



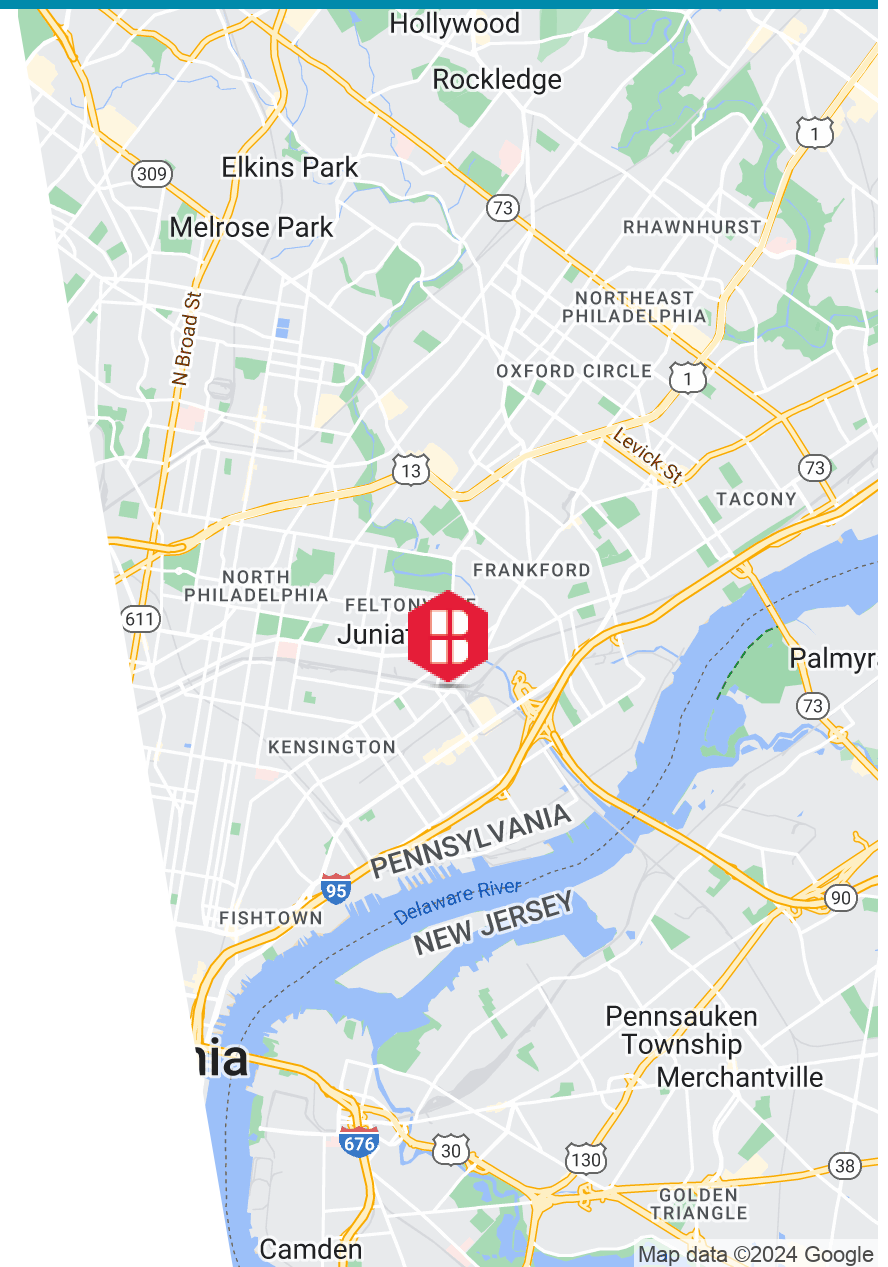
**2049-59 AND 2065 E GLENWOOD AVENUE**  
PHILADELPHIA, PA

AVAILABLE FOR SALE  
**INDUSTRIAL PROPERTY**

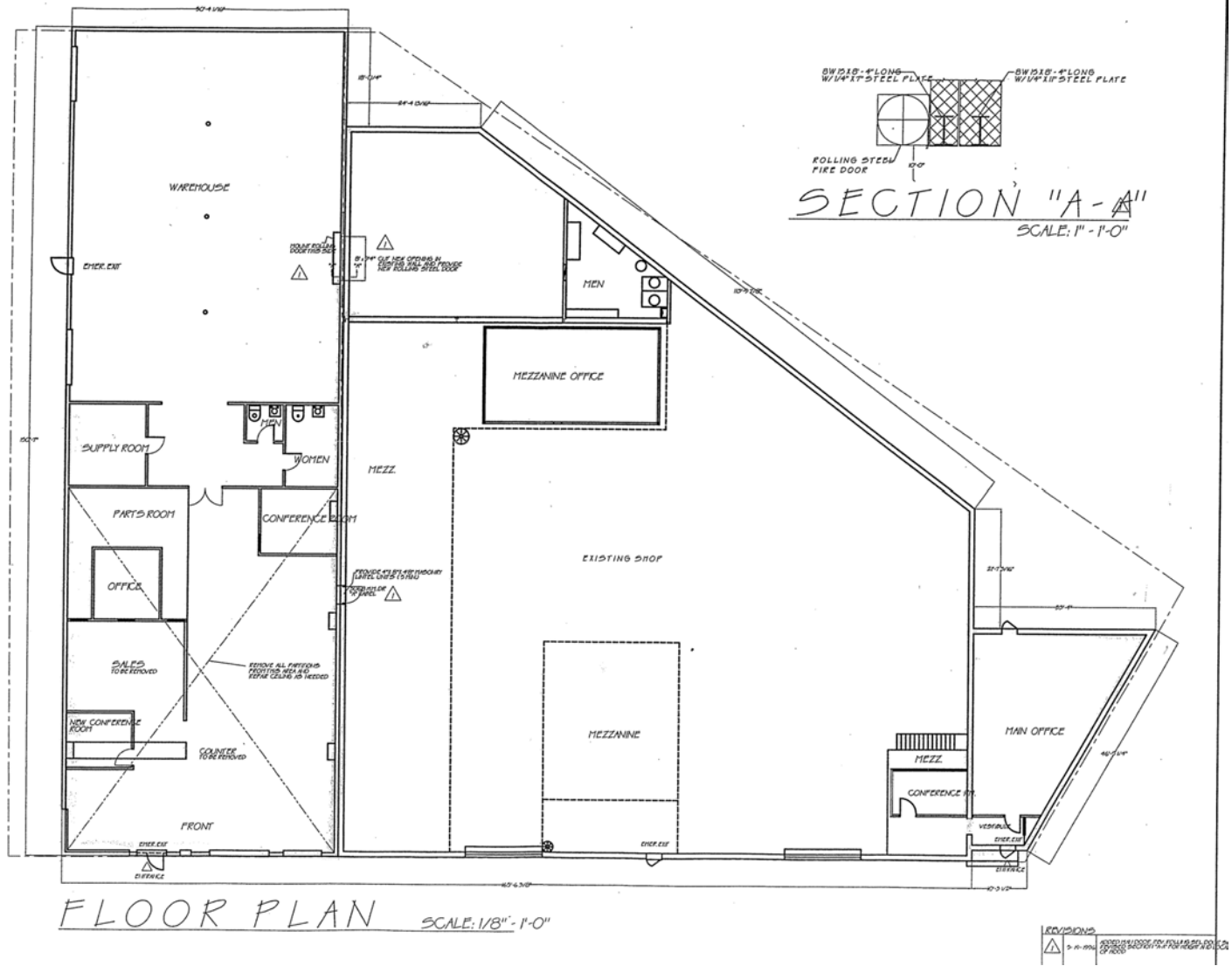
20,872 SF  
0.69 Acres

## PROPERTY HIGHLIGHTS

- **TOTAL BUILDING:**  
20,872 SF on .69 Acres
- **Office Space:**  
3,745 SF
- **Warehouse Space:**  
17,127 SF
- 14'-24' Clear Height
- **DRIVE-IN:**  
Two (2) 14' x 14'  
Two (2) 8' x 10'
- **CRANES (7):**  
One (1) ½-Ton  
Two (2) 1-ton  
Two (2) 2-Ton  
One (1) 3-Ton  
One (1) 10-Ton
- **HVAC:**  
Heat and Air Conditioning in Office Areas  
Main Warehouse and Shop areas are heated by infrared heaters and natural gas heat
- **LOCATION:**  
Conveniently located in close proximity to Interstate 95 and The Betsy Ross Bridge, the property offers easy access to Center City Philadelphia and New Jersey. The property is served by the Tioga Station of SEPTA's Market/Frankford Line, as well as SEPTA bus stops at Frankford Ave & E Glenwood Ave.



# FLOOR PLANS



# DEMOGRAPHICS MAP & REPORT

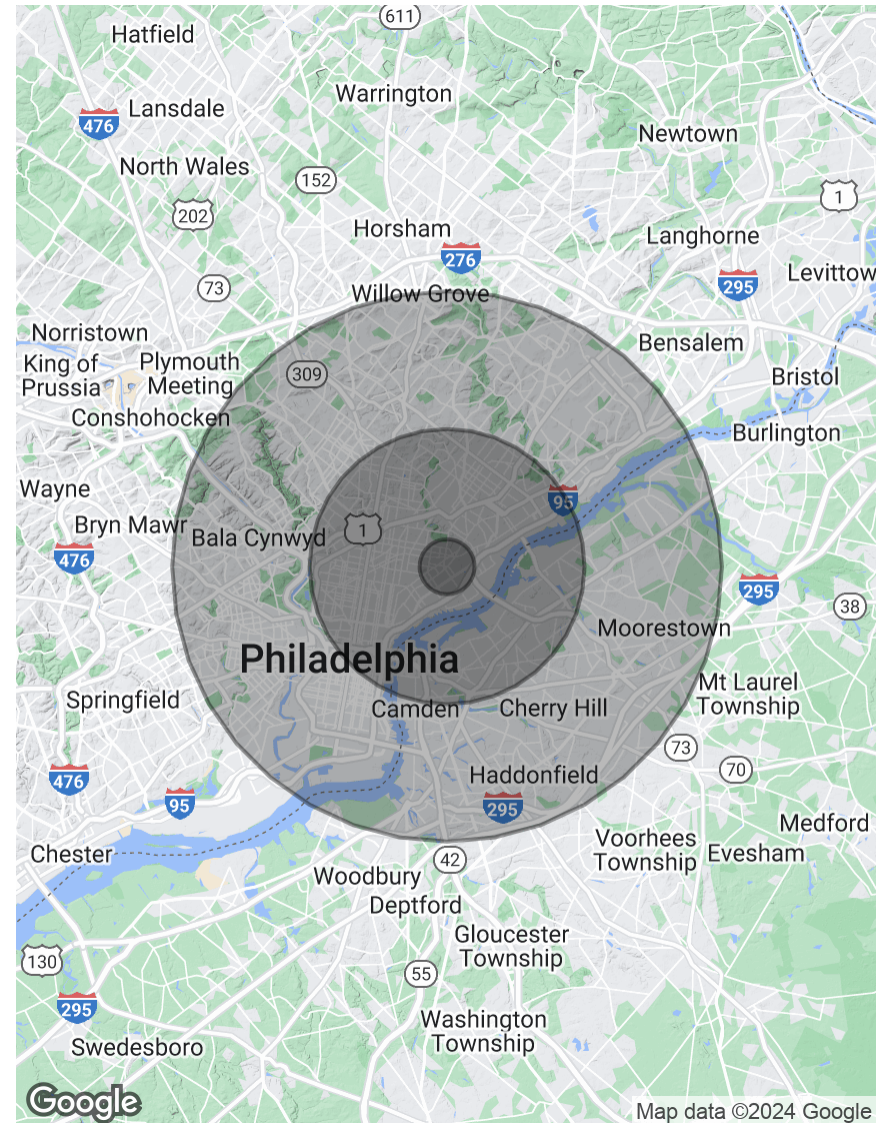
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	41,062	886,257	2,190,269
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	41

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	14,244	343,081	880,394
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$60,001	\$76,940	\$95,607
Average House Value	\$148,233	\$257,247	\$328,339

*Demographics data derived from AlphaMap*



# CONTACT



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