

2150 KUBACH ROAD
PHILADELPHIA, PA

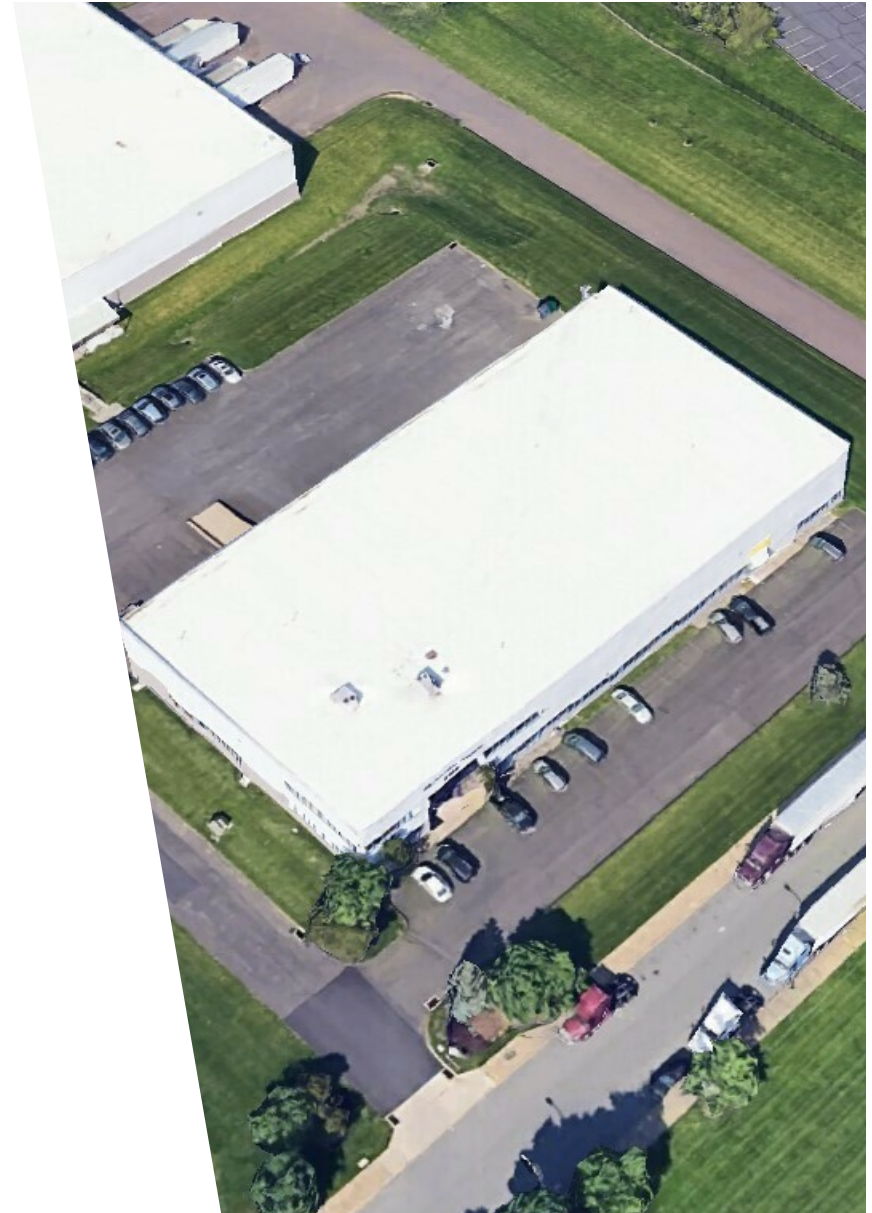
AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY



33,473 SF
2.68 Acres

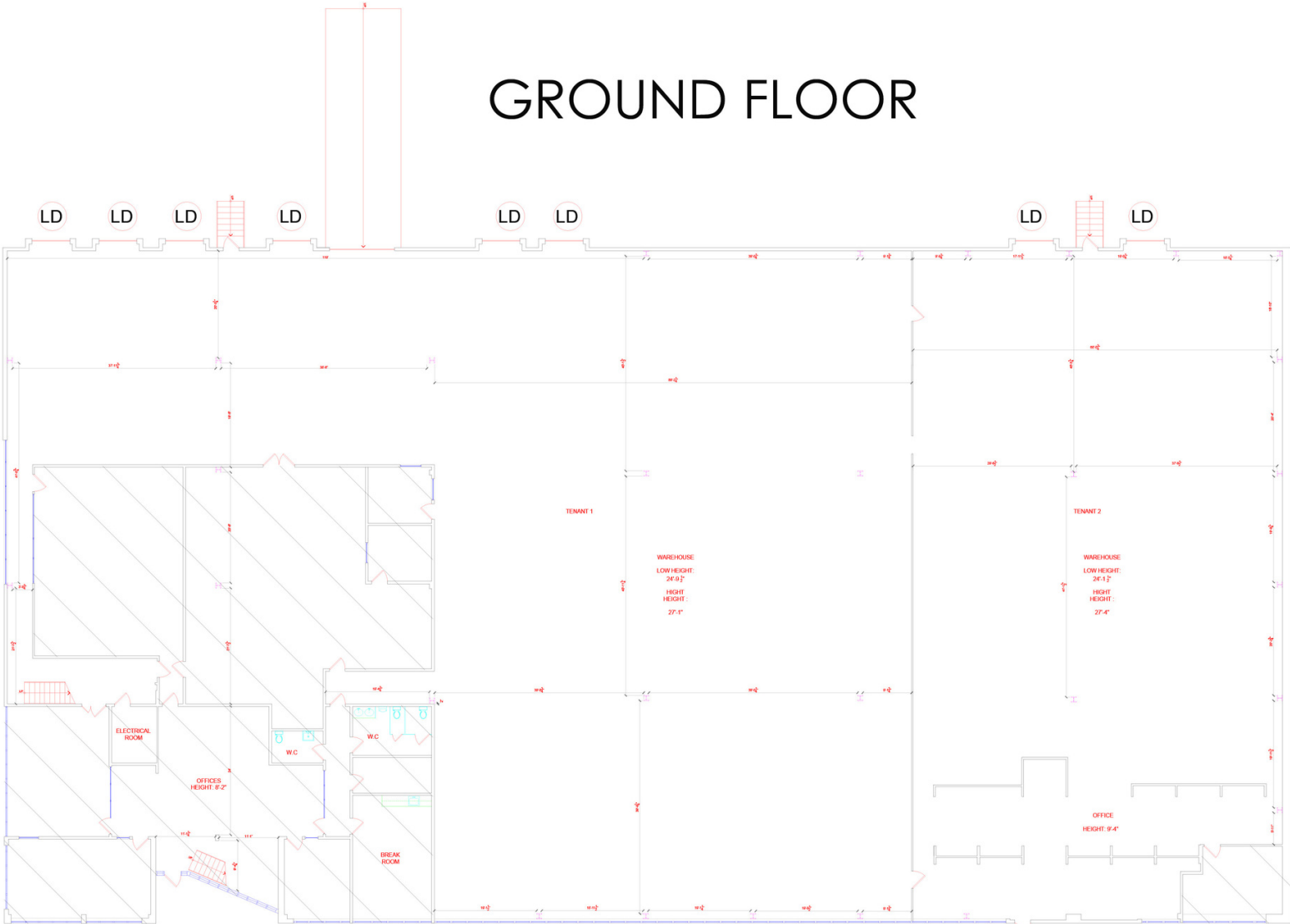
PROPERTY HIGHLIGHTS

- **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:**
I2 - Medium Industrial (City of Philadelphia)



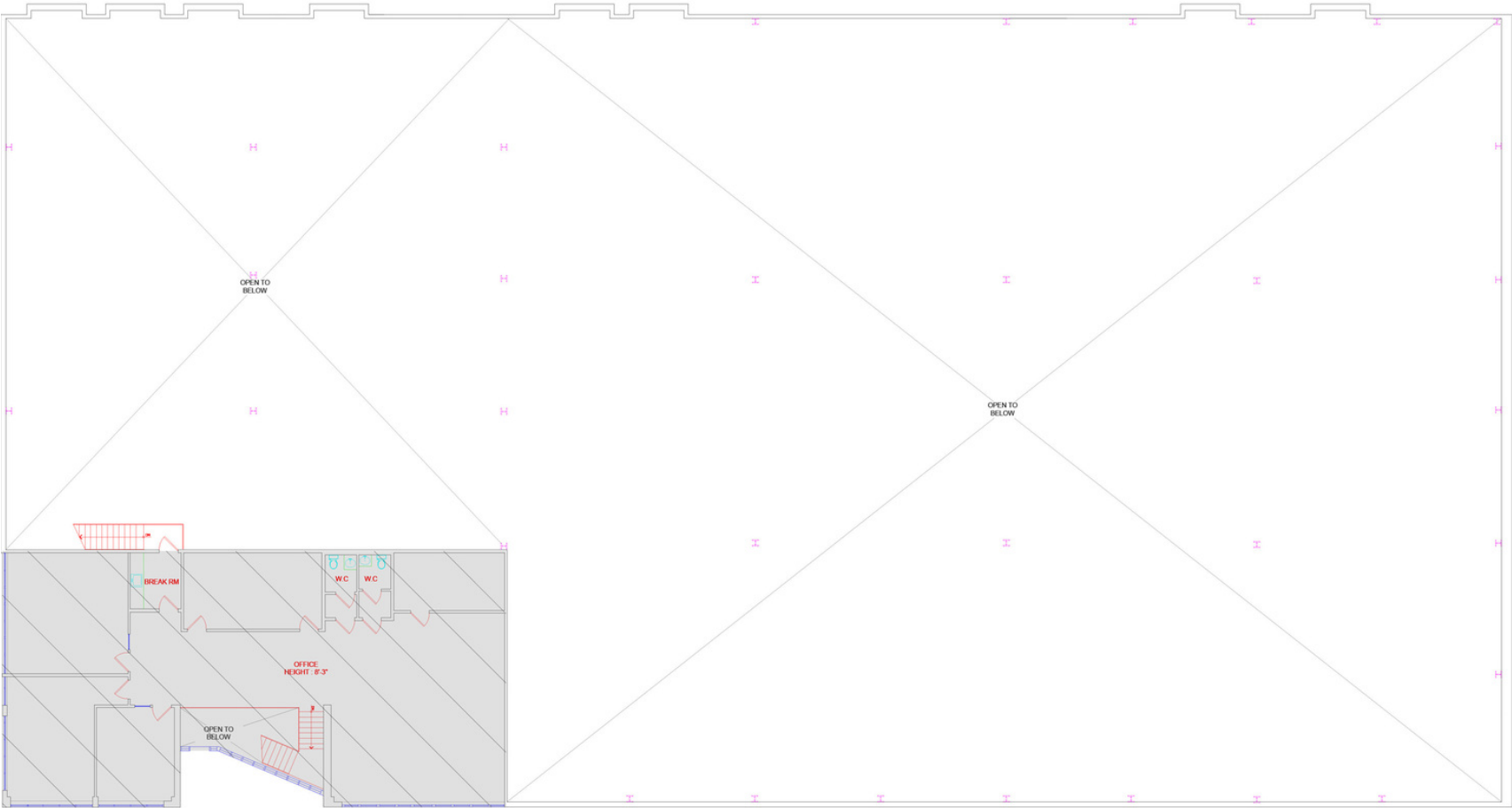
GROUND FLOOR

GROUND FLOOR

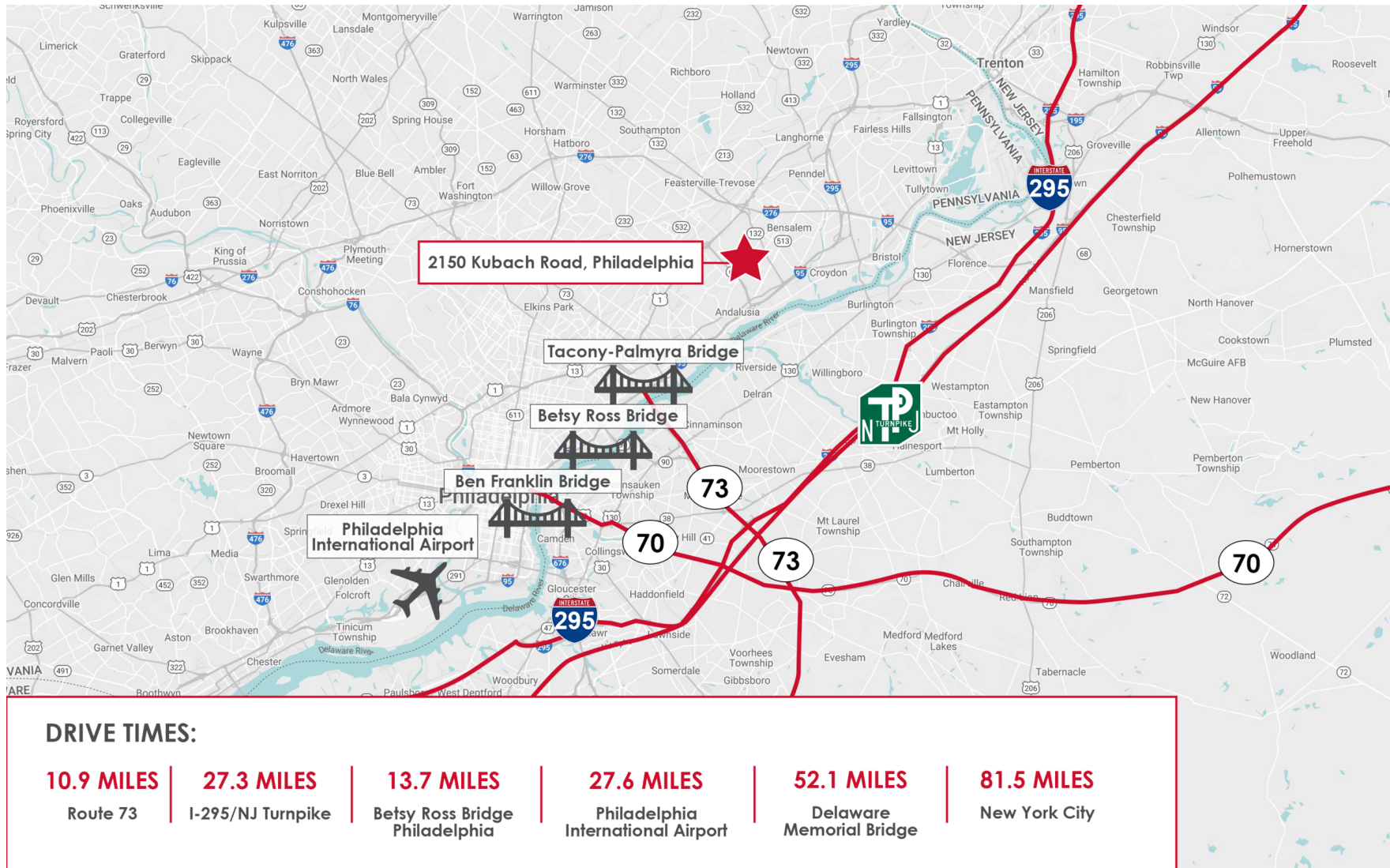


SECOND FLOOR

SECOND FLOOR



AREA PHOTO



DEMOGRAPHICS MAP & REPORT

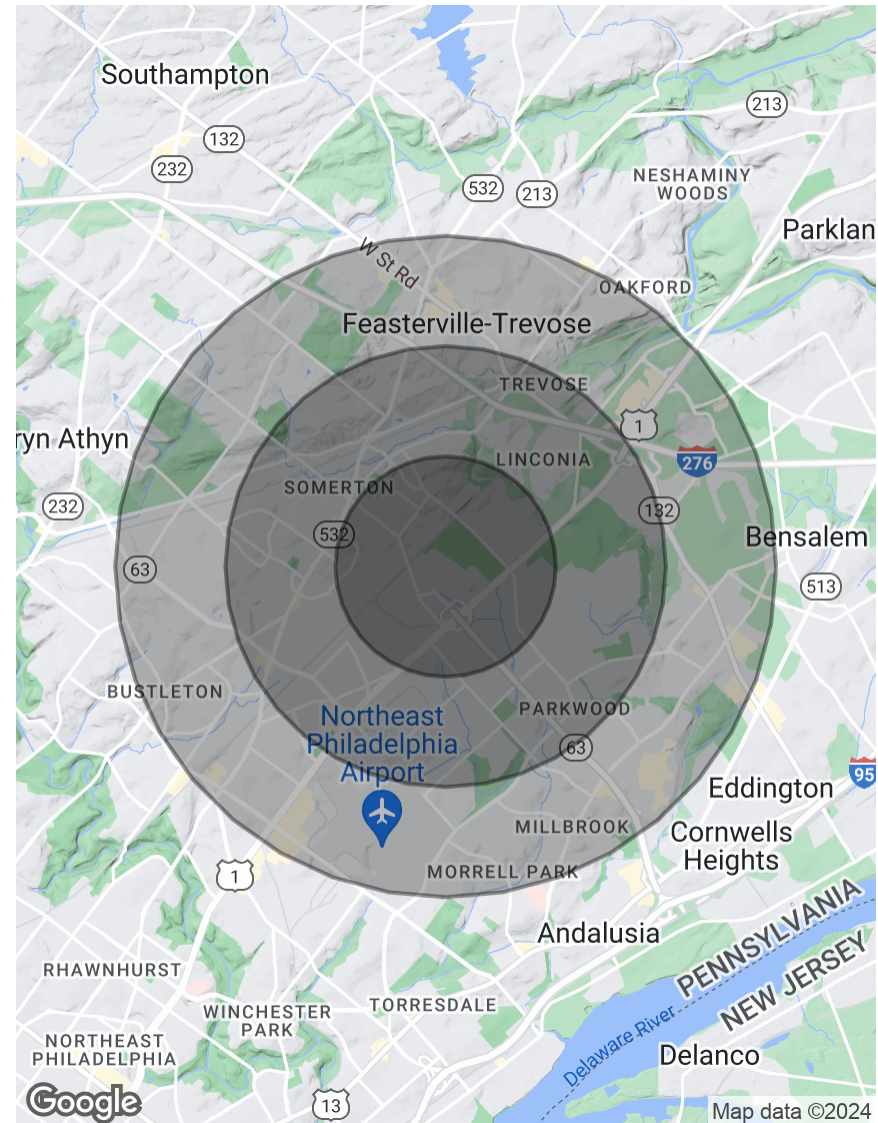
POPULATION

	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)



CONTACT



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



Mike Pennington
Vice President
215.448.6091
mpennington@binswanger.com

DHPH



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

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