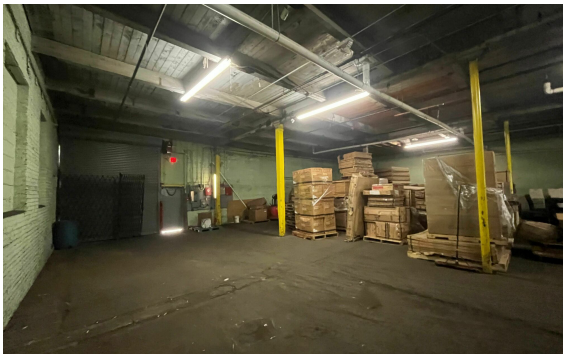
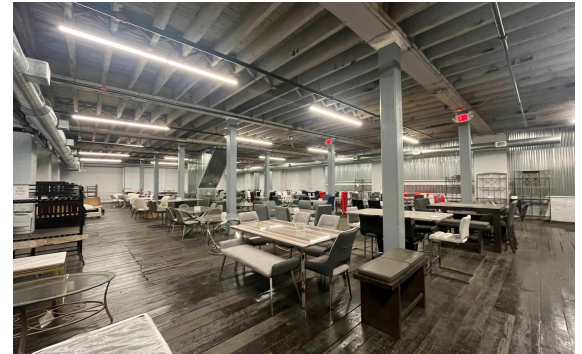
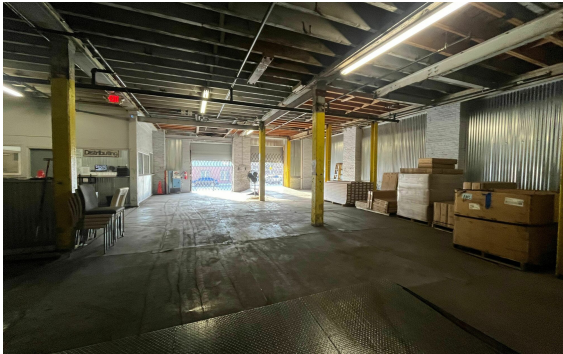
AVAILABLE FOR SALE OR LEASE
INDUSTRIAL BUILDING

33,252 SF
0.56 Acres

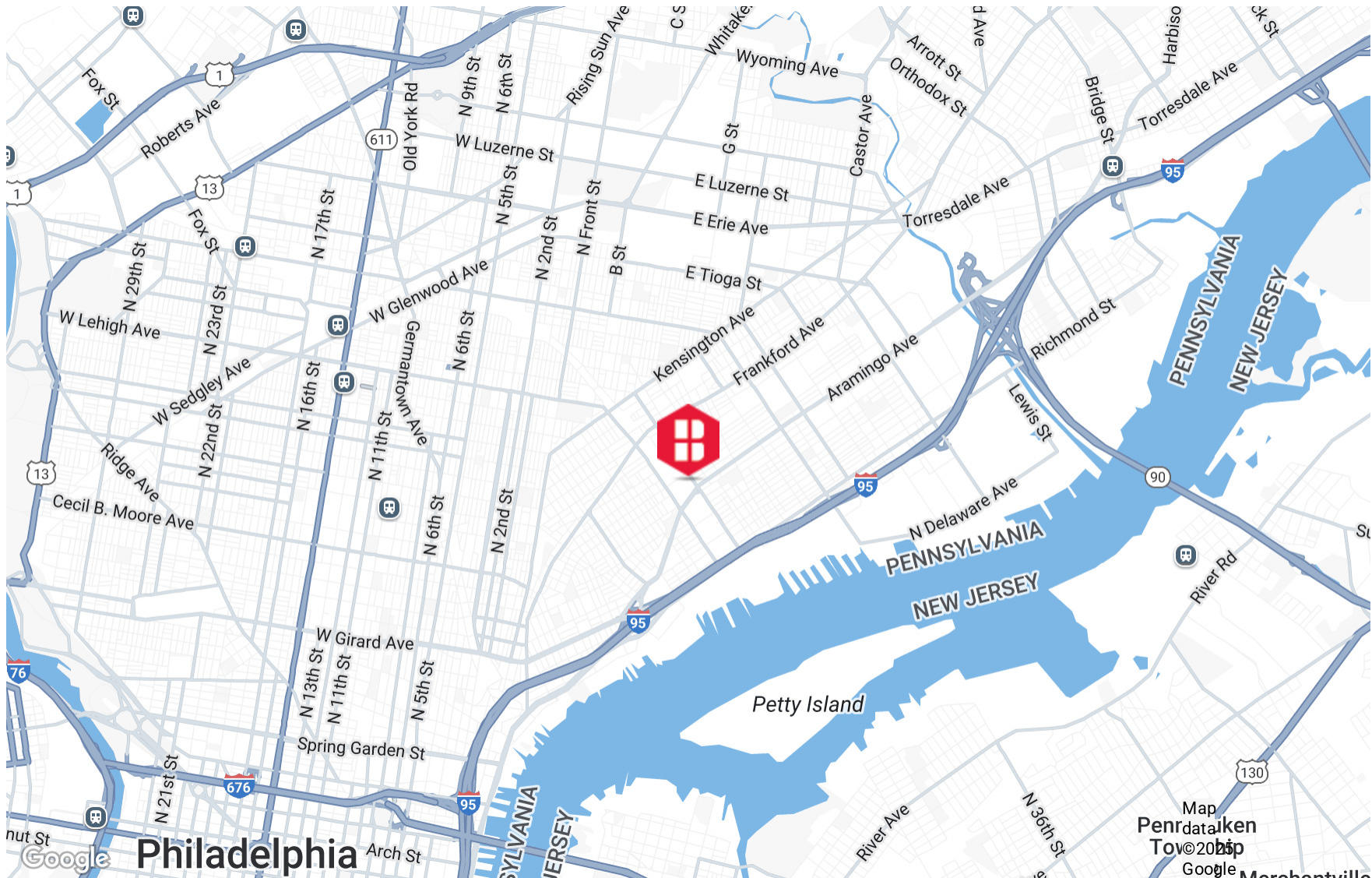
PROPERTY HIGHLIGHTS

- 33,252 SF Building on 0.56 Acres
 - **First Floor** –
25,902 SF Available
12' - 14'3" clear
 - **Second Floor**
7,350 SF Available
11'7" clear
 - Alarm System and Station
 - Fire Protection: Dry System
 - Zoned IRMX - Industrial Residential Mixed-Use (City of Philadelphia)
 - Dual Heat and AC Pump in Warehouse, Heat in Office
 - Flat/Slight Slope with Bituminous coverings
 - Four (4) Dock Doors
One 10' x 10'
One 9'9" x 12'
One 8'7" x 10'7"
One 8'7" x 10'
 - One (1) Drive-in (12' x 10')
 - Frontage: 195' East Williams Street, 172' East Auburn Street, 147' Trenton Avenue
 - Freight Elevator
 - \$13,805 (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
- **ACCESSIBLE DISTANCES:**
Somerset Station SEPTA Transit – 0.7 miles
I-95 – 1.5 miles
Betsy Ross Bridge – 3.6 miles
Center City – 4.4 miles
30th Street Station NJ Transit Rail – 5.5 miles
Philadelphia International Airport – 13 miles

ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

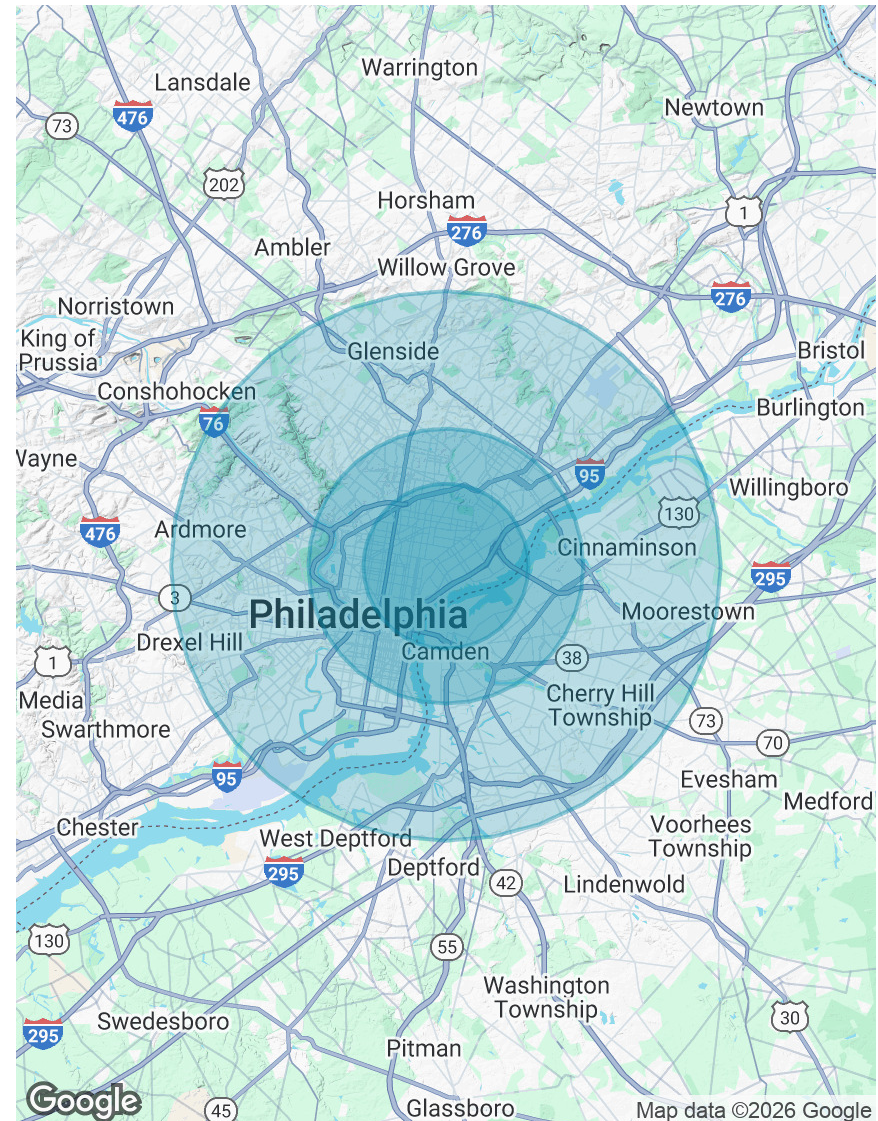
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	365,367	926,377	2,188,933
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	38	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	140,909	381,222	883,699
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$69,648	\$82,625	\$95,754
Average House Value	\$255,744	\$310,814	\$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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