



**4300 H STREET
PHILADELPHIA, PA**

**AVAILABLE FOR SALE AND LEASE
INDUSTRIAL PROPERTY**

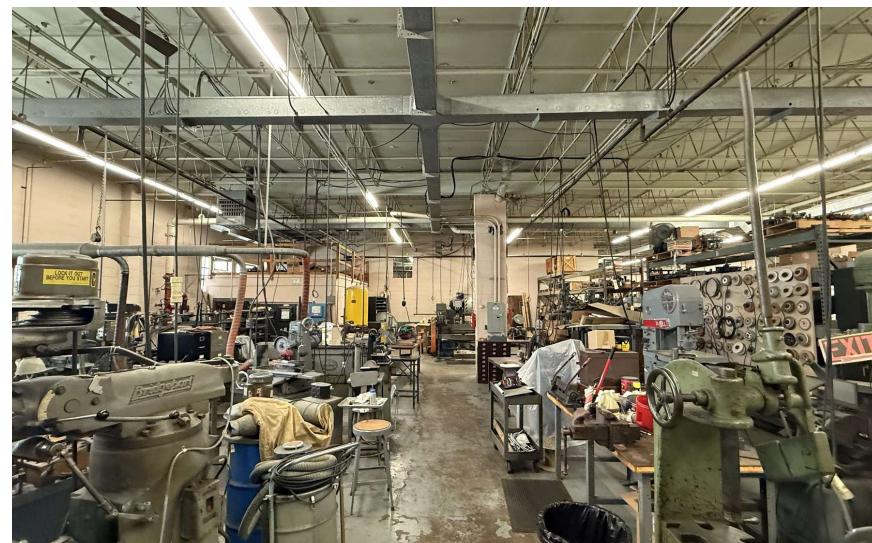
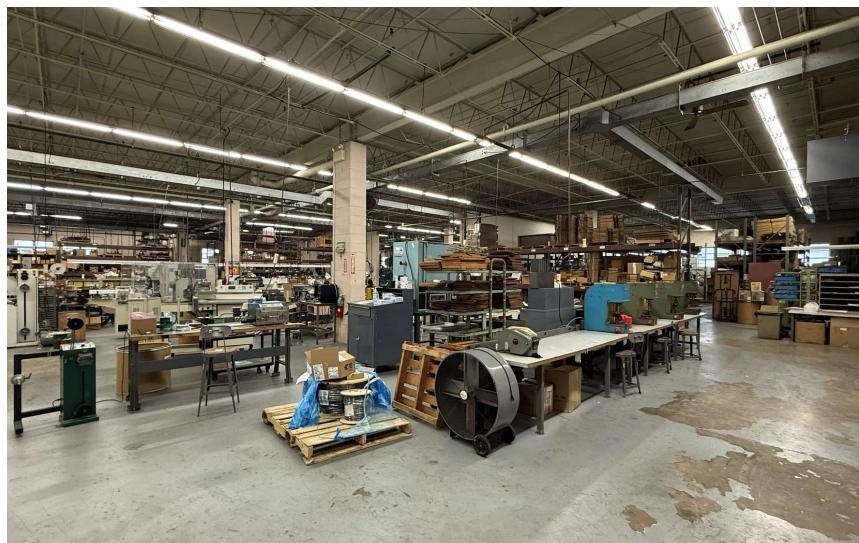
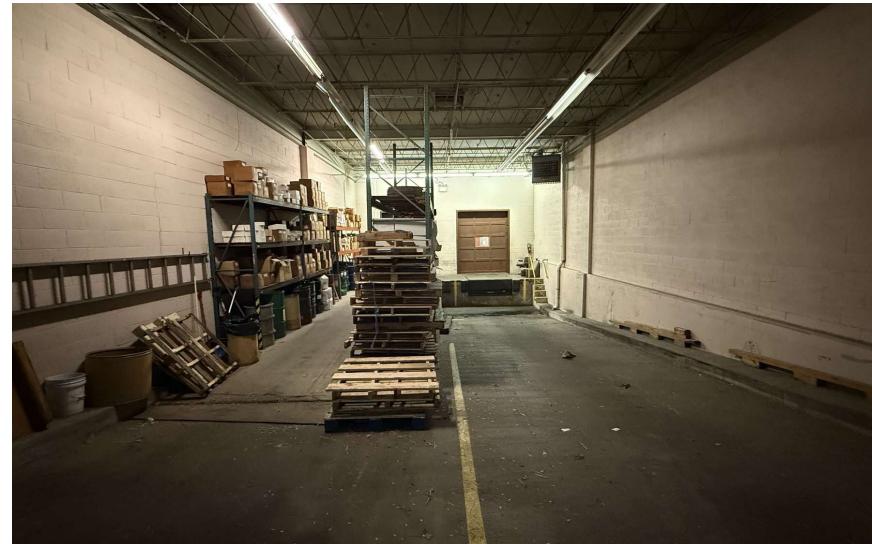
22,612 SF
0.54 Acres

PROPERTY HIGHLIGHTS

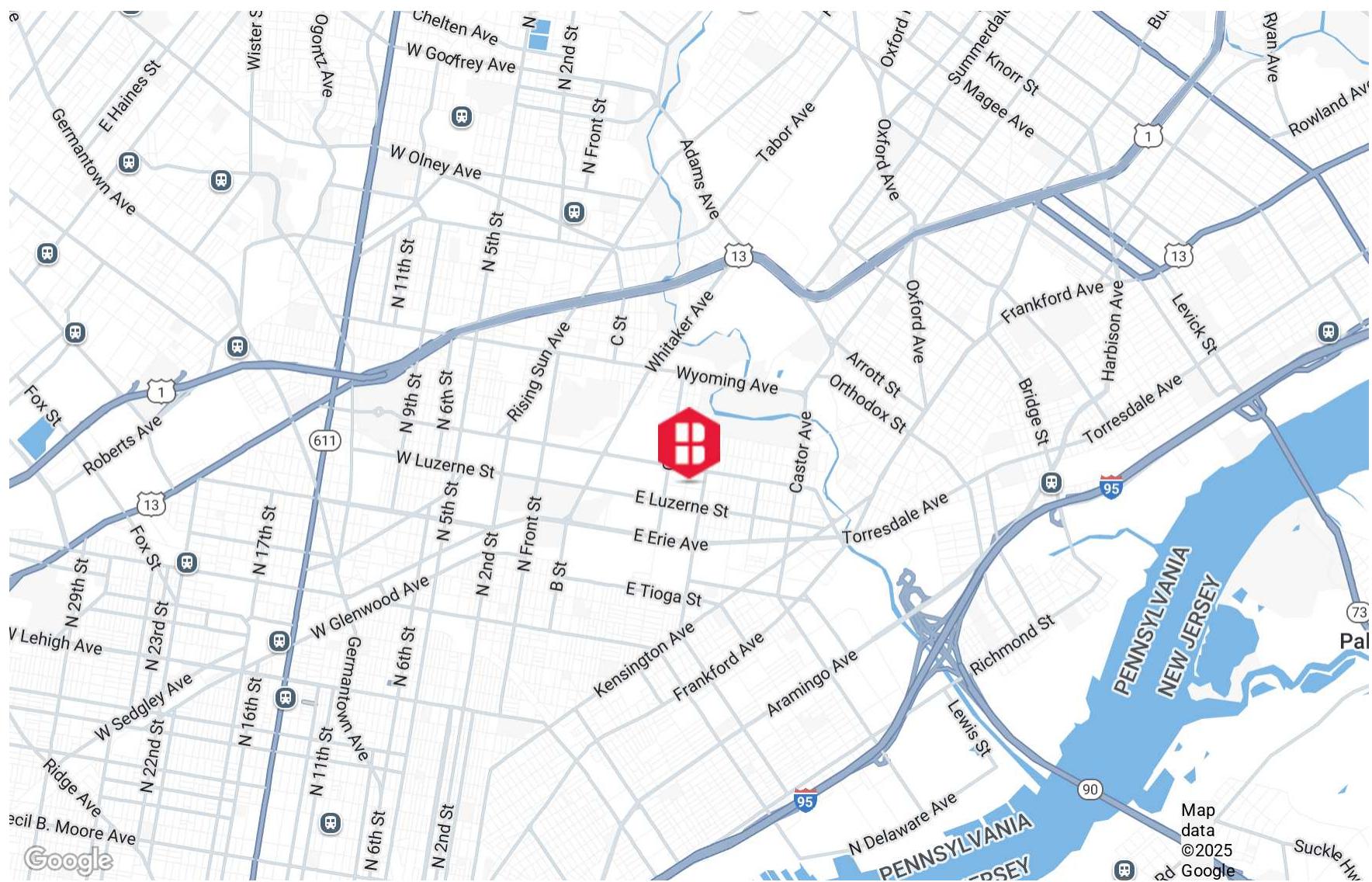
- 22,612 SF
- 0.54 Acre Lot
- 15' Clear Height
- 1 Ext. Drive-In (14'h x 25'w) to Internal Loading Platform equipped with Leveler
- 1 Int. Drive-In (10'h x 8'w)
- 3-Phase, 480/277V, 1200 Amps
- Wet Sprinkler System
- Public Water
- Public Sewer
- Natural Gas Unit Heaters
- I-2 Medium Industrial (City of Philadelphia)
- Est. 2025 Taxes \$9,813
- This property is strategically situated with convenient access to I-95, Pennsylvania Turnpike (I-276), I-76 & Route 1.



ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

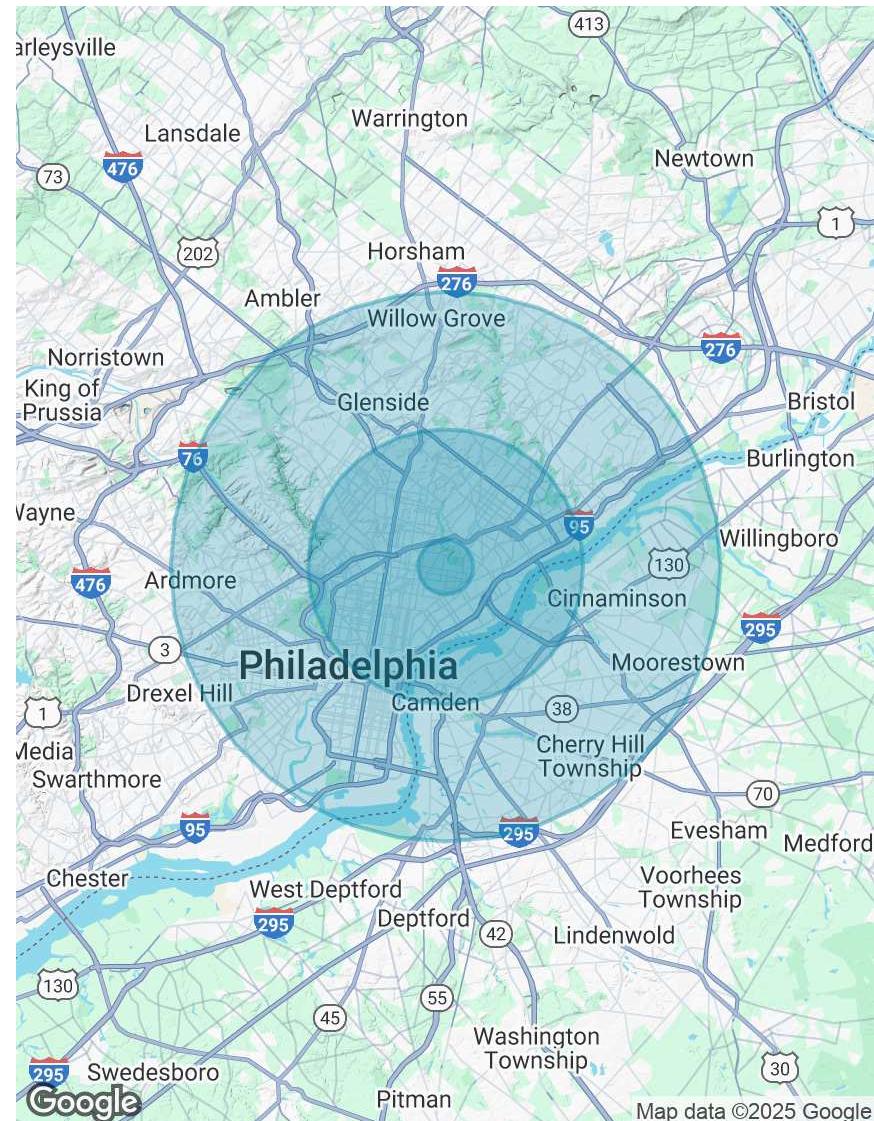
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	34,560	918,799	2,165,790
Average Age	36	38	39
Average Age (Male)	34	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	11,358	363,954	872,107
# of Persons per HH	3	2.5	2.5
Average HH Income	\$65,149	\$79,791	\$96,808
Average House Value	\$164,924	\$269,790	\$333,444

Demographics data derived from AlphaMap



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