



**2838 TRENTON AVENUE
PHILADELPHIA, PA**

**AVAILABLE FOR SALE OR LEASE
INDUSTRIAL BUILDING**

33,252 SF
0.56 Acres

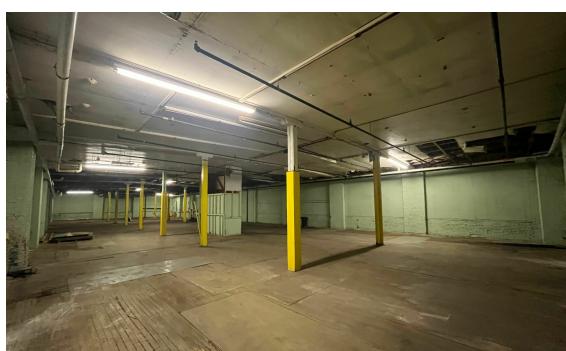
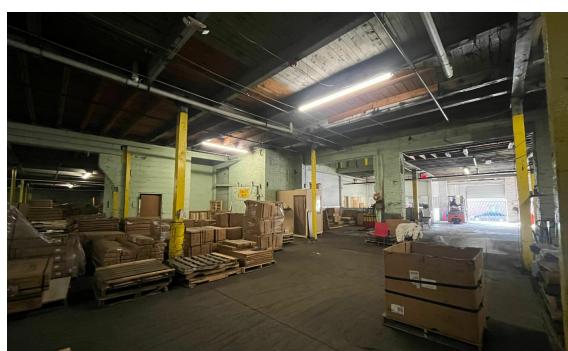
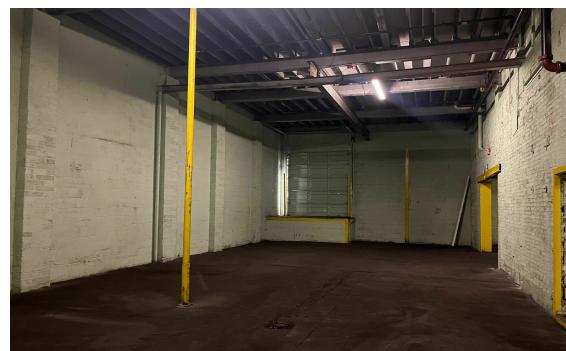
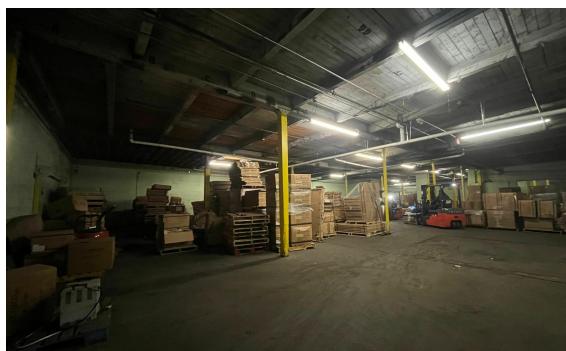
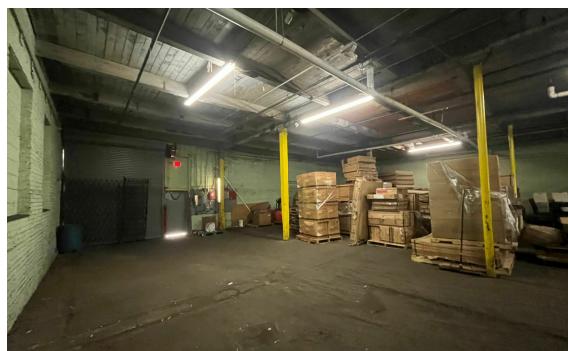
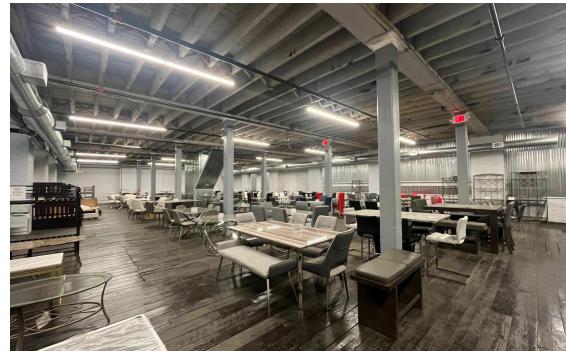
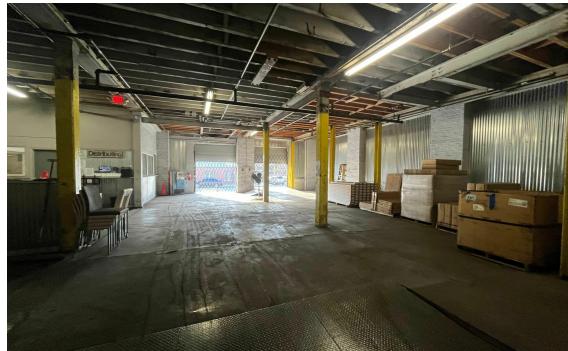
PROPERTY HIGHLIGHTS

- 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

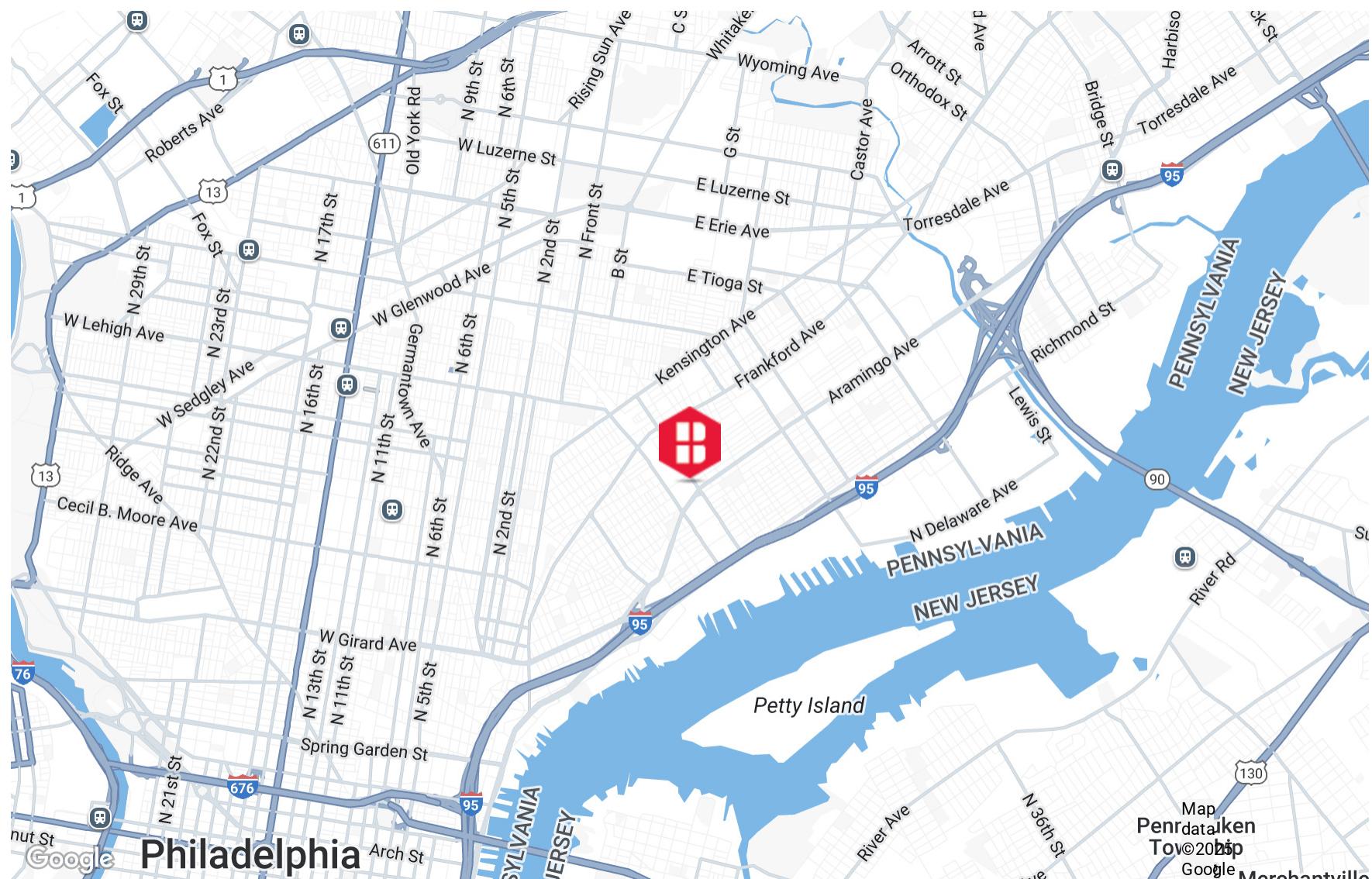
- **ACCESSIBLE DISTANCES:**

- 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

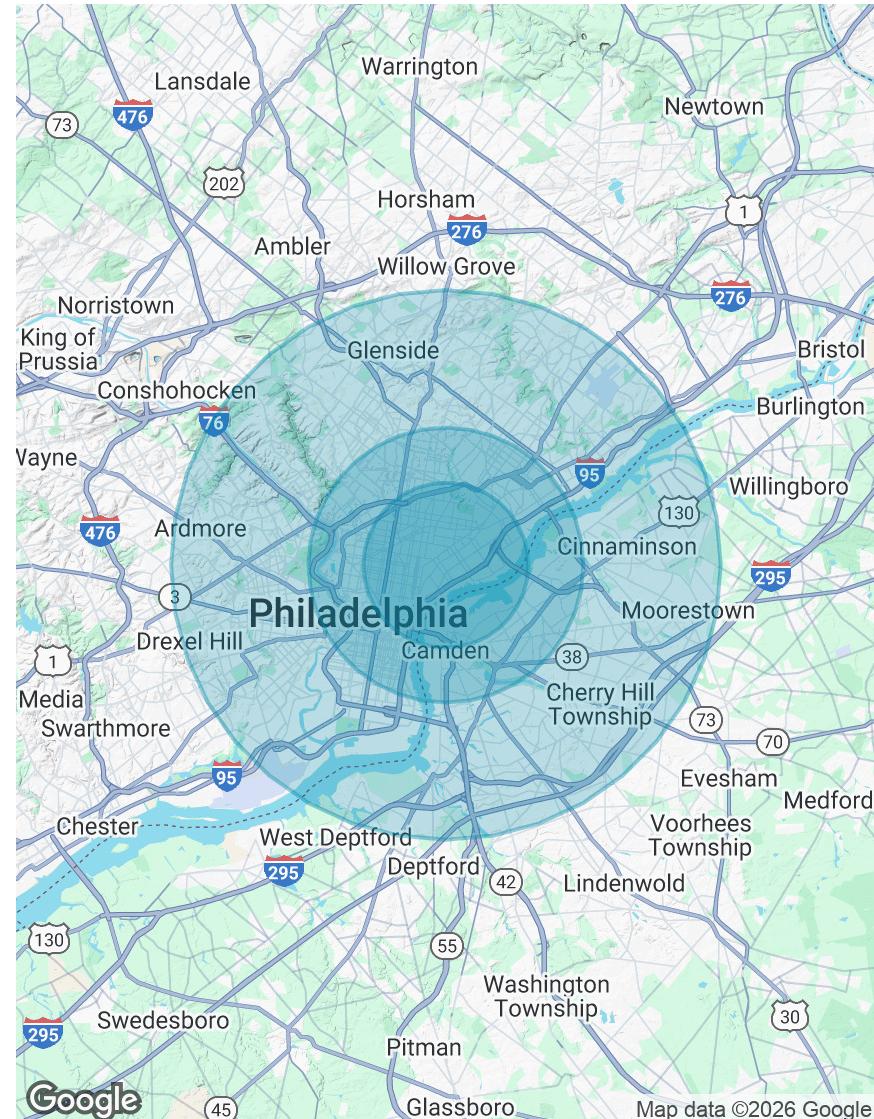
	3 MILES	5 MILES	10 MILES
Total Population	365,367	926,377	2,188,933
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	38	41

HOUSEHOLDS & INCOME

3 MILES 5 MILES 10 MILES

	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



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