



For Sale

Northeast Philadelphia
Industrial opportunity

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Property Overview

| | |
|-----------------------------------|----------------------------------|
| Address | 1249 Byberry Rd, Phila, PA 19116 |
| Property Type | Industrial |
| Warehouse | 7,000+/-SF |
| Office space | Yes |
| Construction Type | Block construction |
| Year Built | 1985 |
| Acres | 2.02 |
| Zoning | Light Industrial |
| Rail Service | No |
| Ceiling Height | 17+/- |
| Height Doors | 14+/- |
| Grade level Drive-in Doors | 6 |
| Parking | Ample |
| Power | 3 Phase |
| Lighting | LED |
| Heating & Cooling | Propane heat in warehouse |
| Sale Price | Inquire for price guidance |
| Property Access | Contact Agent |

Key Highlights

- Yard space
- Located in far Northeast
- Public utilities
- Easy access to 95

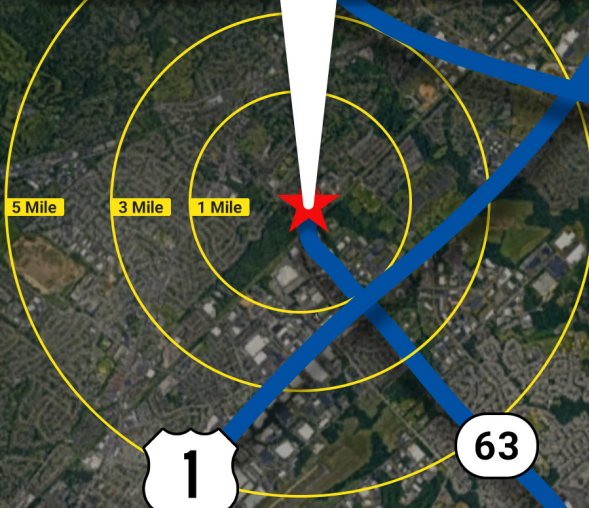
Property Photos



MAP DISPLAYING EASY ACCESS TO MAJOR THOROUGHFARES AND DEMOGRAPHICS

1249 BYBERRY RD
PHILADELPHIA, PA 19116

| Legend | |
|---------|------------|
| HWY-276 | 12.5 Miles |
| HWY-295 | 16 Miles |
| HWY-95 | 4 Miles |
| HWY-76 | 14 Miles |
| US-1 | 1 Miles |
| US-13 | 3.8 Miles |
| NJ-63 | 1 Miles |



| DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|-------------------------|-----------|-----------|-----------|
| 2024 Total Population | 3,697 | 25,200 | 57,000 |
| 2029 Population | 3,720 | 25,250 | 57,050 |
| Pop Growth 2024-2029 | +0.62% | +0.20% | +0.09% |
| Average Age | 45 | 44 | 44 |
| 2024 Total Households | 1,850 | 9,750 | 23,100 |
| HH Growth 2024-2029 | +0.30% | +0.25% | +0.10% |
| Median Household Income | \$76,933 | \$90,500 | \$96,347 |
| Avg Household Size | 3.00 | 2.90 | 2.80 |
| 2024 Avg HH Vehicles | 2.00 | 2.10 | 2.10 |
| Median Home Value | \$430,723 | \$390,000 | \$370,000 |
| Median Year Built | 1967 | 1975 | 1972 |

All Photos

Want more photos?
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