

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:

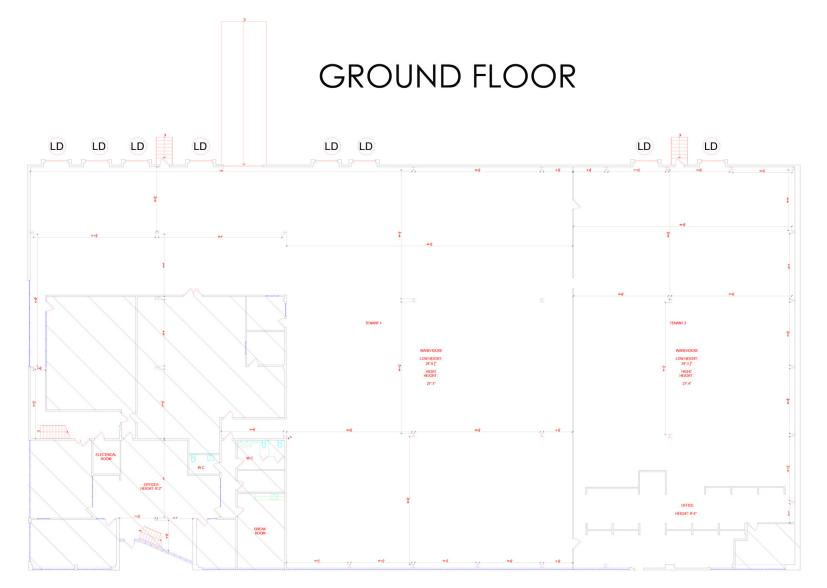
Warehouse: 23,956 SF (can be reduced to increase high bay warehouse SF) Office: 6,391 SF

- 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)





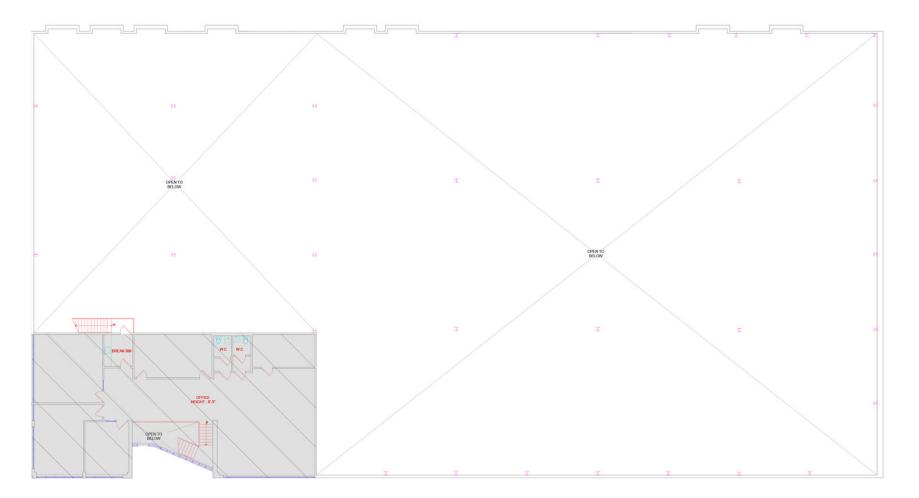






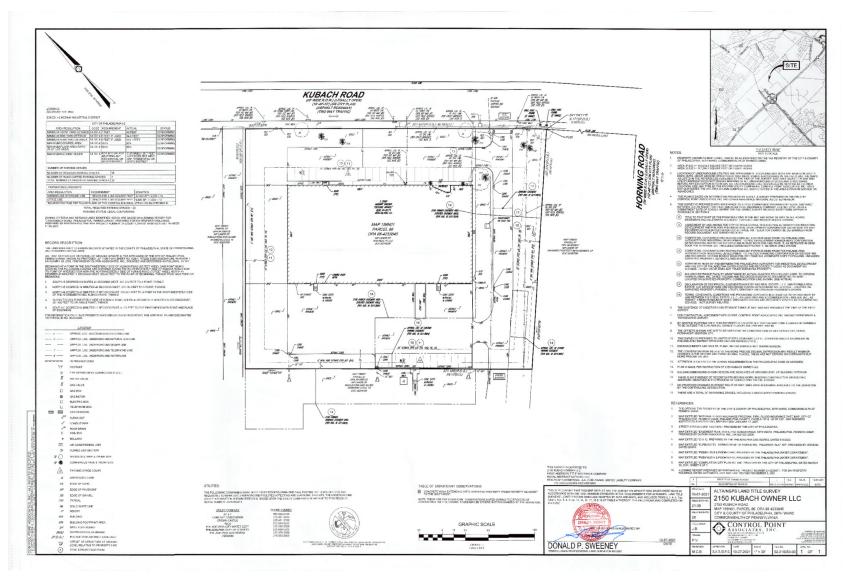
SECOND FLOOR

SECOND FLOOR



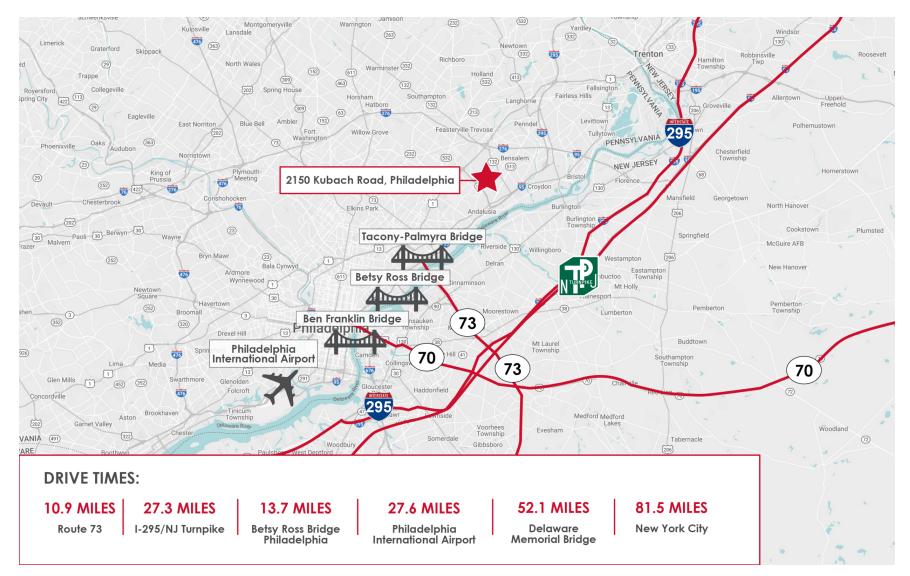


SITE PLAN





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



CONTACT



Christopher Pennington Partner & Senior Vice President 215.448.6053 cpennington@binswanger.com



Mike Pennington Vice President 215.448.6091 mpennington@binswanger.com



Three Logan Square 1717 Arch Street, Suite 5100 Philadelphia, PA 19103 Phone: 215.448.6000 binswanger.com

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