

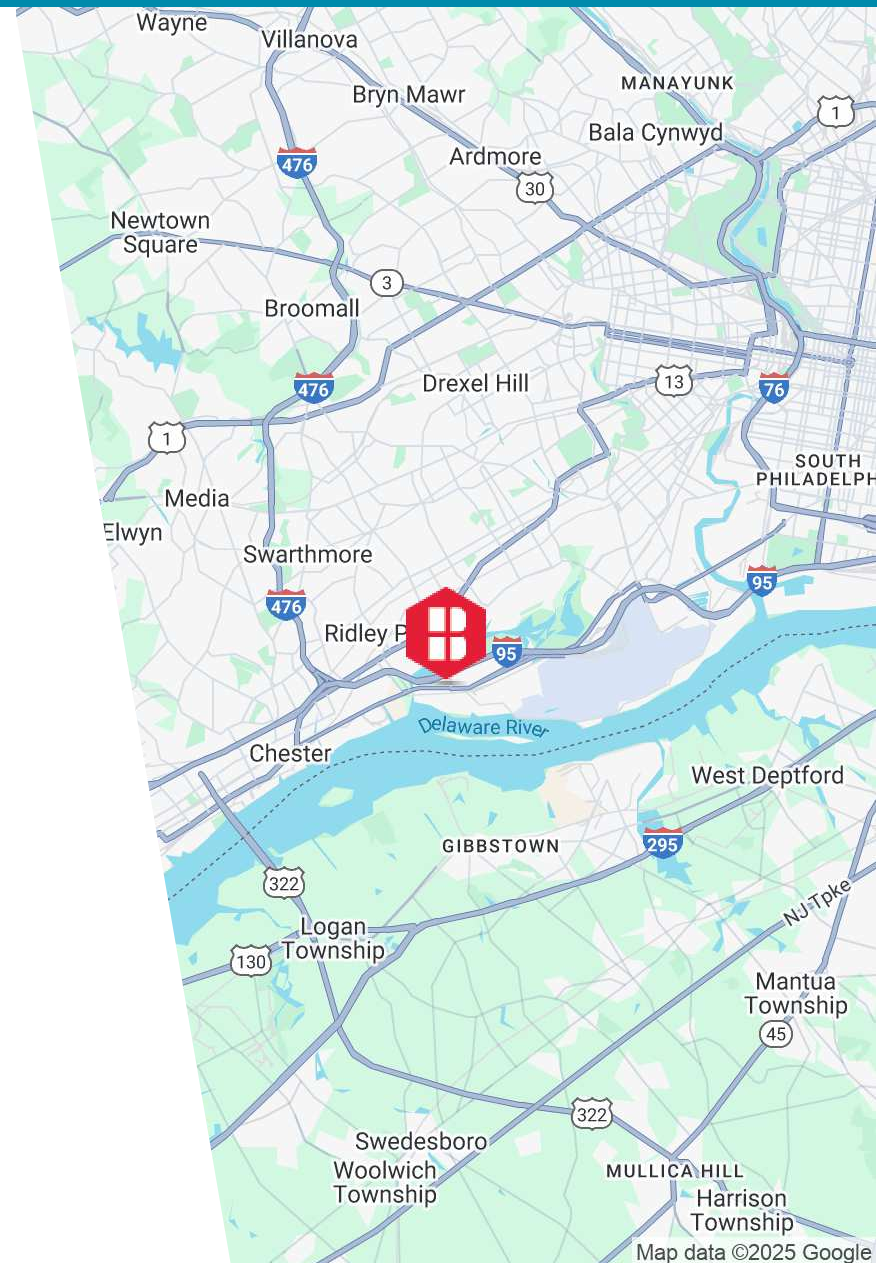
31-33 INDUSTRIAL HIGHWAY
ESSINGTON, PA

AVAILABLE FOR SALE AND LEASE
INDUSTRIAL PROPERTY

9,000 SF
1.18 Acres

PROPERTY HIGHLIGHTS

- 9,000 SF on 1.18 Acres
- Two (2) Drive-in Doors (12' x 10' & 11' x 10')
- 11'8" - 12'6" clear ceiling heights
- Private offices and "bullpen" office space
- Multiple office bathrooms
- +/- .35 acres of paved outdoor storage space
- Additional +/- .46 acres of raw land in the rear of the property
- Zoned C2 - Commercial (Tinicum Township)
- The subject property's location along Route 291 not only offers tremendous frontage along a main thoroughfare, but also easy access to I-95, the Philadelphia International Airport, and the City of Philadelphia



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

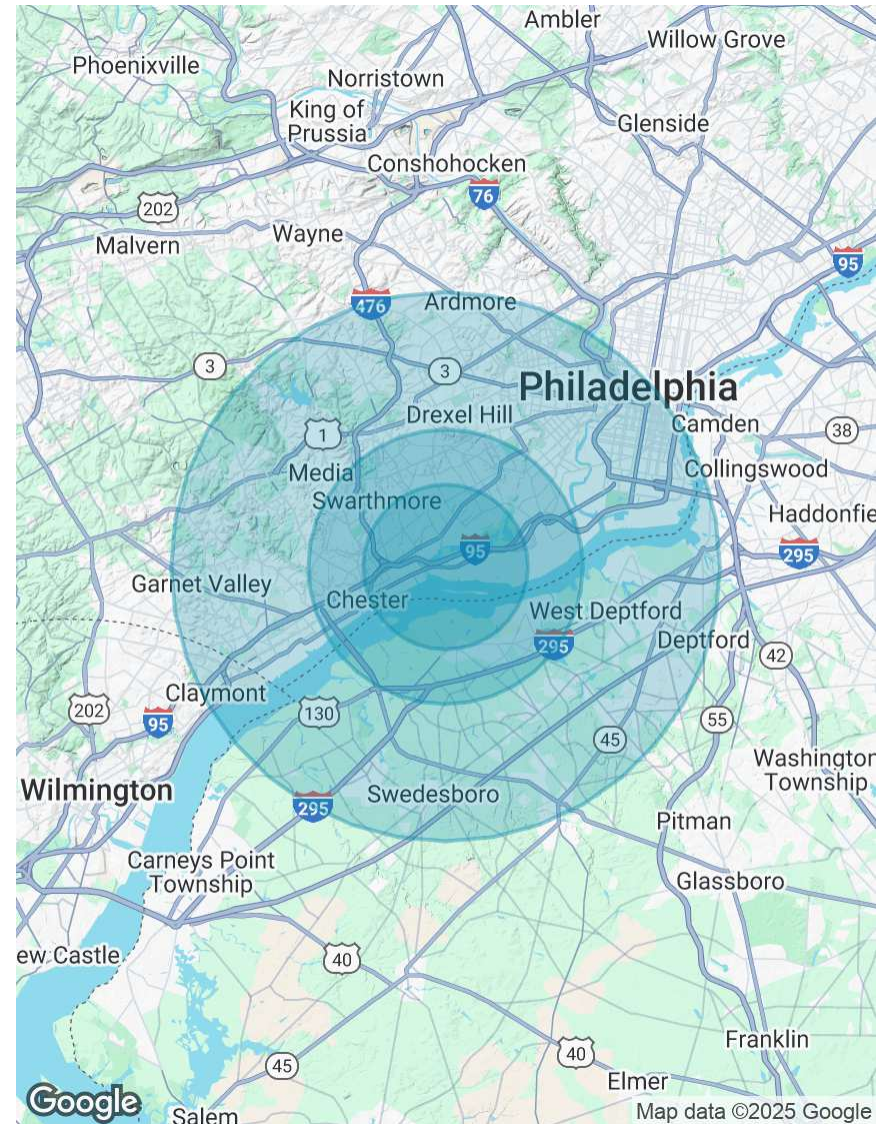
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	84,475	247,821	1,176,925
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

Total Households	32,779	94,146	476,830
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$95,780	\$94,569	\$111,727
Average House Value	\$235,684	\$254,229	\$371,015

Demographics data derived from AlphaMap



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