



## INDUSTRIAL PROPERTY FOR SALE

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**54,916 SF on 1.33 Acres**

1850 East Sedgley Avenue

Philadelphia, PA 19124



# PROPERTY DETAILS

## BUILDING SIZE

- 54,916 SF Gross on 1.33 Acres

## GARAGE

- 1,150 SF garage

## FLOORS

- Three (3) floors

## CEILING HEIGHT

- 11'3" Clear

## COLUMN SPACING

- 17' x 25'

## FIRE PROTECTION

- PK Dry System

## ELEVATOR

- Freight Elevator

## LOADING

- Four (4) Drive-in Doors, One (1) Dock Door

## LOT

- Fenced and Paved Lot

## PARKING

- Ample Parking

## ZONING

- IRMX – Industrial Residential Mixed-Use (City of Philadelphia)

## TAXES

- \$19,218 Estimated 2025

## LOCATION

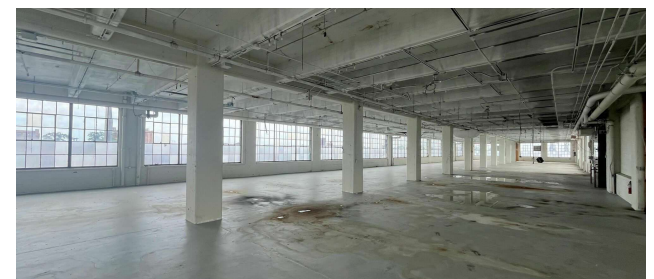
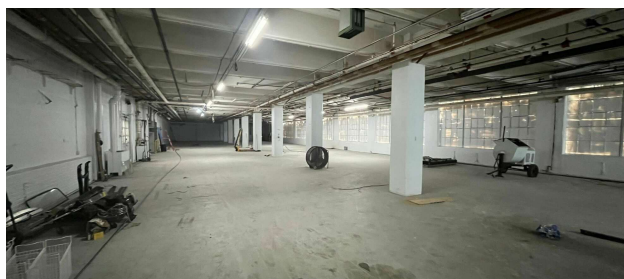
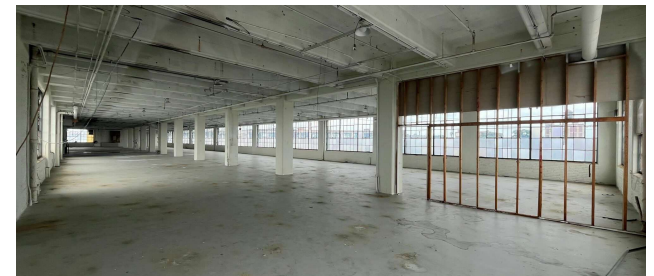
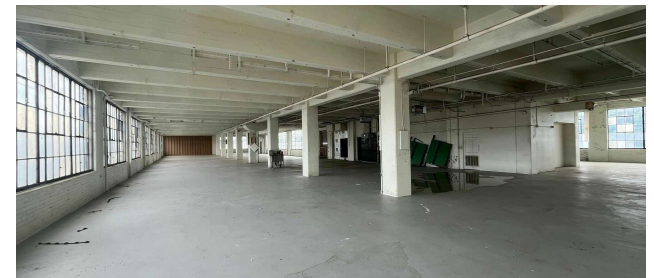
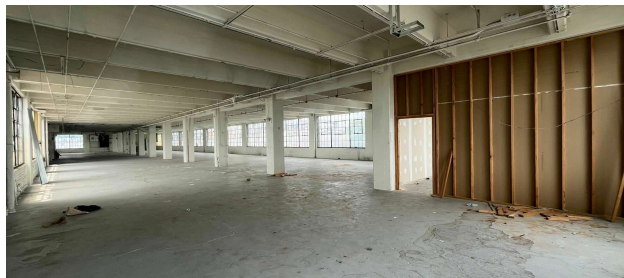
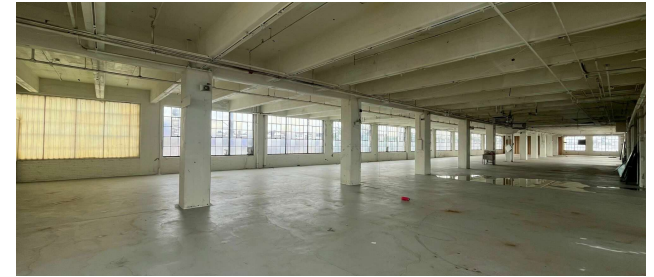
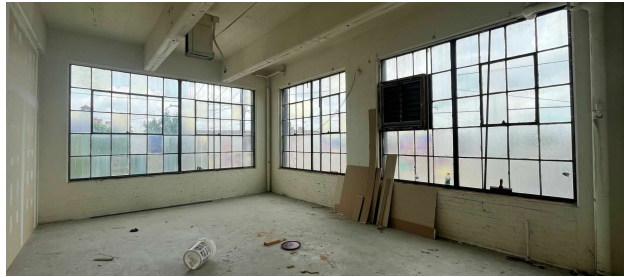
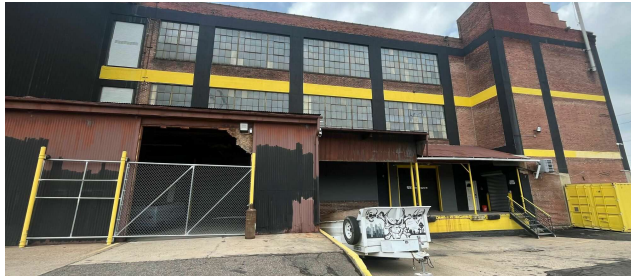
- Located on the corner of Sedgley Avenue and Castor Avenue, this site offers a variety of opportunities for redevelopment and industrial uses that features high frontage, and secure ample parking. Users of this site are advantaged with immediate access to a SEPTA Stop and accessibility to both I-95 and Roosevelt Boulevard.

# BEFORE & AFTER

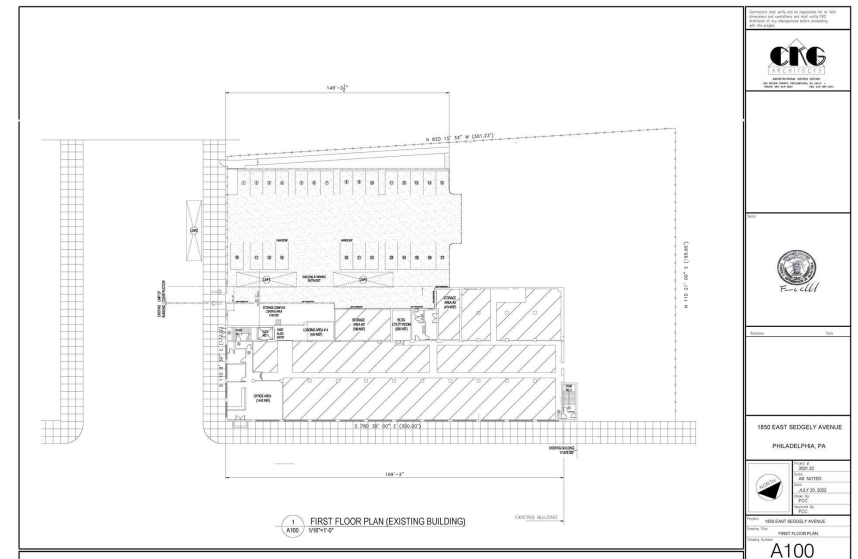
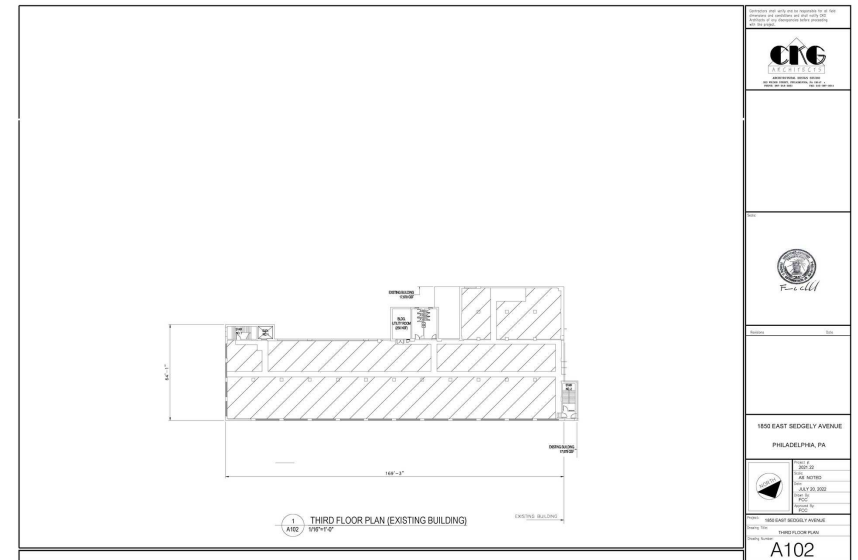
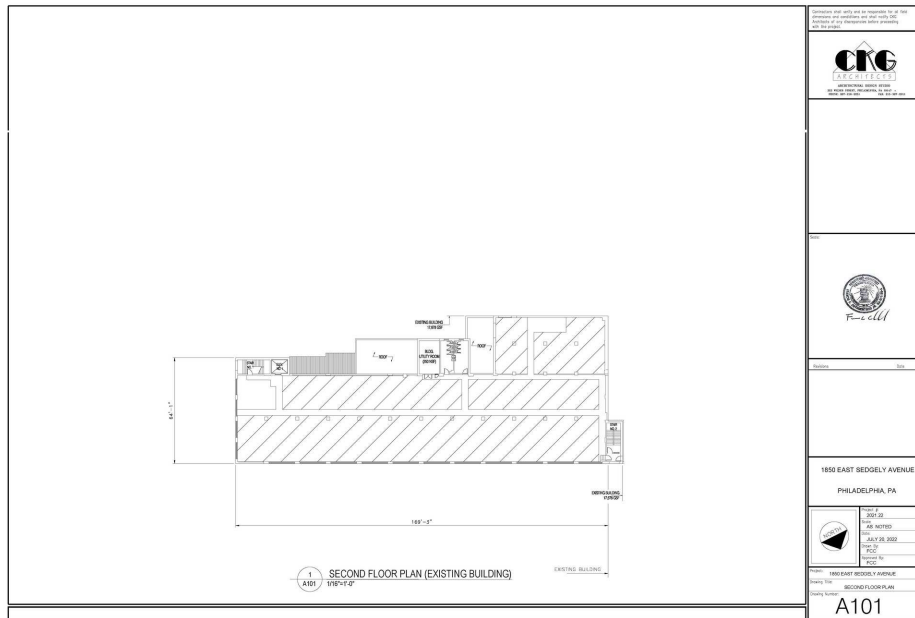




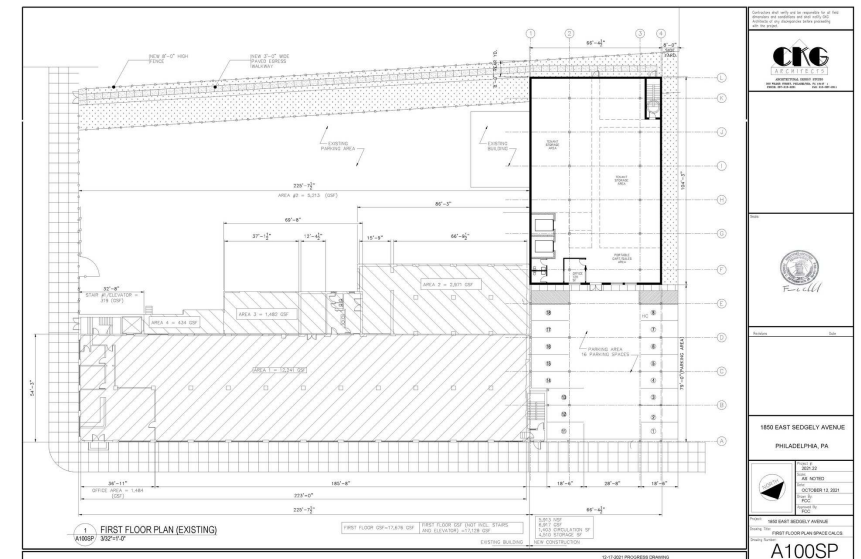
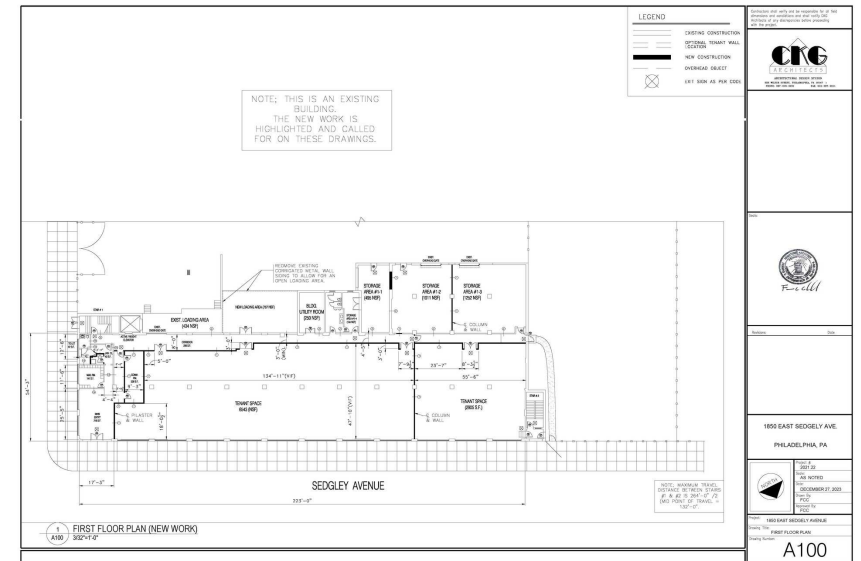
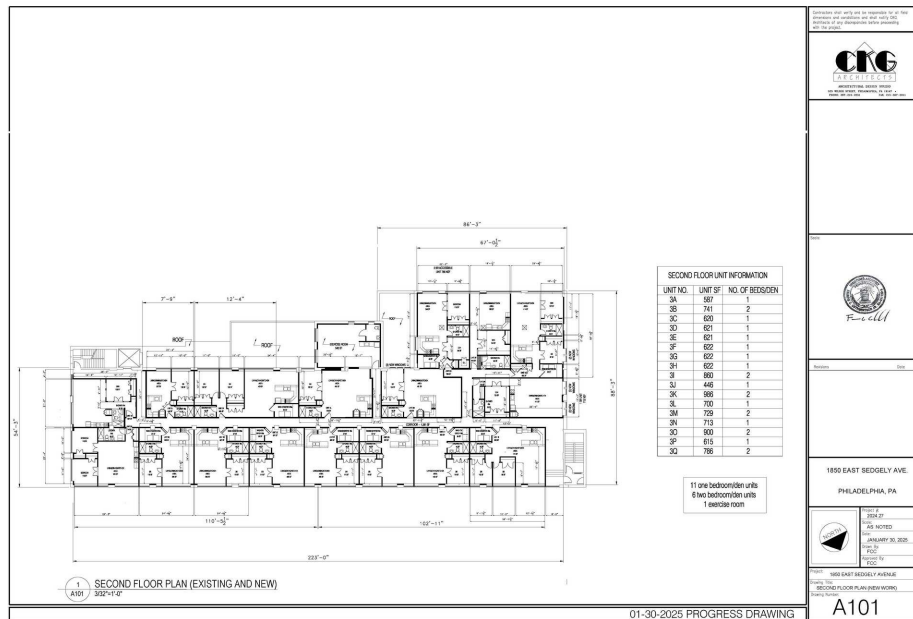
# ADDITIONAL PHOTOS



# EXISTING FLOOR PLANS

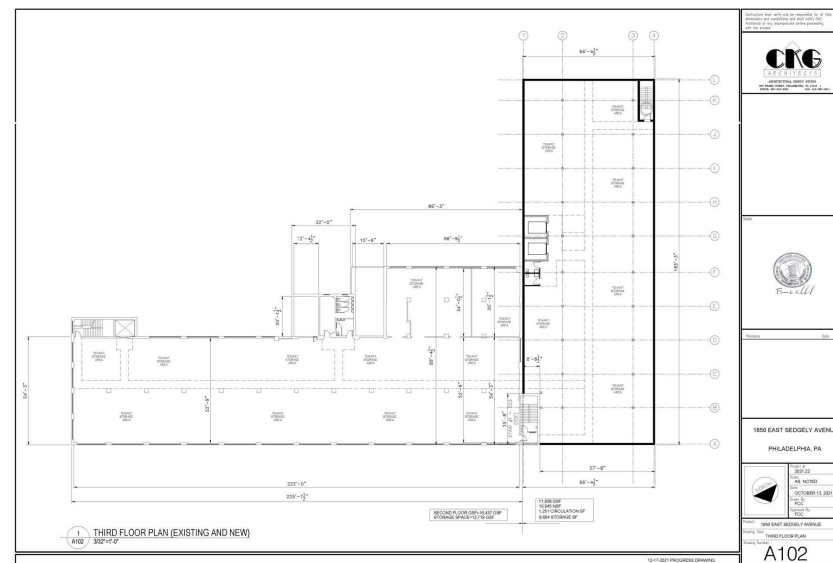
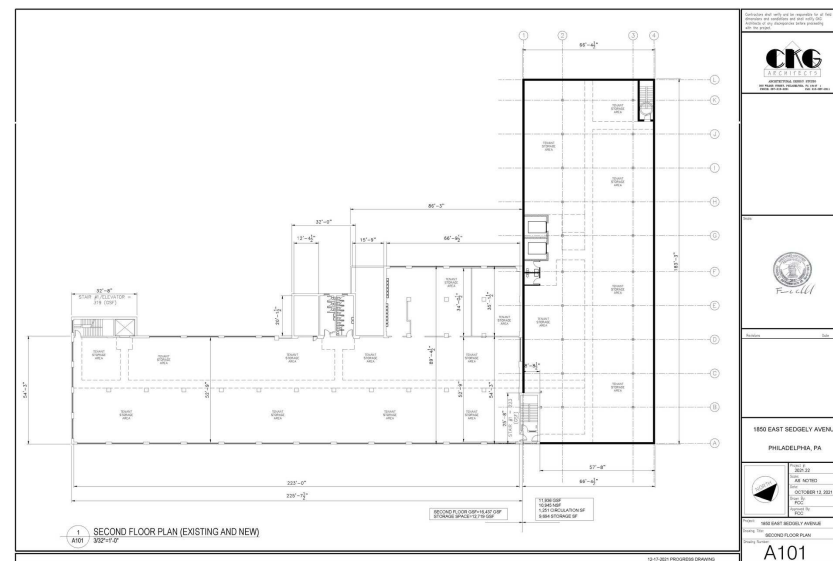
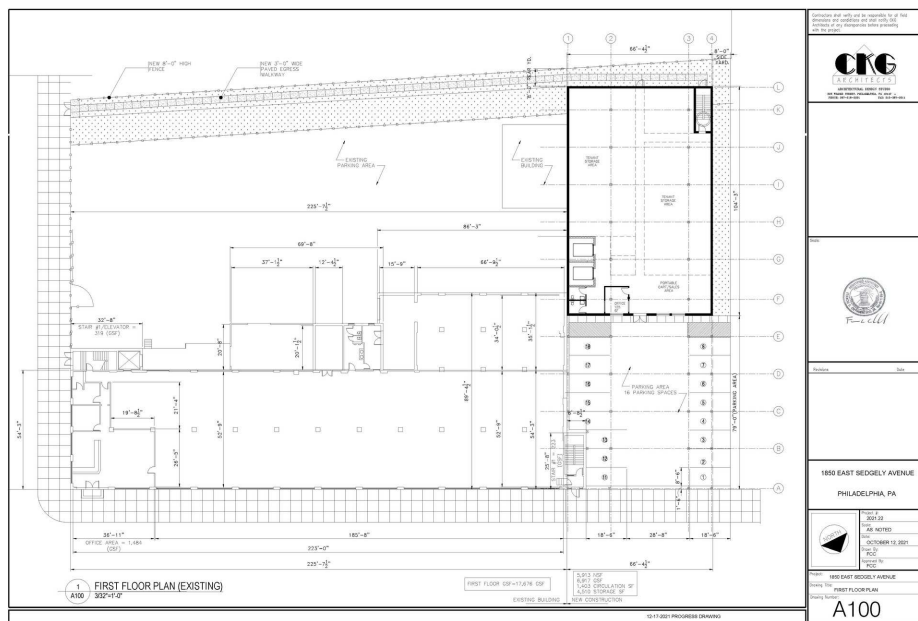


# PROPOSED FLOOR PLANS

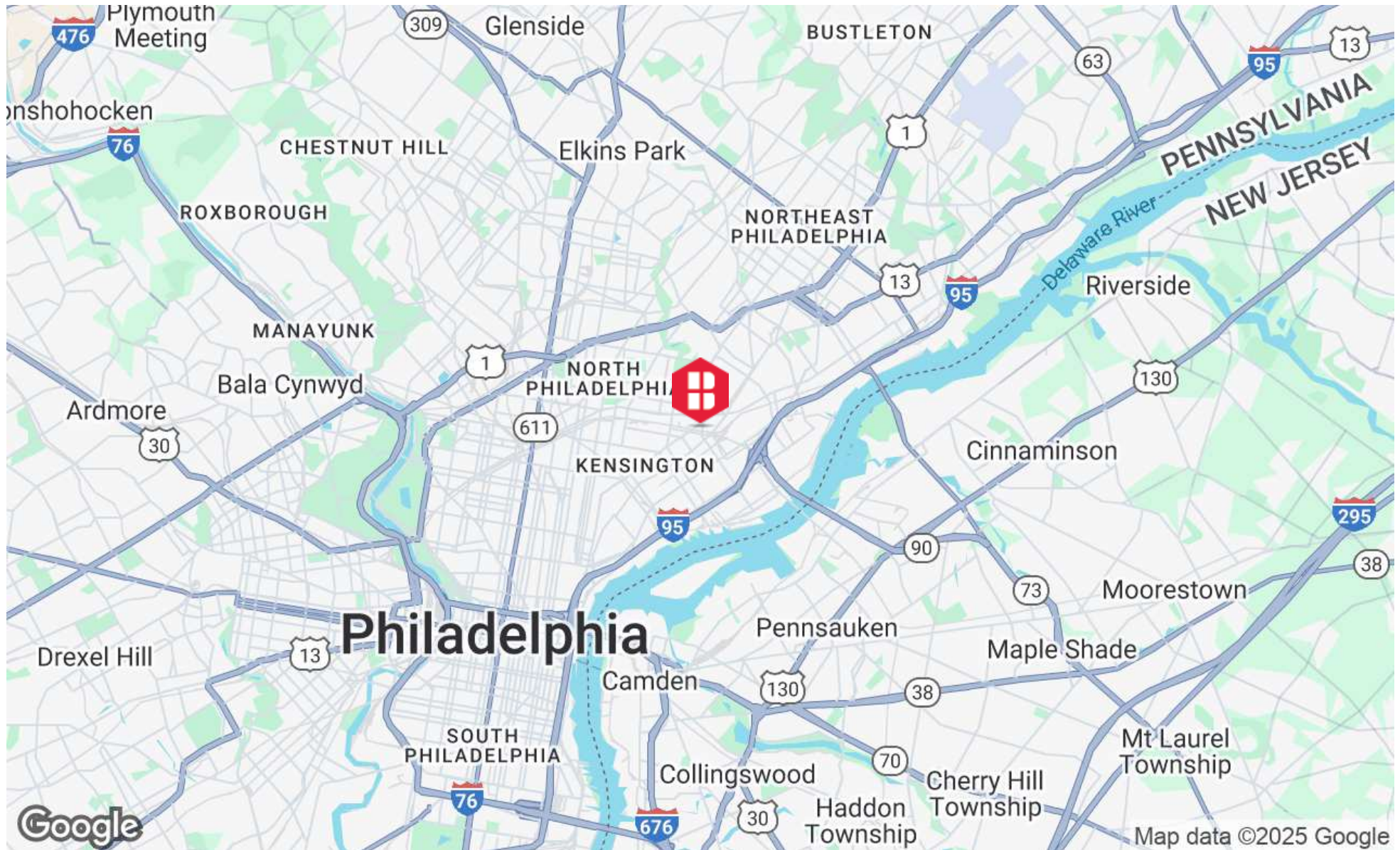




## PROPOSED FLOOR PLANS



# LOCATION MAP



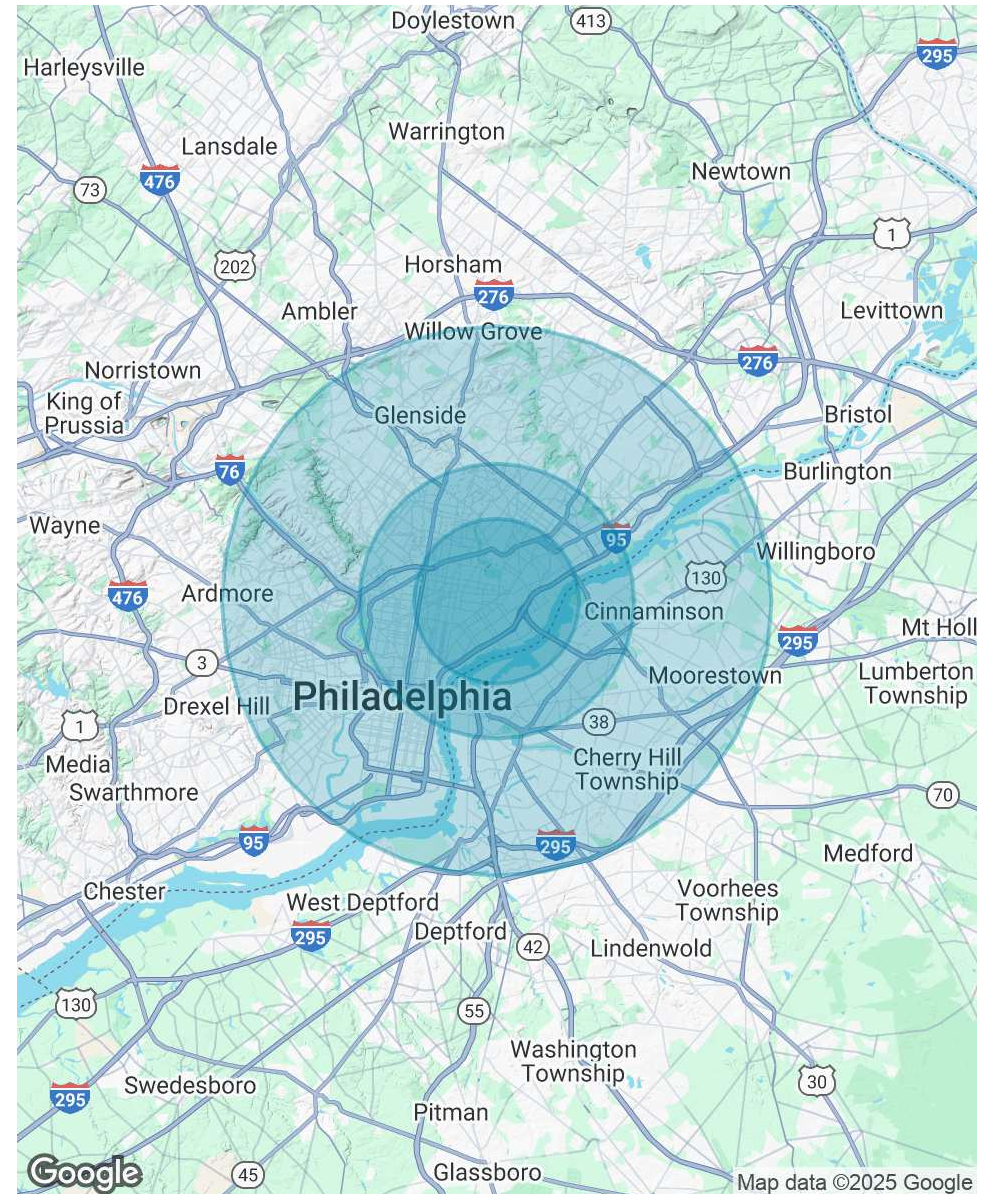


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	335,742	915,167	2,273,189
Average Age	37	38	40
Average Age (Male)	36	37	38
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	123,404	358,840	914,670
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$64,652	\$77,957	\$97,002
Average House Value	\$184,894	\$264,794	\$330,865

Demographics data derived from AlphaMap





**BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931

**Three Logan Square**  
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