



418 Market St

MARCUS HOOK, PA



INDUSTRIAL PROPERTY FOR SALE

PRESENTED BY:

KW COMMERCIAL
123 Business Center Drive
Austin, TX 78744

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INDUSTRIAL FOR SALE

418 MARKET ST

Marcus Hook, PA 19061



PROPERTY DESCRIPTION

Versatile Industrial Asset with Tenants In-Place + Owner-User Potential

Presenting a rare opportunity to acquire a multi-tenant industrial property offering both stable in-place income and future flexibility. The property currently houses two long-standing tenants, providing immediate cash flow, with an additional third unit or expansion area available for lease-up or owner-use. Alternatively, the property can be delivered vacant, making it ideal for an owner-occupant seeking full control of a functional industrial footprint.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	38,768 SF
Building Size:	13,132 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	691	2,072
Total Population	972	1,839	5,682
Average HH Income	\$53,778	\$53,815	\$68,814

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Sale Price **\$1,250,000**

PROPERTY INFORMATION

Property Type Industrial
Property Subtype Manufacturing
Zoning R-1 / Light Industrial
Lot Size 38,768 SF
Corner Property Yes
Power Yes

LOCATION INFORMATION

Street Address 418 Market St
City, State, Zip Marcus Hook, PA 19061
County Delaware

BUILDING INFORMATION

Building Size 13,132 SF
Building Class C
Occupancy % 100.0%
Tenancy Multiple
Number of Drive in Bays 8
Ceiling Height 18 ft
Minimum Ceiling Height 13 ft
Number of Floors 1
Year Built 1980
Number of Buildings 1

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Central HVAC Yes

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SUITE	TENANT NAME	SIZE SF	ANNUAL RENT
-	Tri State Don LLC	4,500 SF	\$48,000
-	American Marble Granite	1,500 SF	\$30,000
-	Owner Occupies	7,000 SF	-
-	-	-	-
-	-	-	-
TOTALS		13,000 SF	\$78,000
AVERAGES		4,333 SF	\$39,000

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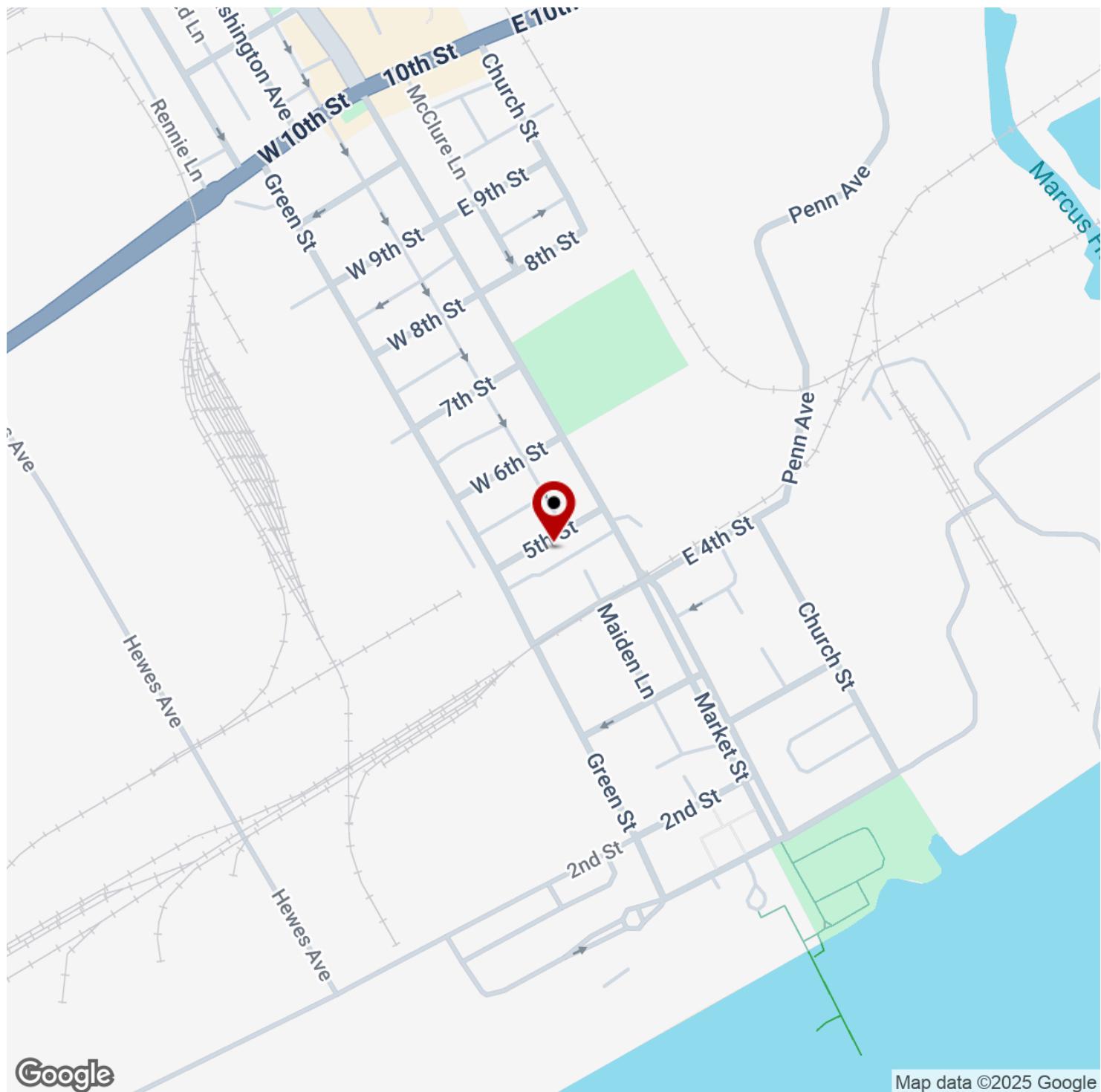
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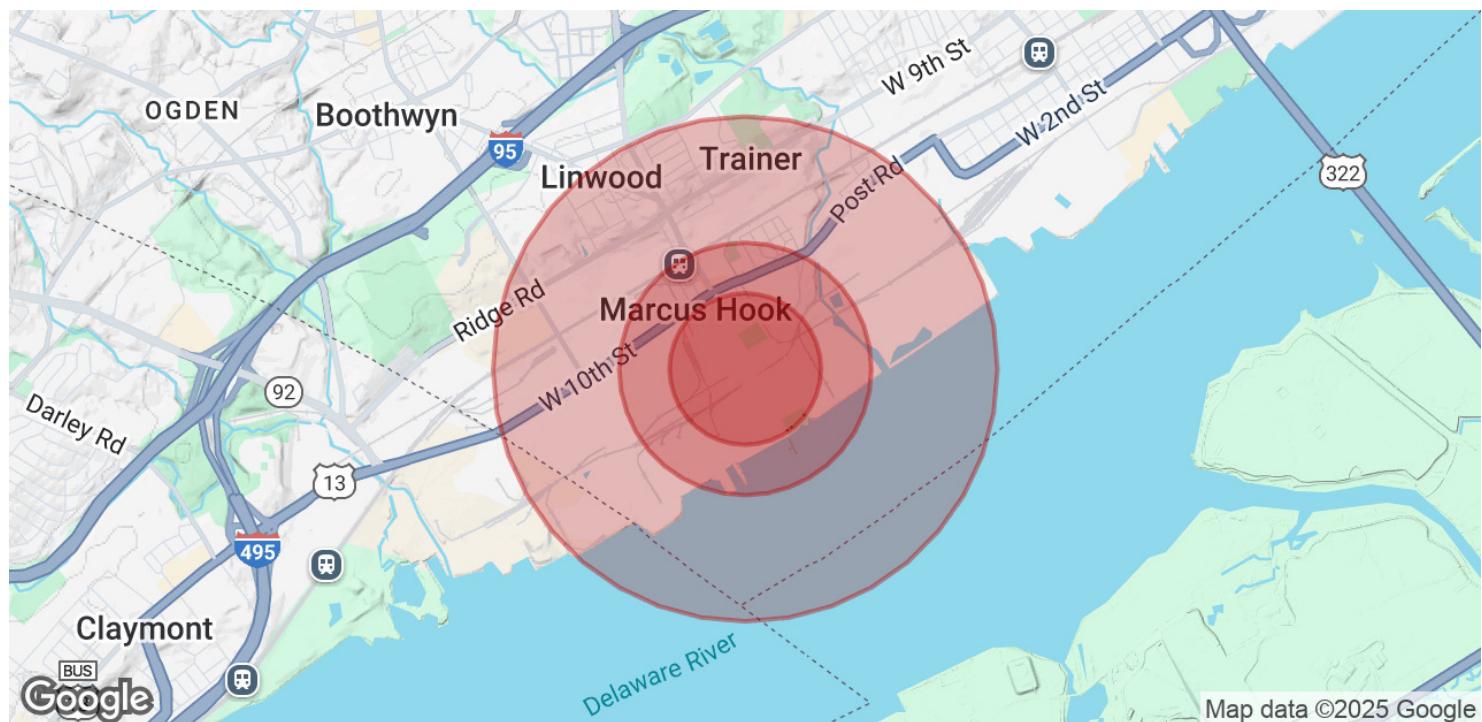
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	972	1,839	5,682
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	691	2,072
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$53,778	\$53,815	\$68,814
Average House Value	\$124,032	\$124,060	\$137,068

Demographics data derived from AlphaMap

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