

**5601 TULIP STREET**  
PHILADELPHIA, PA

AVAILABLE FOR SALE  
**INDUSTRIAL BUILDING**

139,329 SF  
6.15 Acres

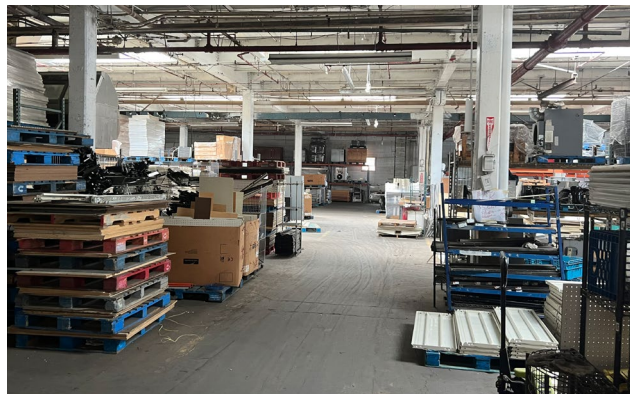


## PROPERTY HIGHLIGHTS

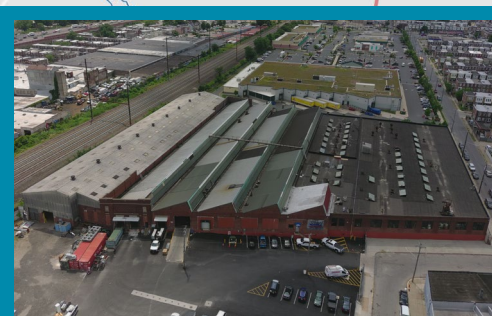
- **BUILDING SF:**  
139,329 SF
- **AVAILABLE SF:**  
139,329 SF
- **ACREAGE:**  
6.15 acres
- **STORAGE:**  
Approximately 2.65 acres of outdoor storage
- **CEILING HEIGHTS:**  
14' - 25'9" clear ceiling heights
- **COLUMN SPACING:**  
39' x 38'9"
- **DRIVE-INS:**  
Three (3) drive-in doors
- **LOADING DOCKS:**  
Four (4) exterior loading docks (2 levelers)
- **ZONING:**  
I2 - Medium Industrial (City of Philadelphia)
- **ESTIMATED TAXES:**  
\$34,877.42 (Estimated 2023 taxes)
- **RECENT BUILDING IMPROVEMENTS:**
  - 3 private offices
  - Warehouse is heated
  - Recently added stormwater management system drastically decreases the property's yearly stormwater bill
  - New sidewalks have been installed
  - LED lighting has been recently installed
  - Recent roof renovations
- **RECENT YARD IMPROVEMENTS:**
  - 13' perimeter fence secures the storage yard
  - Overhead pole lighting illuminates the storage yard
  - Portions of the storage yard have been recently paved









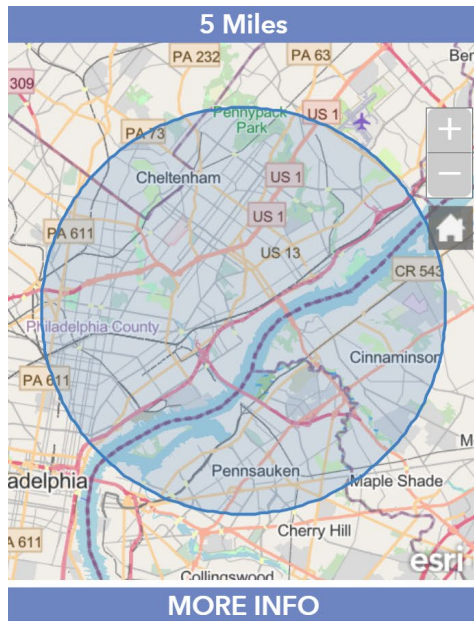


**5601 TULIP STREET**

## LOCATION

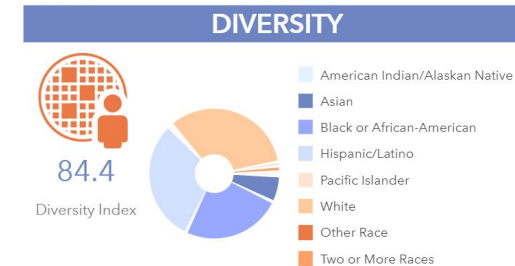
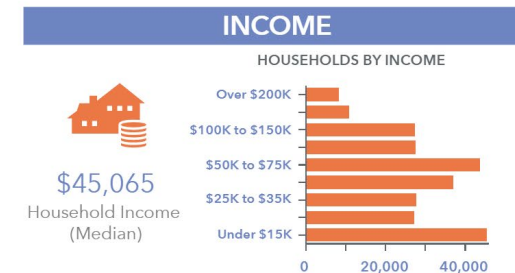
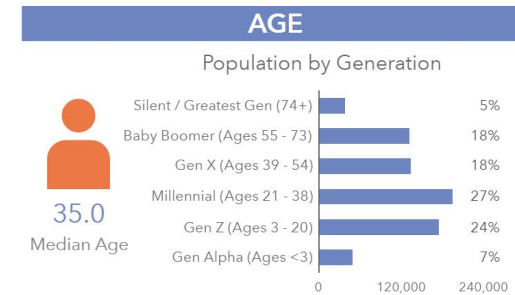
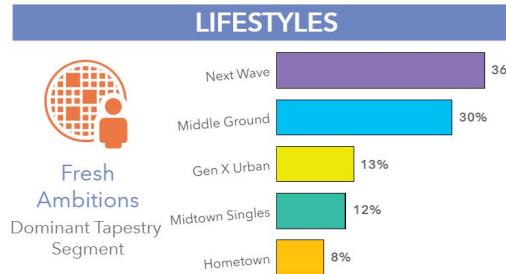
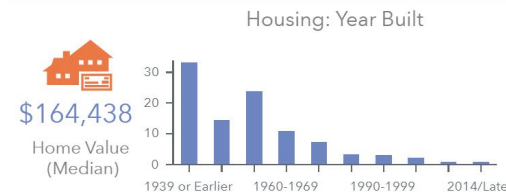
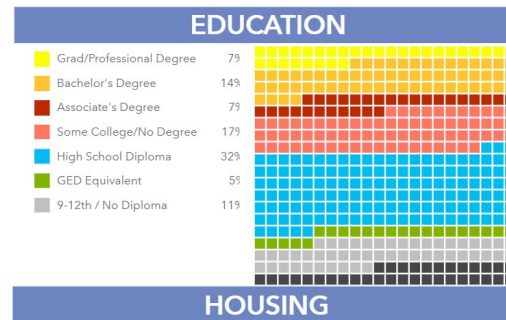
Conveniently located in the Tacony neighborhood of Philadelphia, just off Harbison Avenue providing immediate access to Interstate 95 and the Roosevelt Boulevard (Route 1). The property is located just two miles to the Betsy Ross Bridge.

# DEMOGRAPHICS



Want access to thousands of datasets about future trends, psychographics, consumer behavior, business, and analytics?

Contact Datastory via  
[info@datastoryconsulting.com](mailto:info@datastoryconsulting.com) or  
 443.266.6216



v1.0



## REGIONAL OVERVIEW

### ABOUT THE REGION

Philadelphia is the sixth-largest city nationwide. Philadelphia encompasses 135.1 square miles at the confluence of the Delaware and Schuylkill Rivers and is located 100 miles south of New York and 110 miles north of Washington, D.C.

The Philadelphia Metropolitan Statistical Area (MSA) consists of the City of Philadelphia and the eight surrounding counties of Bucks, Chester, Delaware, and Montgomery in Pennsylvania and Burlington, Camden, and Gloucester Counties in New Jersey.

As an urban region, the Philadelphia Metropolitan Statistical Area has the nation's fourth-largest GDP, at \$432 billion. It is also the third most populous downtown among all U.S. cities. As one of the most visited U.S. cities in the country - in 2019 a record 46 million people visited the seven-county region.

Home to world-renowned museums, parks and historic landmarks, and virtually unlimited theater, arts and entertainment options, there is no shortage of reasons why Philadelphia is thriving.



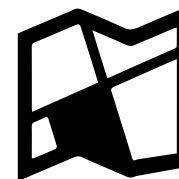
**5,400,000**

Philadelphia Region  
Population



**4th Largest**

Metro GDP in the Nation



**3rd Most**

Populous Downtown



## CONTACT



**Chris Pennington**

Partner & Senior Vice President

**215.448.6053**

[cpennington@binswanger.com](mailto:cpennington@binswanger.com)



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA, 19103  
Phone: 215.448.6000  
[binswanger.com](http://binswanger.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.