



INDUSTRIAL PROPERTY FOR SALE & LEASE

137,068 SF on 1.94 Acres

201-221 W. Glenwood Avenue

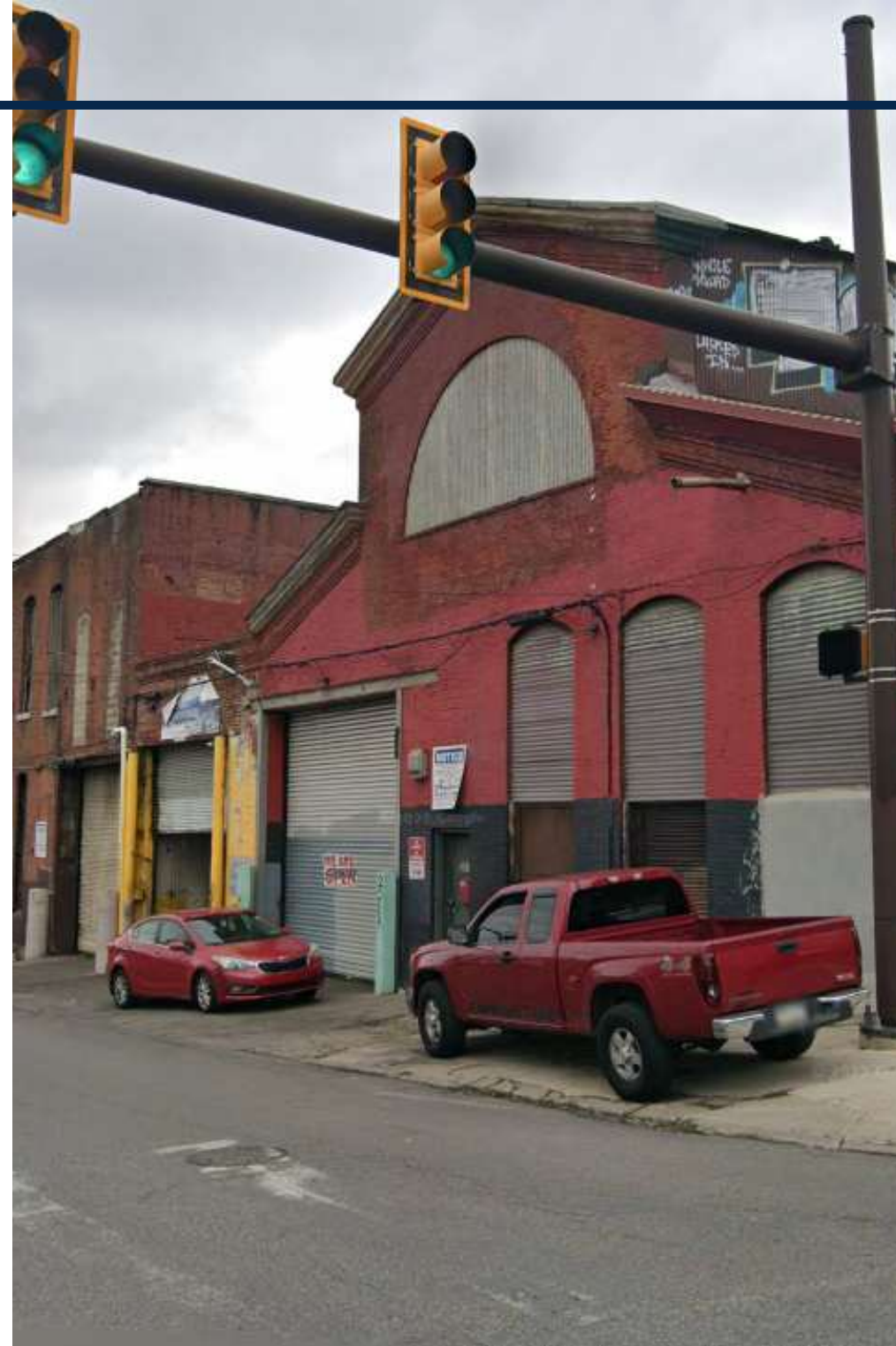
Philadelphia, PA 19140



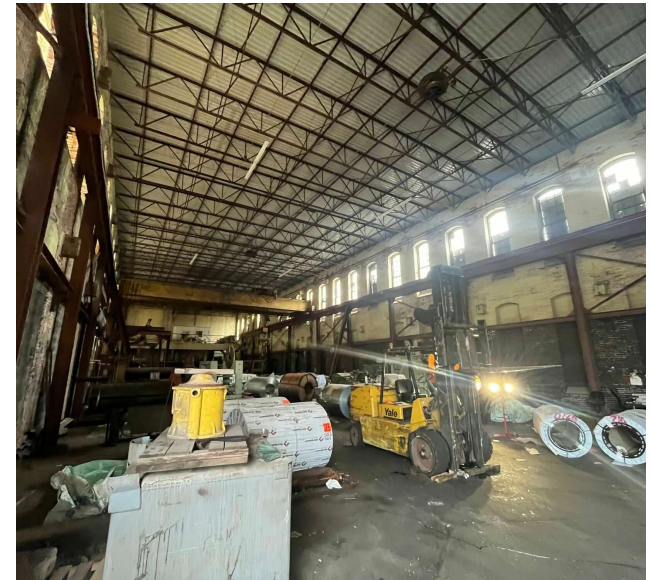
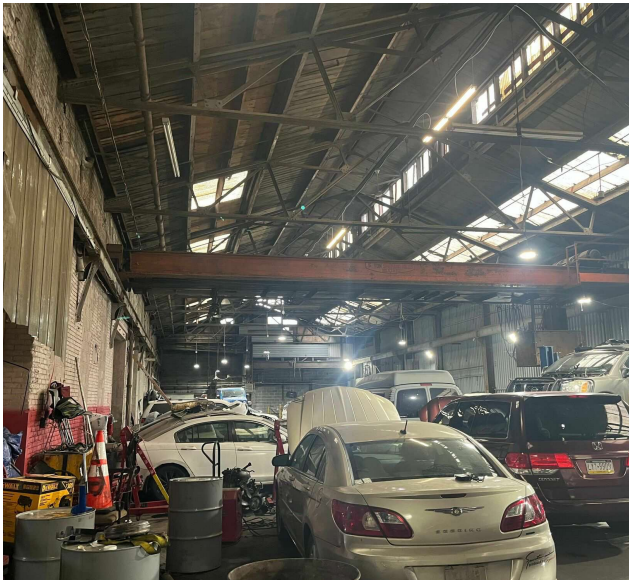
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

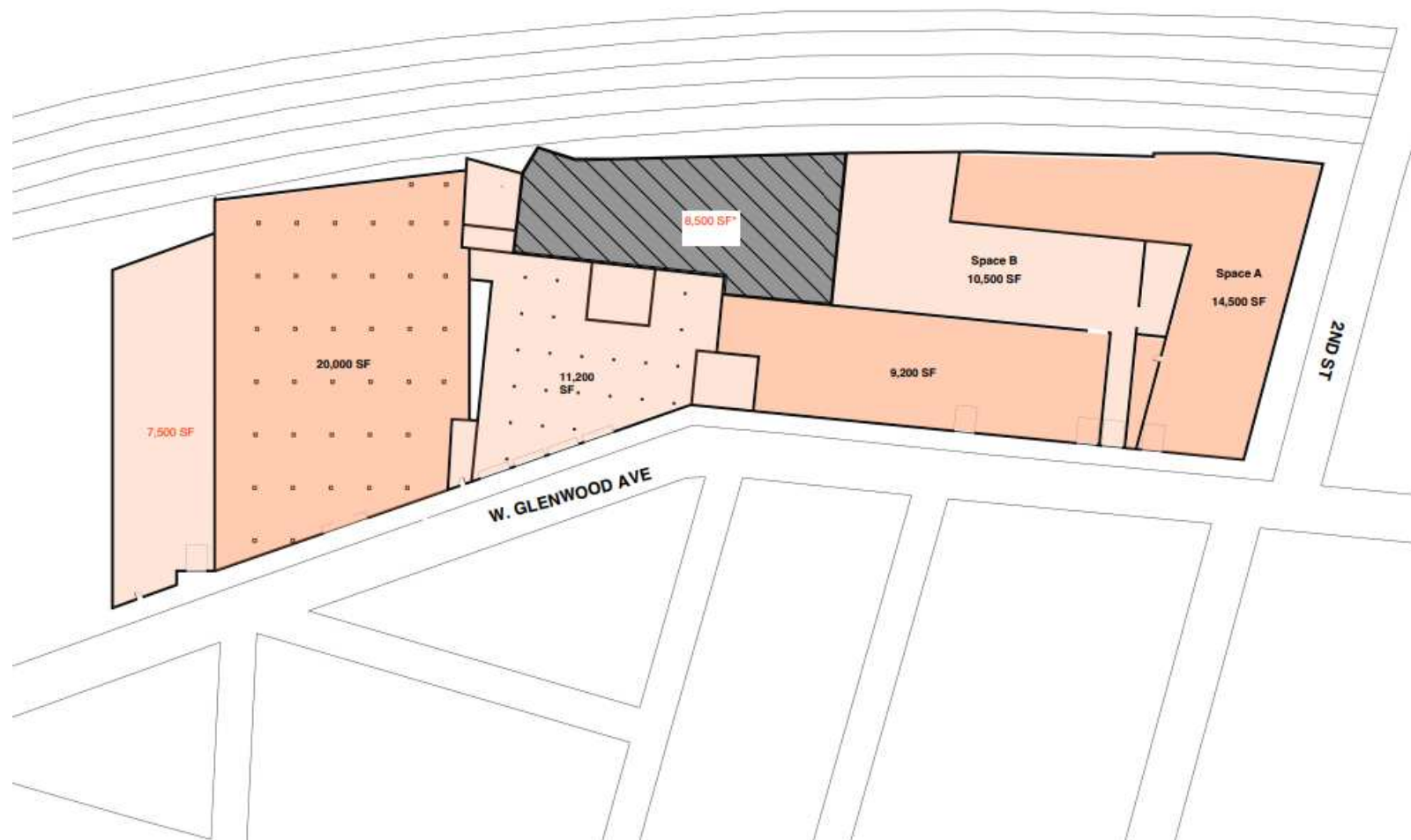
- 137,068 SF Gross Building Size on 1.94 Acres
- 11,502 SF Office
- 125,566 SF Warehouse
- Four (4) Floors
- Five (5) Drive-ins
- Six (6) Docks
- 14' – 35' Clear Varied
- Gas-fueled Heating
- Freight Elevator
- Masonry Foundation
- Brick, Masonry, Steel Beam Exterior & Framing
- 550' Frontage along West Glenwood Avenue, 152' along North 2nd Street
- Zoned I2 – Medium Industrial (City of Philadelphia)
- Estimated 2025 Taxes: \$35,277
- Off the intersection of North 2nd Street and West Glenwood Avenue, this unique site offers a surplus of frontage and possibilities with accessibility to Roosevelt Boulevard and I-95. Users are serviced by the immediate access to the 2nd Street & Glenwood Ave stop and the nearby AMTRAK Station.



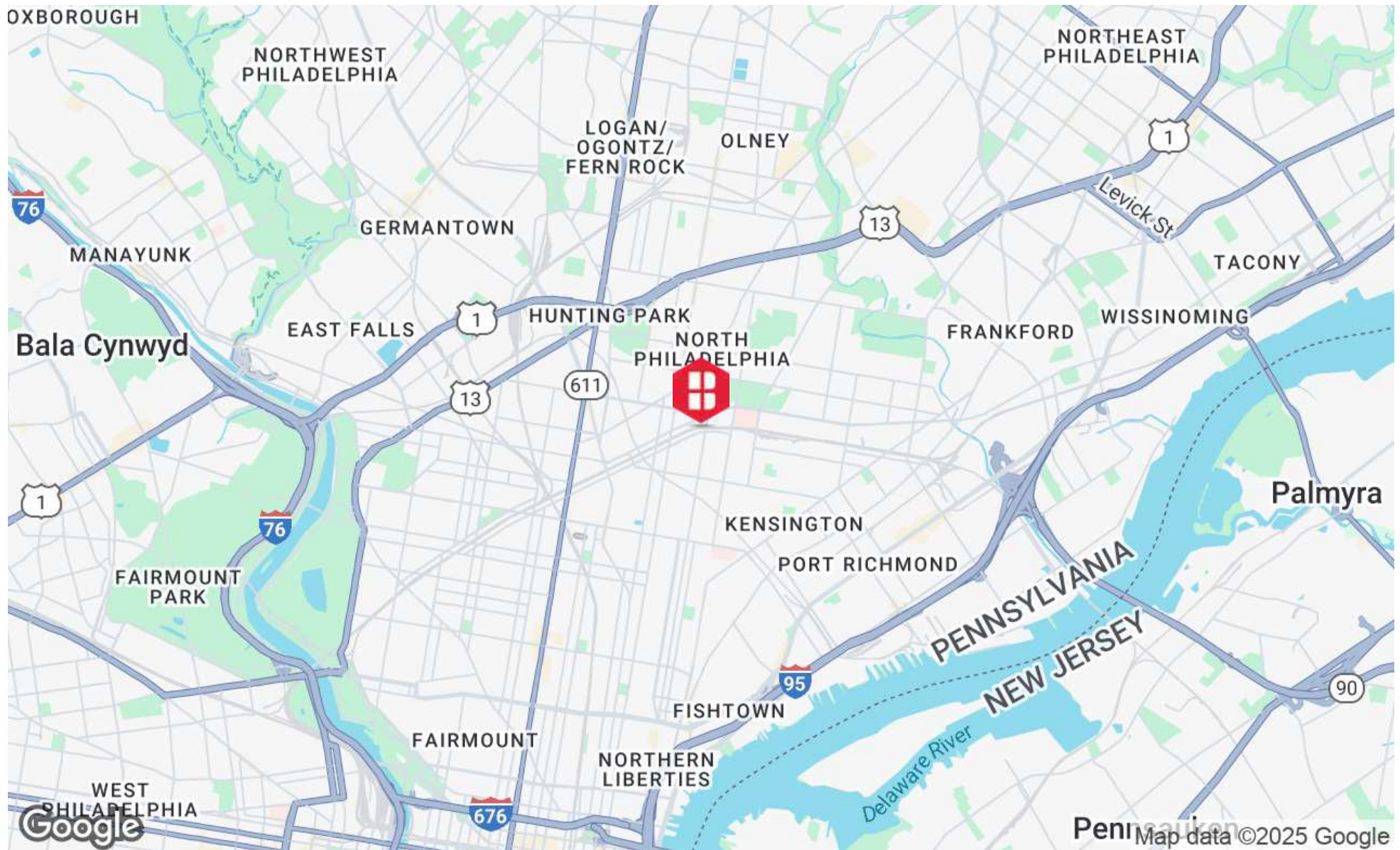
ADDITIONAL PHOTOS



FLOOR PLANS



LOCATION MAP

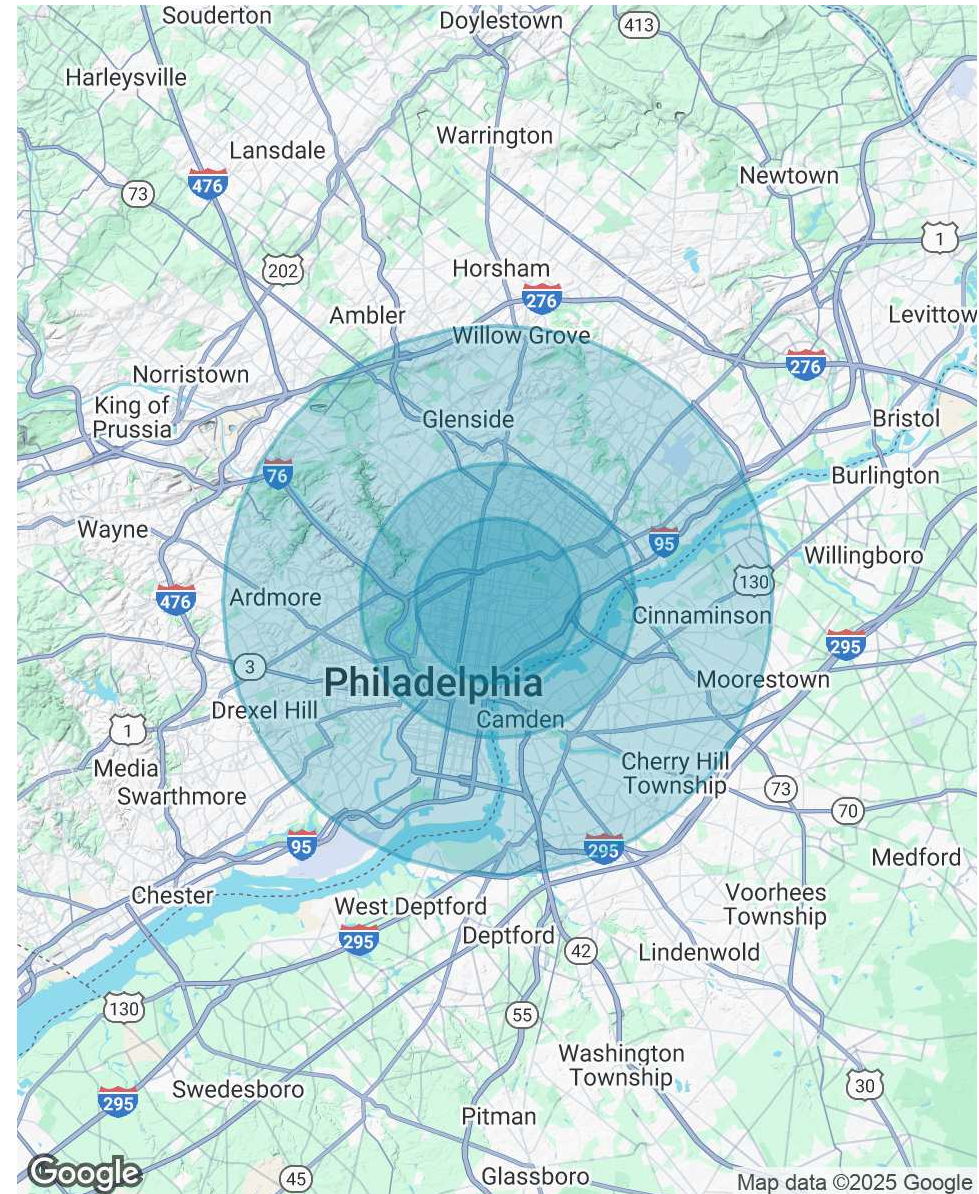


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	428,339	902,992	2,148,254
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	163,573	374,667	864,199
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$63,007	\$82,439	\$95,927
Average House Value	\$215,430	\$306,599	\$331,693

Demographics data derived from AlphaMap





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