

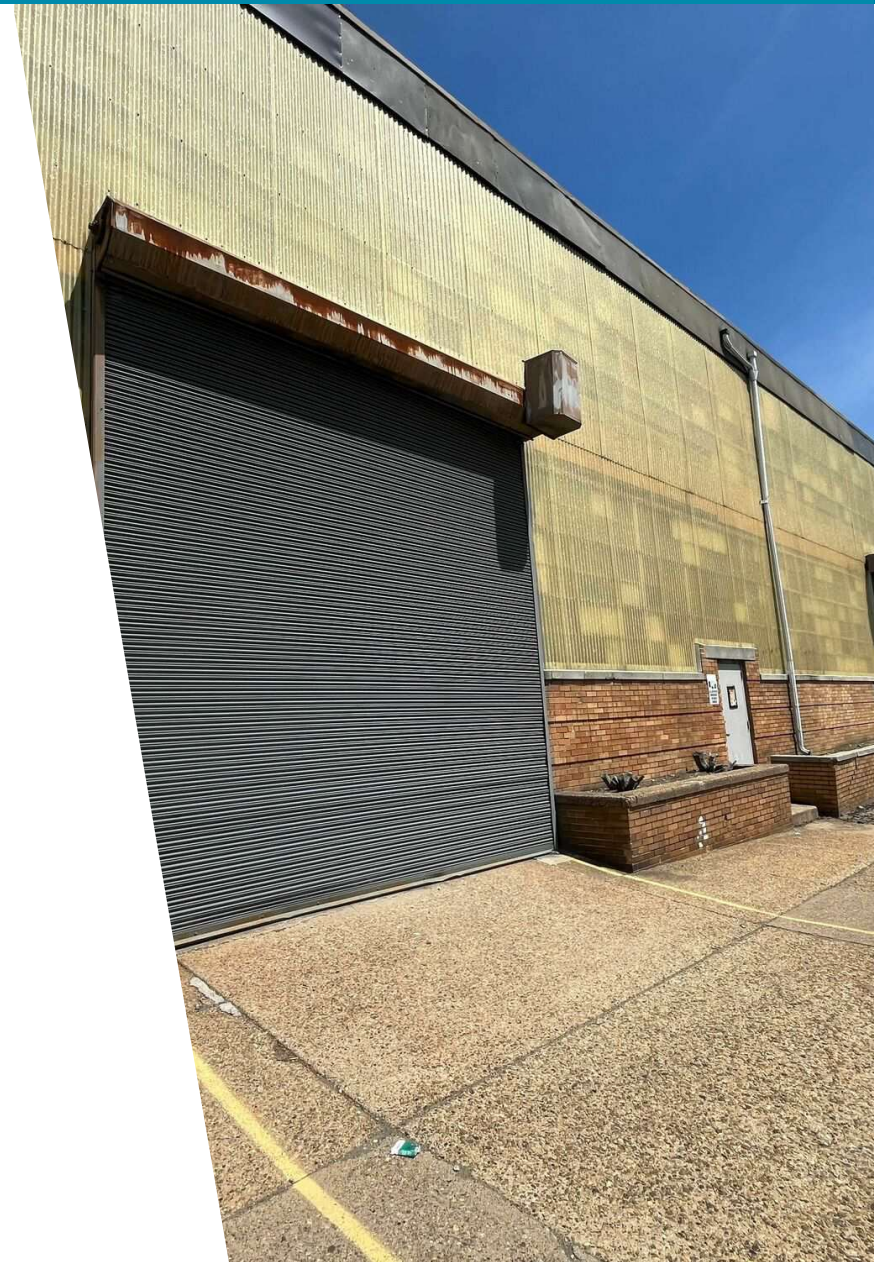
2065 E GLENWOOD AVENUE
PHILADELPHIA, PA

AVAILABLE
INDUSTRIAL PROPERTY

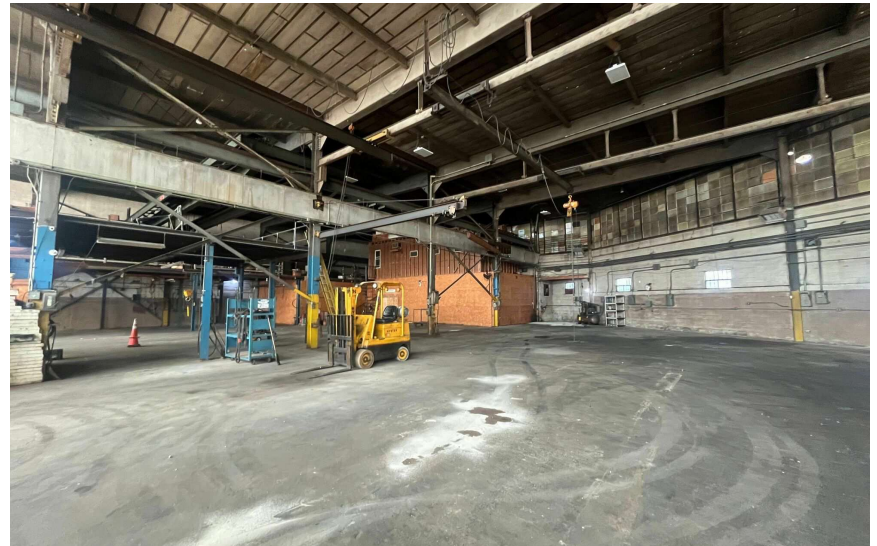
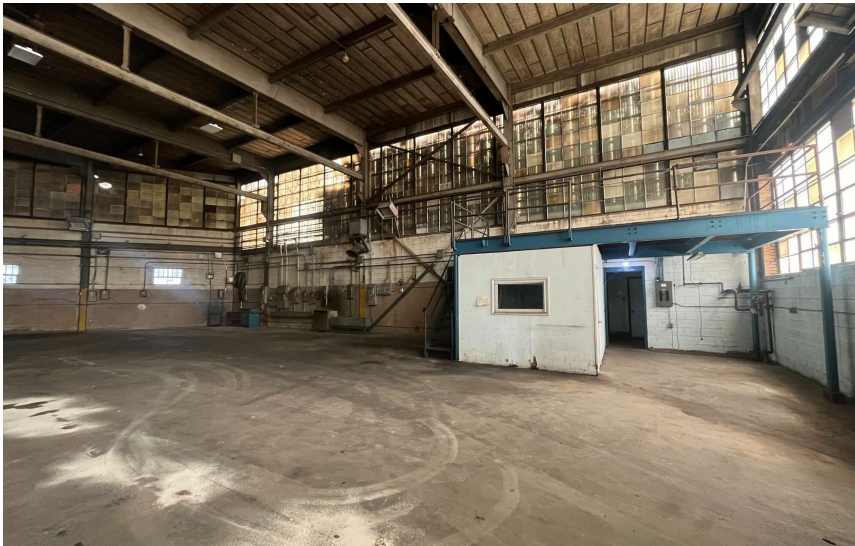
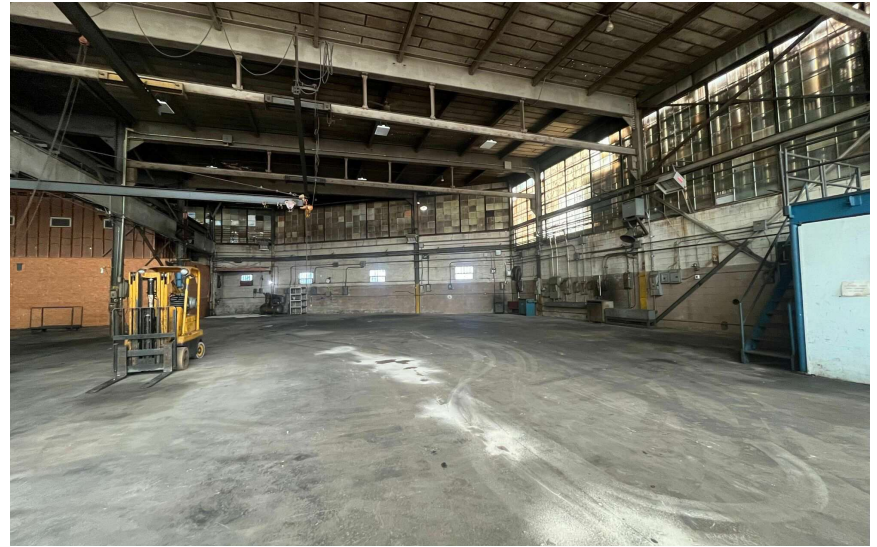
10,800 SF
0.35 Acres

PROPERTY HIGHLIGHTS

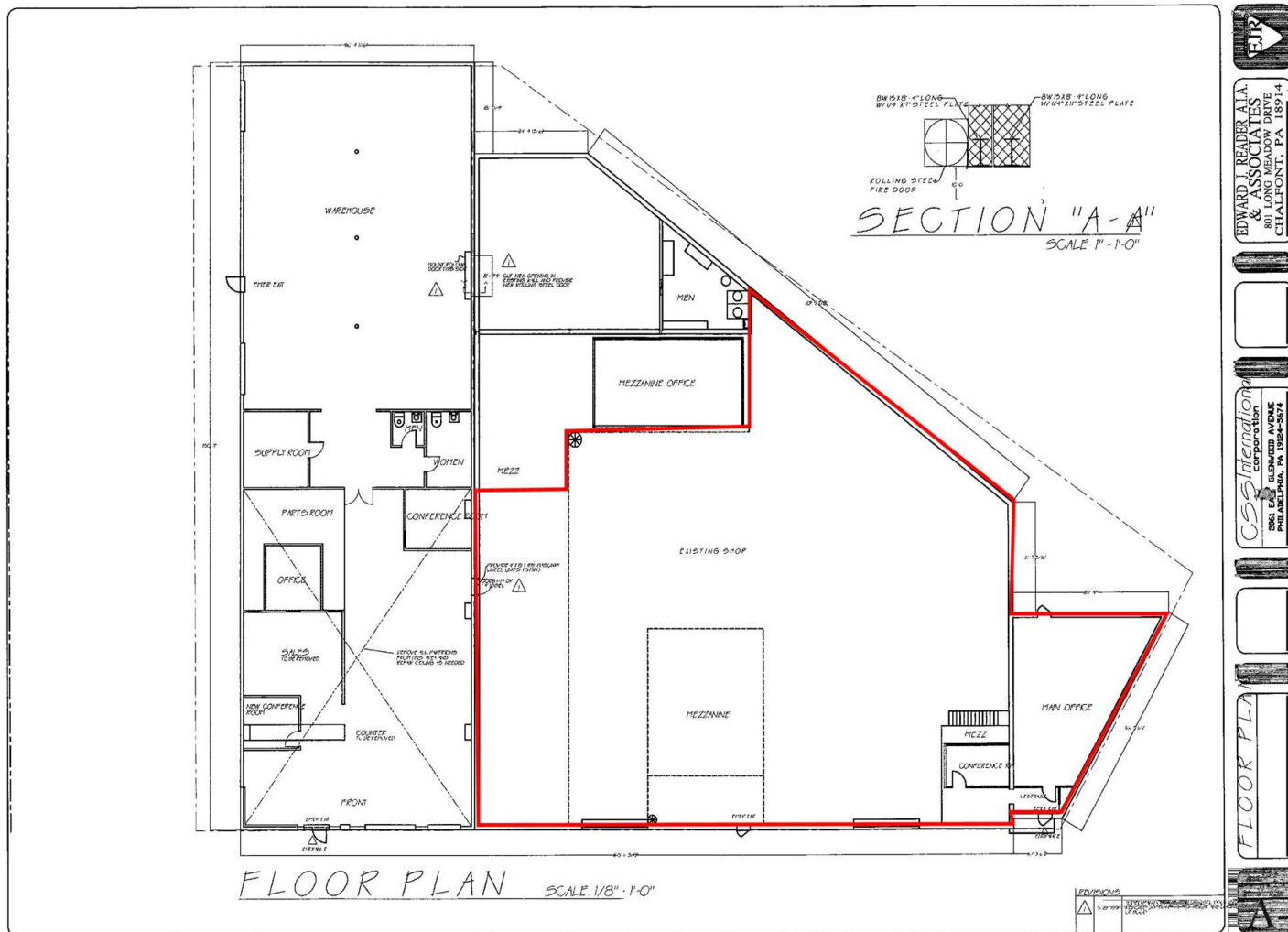
- 10,800 SF Available
- Office: 1,000 SF
- Mezzanine: 4,400 SF Mezzanine
- Clear: 20' – 24' Clear Height
- Loading: Two (2) Drive-ins (14' x 14', 15' x 14')
- Cranes (7):
 - One (1) ½-ton
 - Two(2) 1-ton
 - Two (2) 2-ton
 - One (1) 3-ton
 - One (1) 10-ton
- HVAC: Heat and Air Conditioning in Office
- Infrared Heaters and Natural Gas Heat in Warehouse
- \$8,436 (est 2025 taxes)
- Zoned ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- 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.



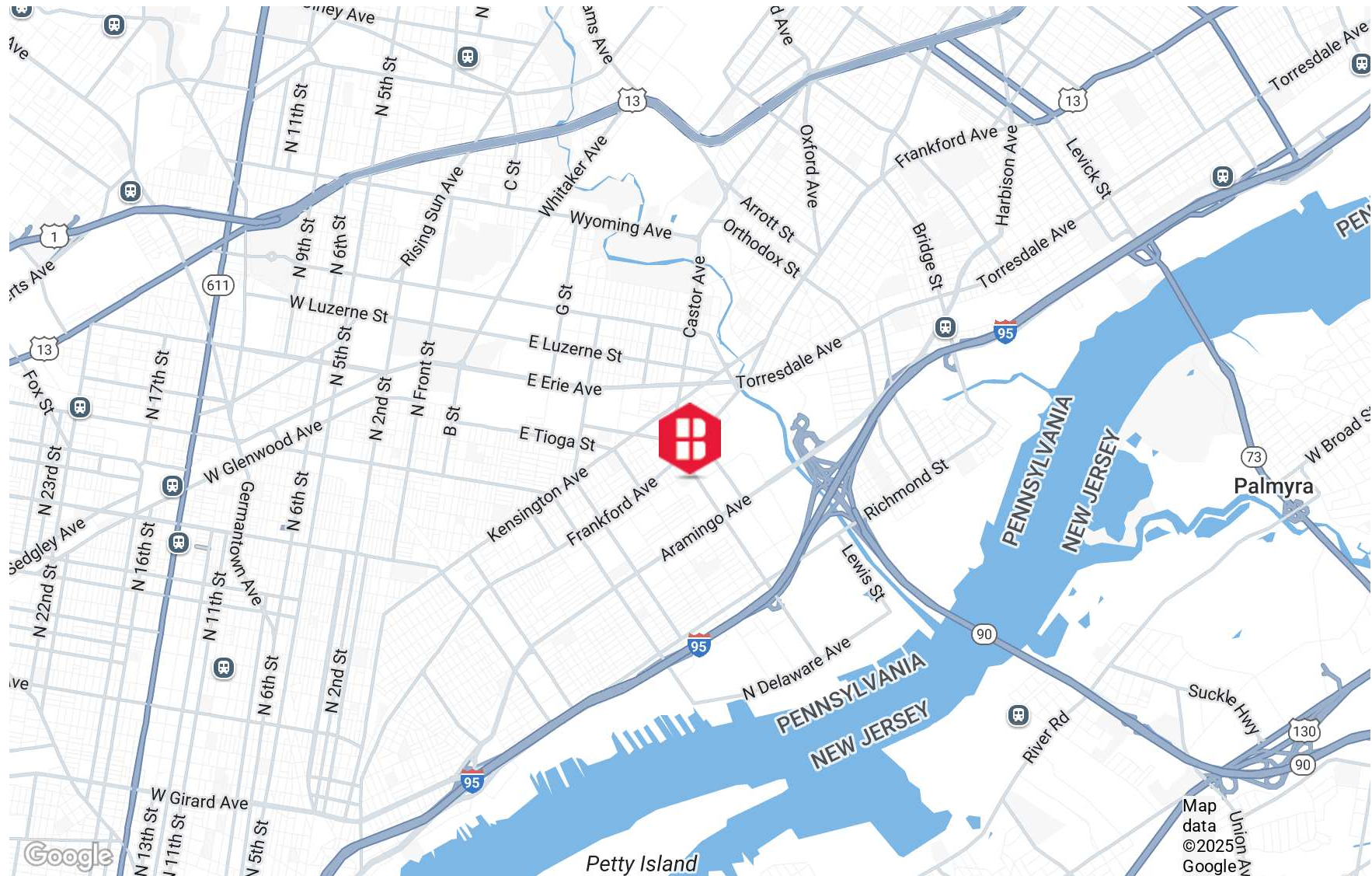
ADDITIONAL PHOTOS



FLOOR PLANS



AREA MAP



DEMOGRAPHICS MAP & REPORT

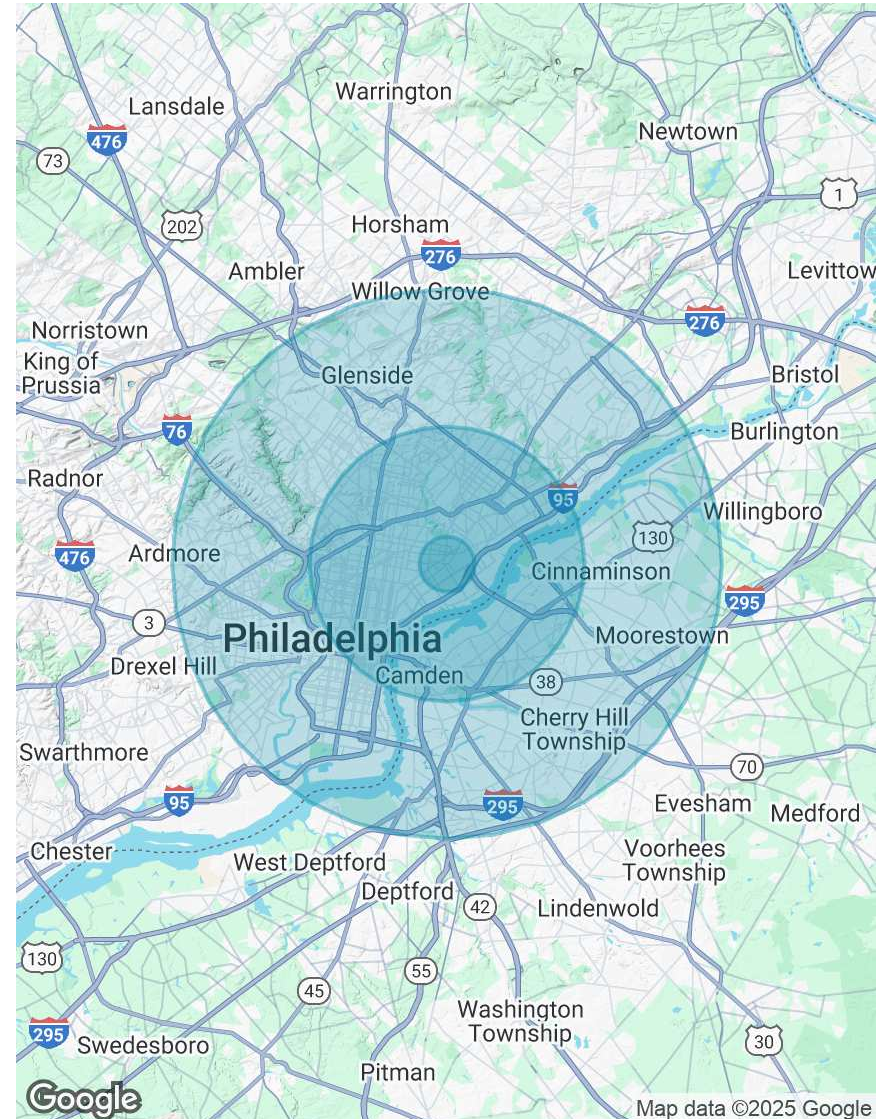
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	41,229	905,407	2,250,083
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	14,290	354,736	904,412
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$59,381	\$78,774	\$95,983
Average House Value	\$147,473	\$265,928	\$326,420

Demographics data derived from AlphaMap



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