

2150 KUBACH ROAD PHILADELPHIA, PA

AVAILABLE FOR LEASE INDUSTRIAL PROPERTY



33,473 SF 2.68 Acres

PROPERTY HIGHLIGHTS

- TOTAL SQUARE FEET: 33,473 SF
- TOTAL ACRES: 2.68 Acres
- FIRST FLOOR SF:

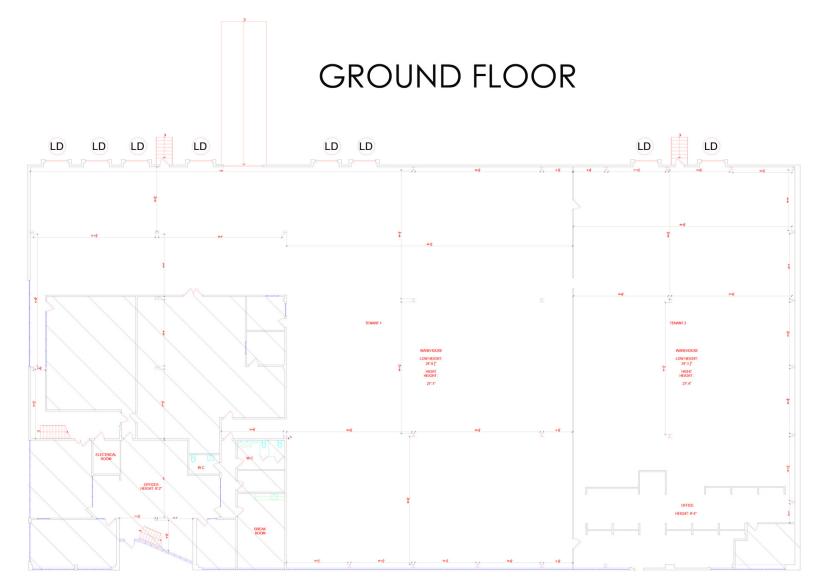
Warehouse: 23,956 SF (can be reduced to increase high bay warehouse SF) Office: 6,391 SF

- SECOND FLOOR: Office: 3,126 SF
- LOADING: Eight (8) Tailgate, One (1) Drive-in (1 per 3,719 SF)
- LOADING TYPE: Rear Load
- CLEAR HEIGHT: 25'
- POWER: 800 Amp 120/208 Volt
- YEAR BUILT: 1980
- PARKING: 25 surface spaces
- **ZONING:** 12 - Medium Industrial (City of Philadelphia)





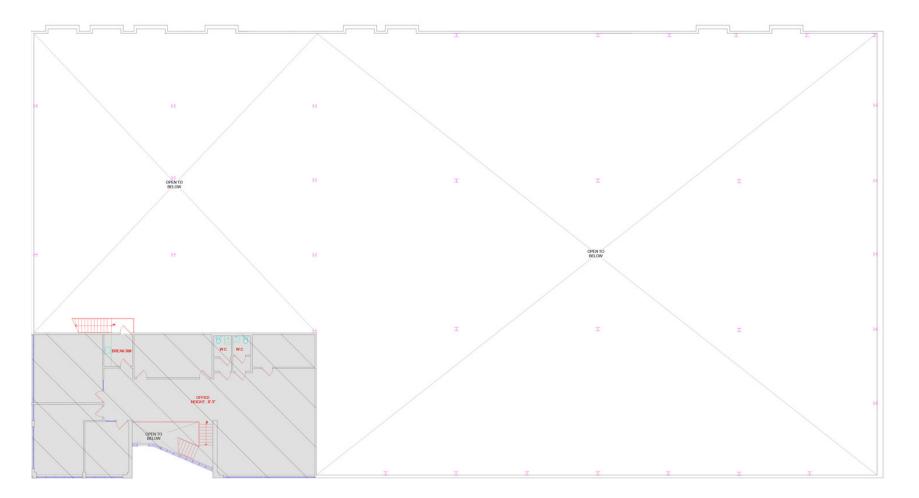






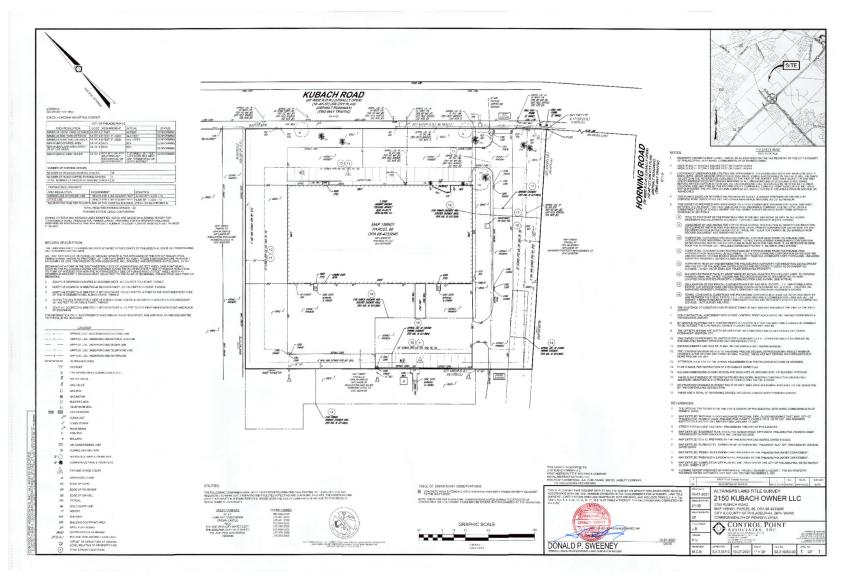
SECOND FLOOR

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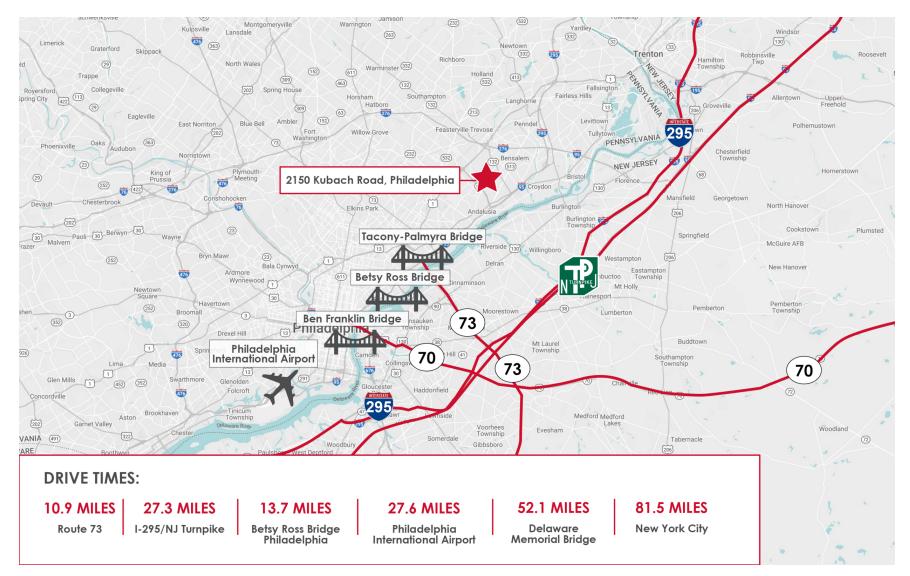


SITE PLAN





AREA PHOTO





DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,184	59,352	122,458
Average Age	46.4	42.2	42.0
Average Age (Male)	42.1	39.3	40.3
Average Age (Female)	48.7	44.1	43.5

HOUSEHOLDS & INCOME 1 MILE 2 MILES 3 MILES

Total Households	3,557	22,931	48,028
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$88,868	\$76,620	\$80,894
Average House Value	\$268,921	\$245,373	\$247,230

2020 American Community Survey (ACS)

Southampton 213 (132) 232 NESHAMINY WOODS (532) (213) Parklan STRU OAKFORD Feasterville-Trevose TREVOSE 1 ryn Athyn LINCONIA 276 SOMERTON (232) (532 Bensalem (63) (513) BUSTLETON PARKWOOD Northeast hiladelphia Eddington Airport Cornwells Heights MILLBROOK Deavare River NEW JERSEY Delan MORRELL PARK $\left(1\right)$ RHAWNHURST TORRESDALE WINCHESTER NORTHEAST Google 13 Map data ©2024



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