



INDUSTRIAL PROPERTY FOR SALE

9,020 SF on 0.79 AC

8400 Enterprise Avenue
Philadelphia, PA 19153



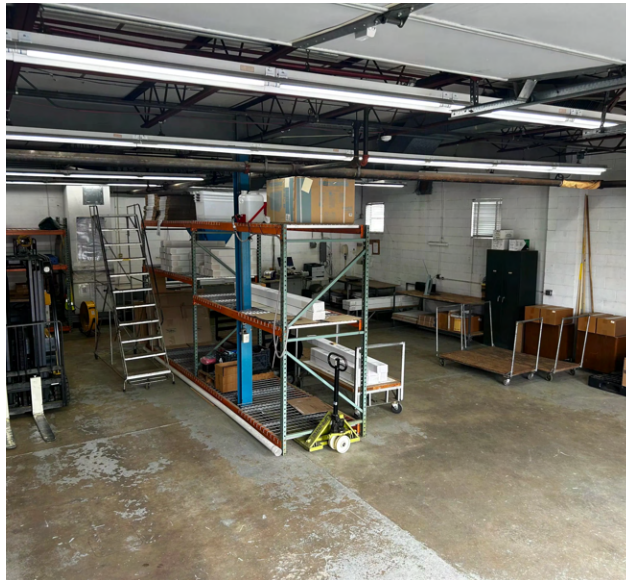
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Total Building Size:** 9,020 SF
7,275 SF of Warehouse Space
1,745 SF of Office Space
- **Total Lot Size:** 0.79 AC
- **Year Built:** 1960
- **Zoning:** I3-Heavy Industrial (City of Philadelphia)
- **Loading:**
One (1) Loading Dock
One (1) Drive-in Door
- **Fire Suppression System:** Wet
- **Roof Age:** 15 years
- **Power:** 3-phase
- **Heat:** Gas in Warehouse
- **Parking:** 18 surface spots
- **Ramps:** New Galvanized Steel Ramp for Vehicle Access
- **Lighting:** All New High Efficiency LED (Interior and Exterior)
- **Estimated 2026 Taxes:** \$11,144
- **Location:** Strategically located within Southwest Philadelphia's established airport industrial district and immediately adjacent to Philadelphia International Airport. The property offers convenient access to Interstate 95 via the Enterprise Avenue interchange, providing direct connectivity to Center City Philadelphia, Interstate 76, the Walt Whitman Bridge, and the broader regional highway network. Its location near Island Avenue, airport cargo operations, and numerous transportation- and aviation-related businesses makes it well suited for warehousing, distribution, service, and other industrial users requiring efficient regional access.



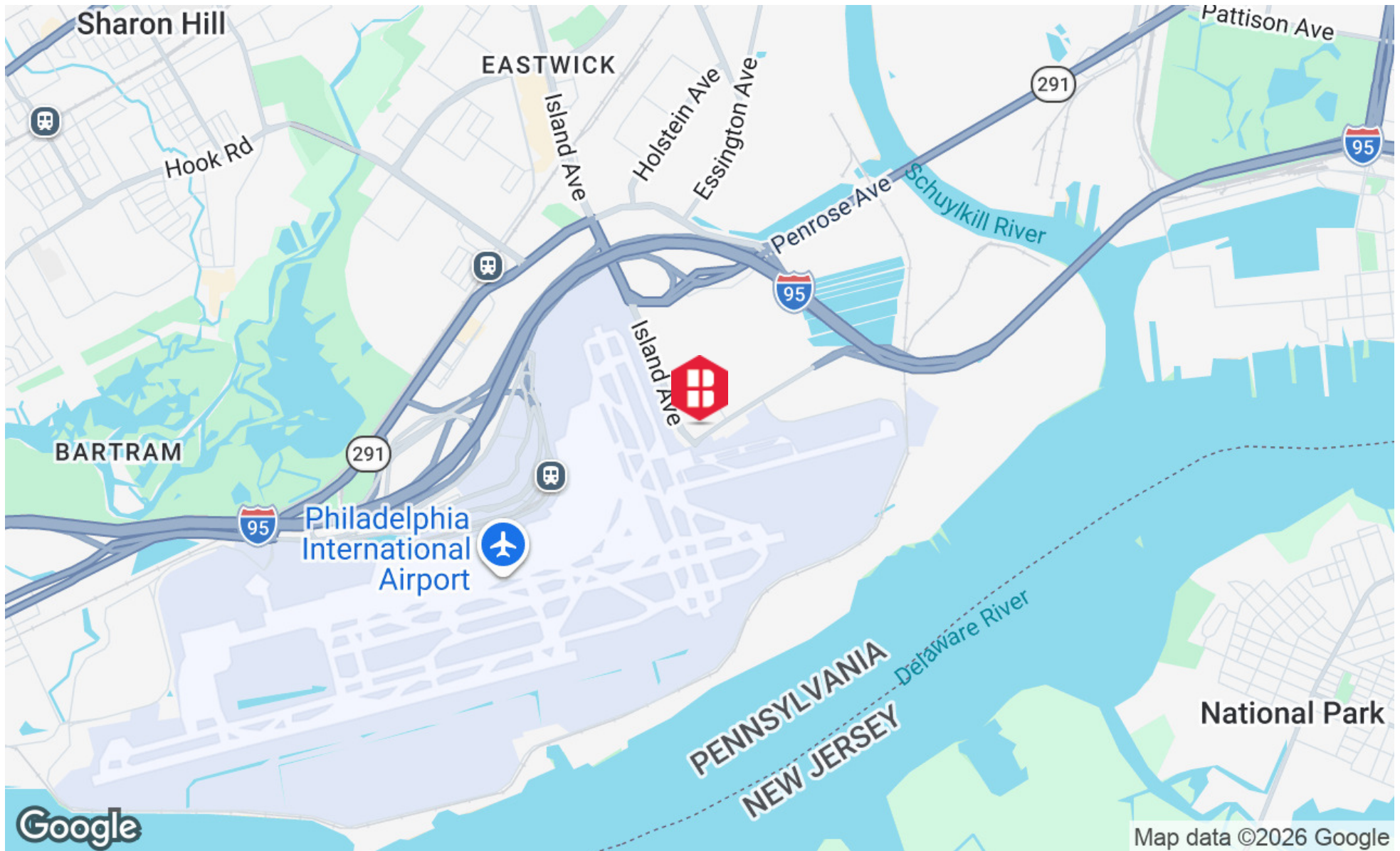
INTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION MAP

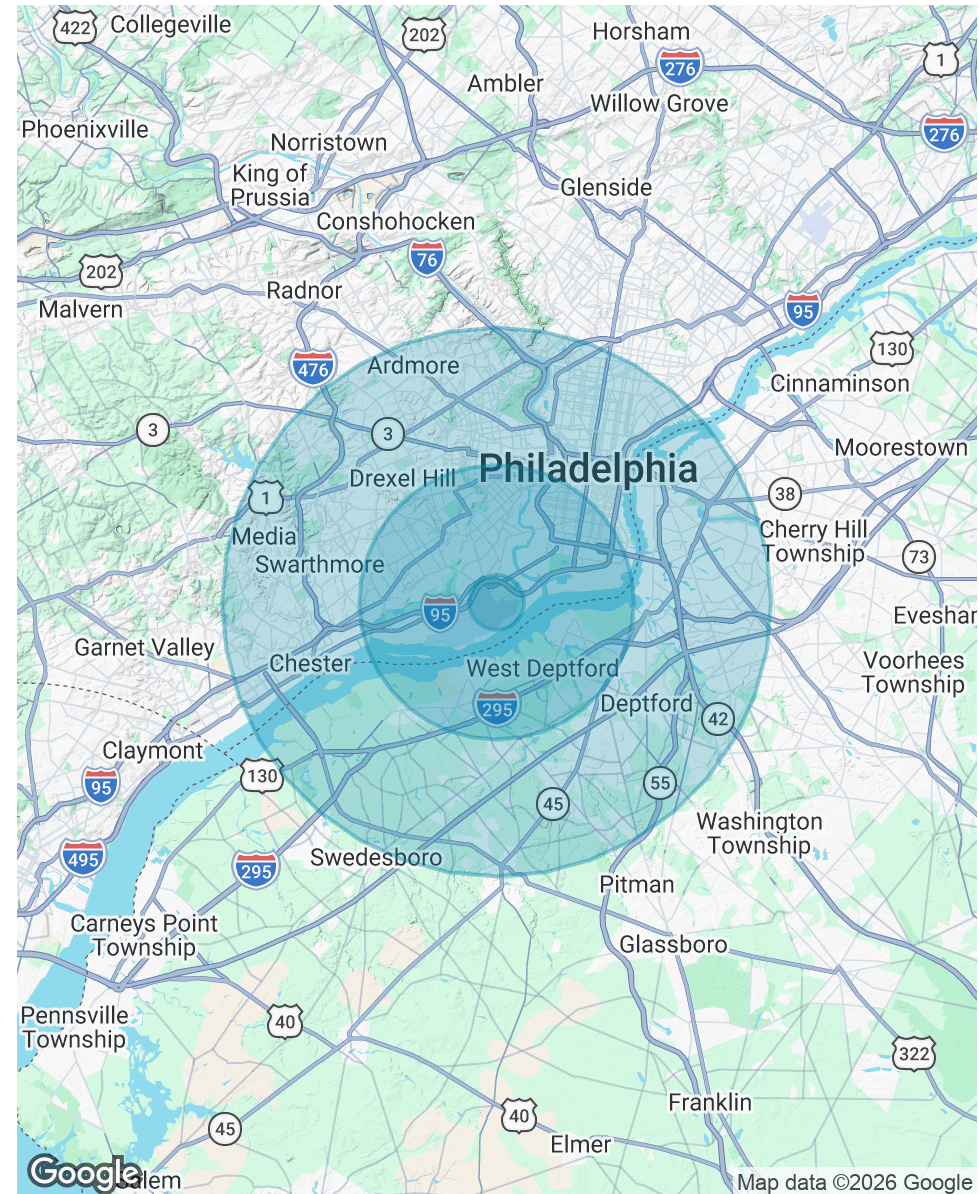


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	0	384,603	1,591,973
Average Age		37.3	37.1
Average Age (Male)		35.5	36.1
Average Age (Female)		39.1	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	0	160,290	663,715
# of Persons per HH		2.4	2.4
Average HH Income		\$86,288	\$103,706
Average House Value		\$250,470	\$312,872

2023 American Community Survey (ACS)



PRIMARY CONTACTS



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