

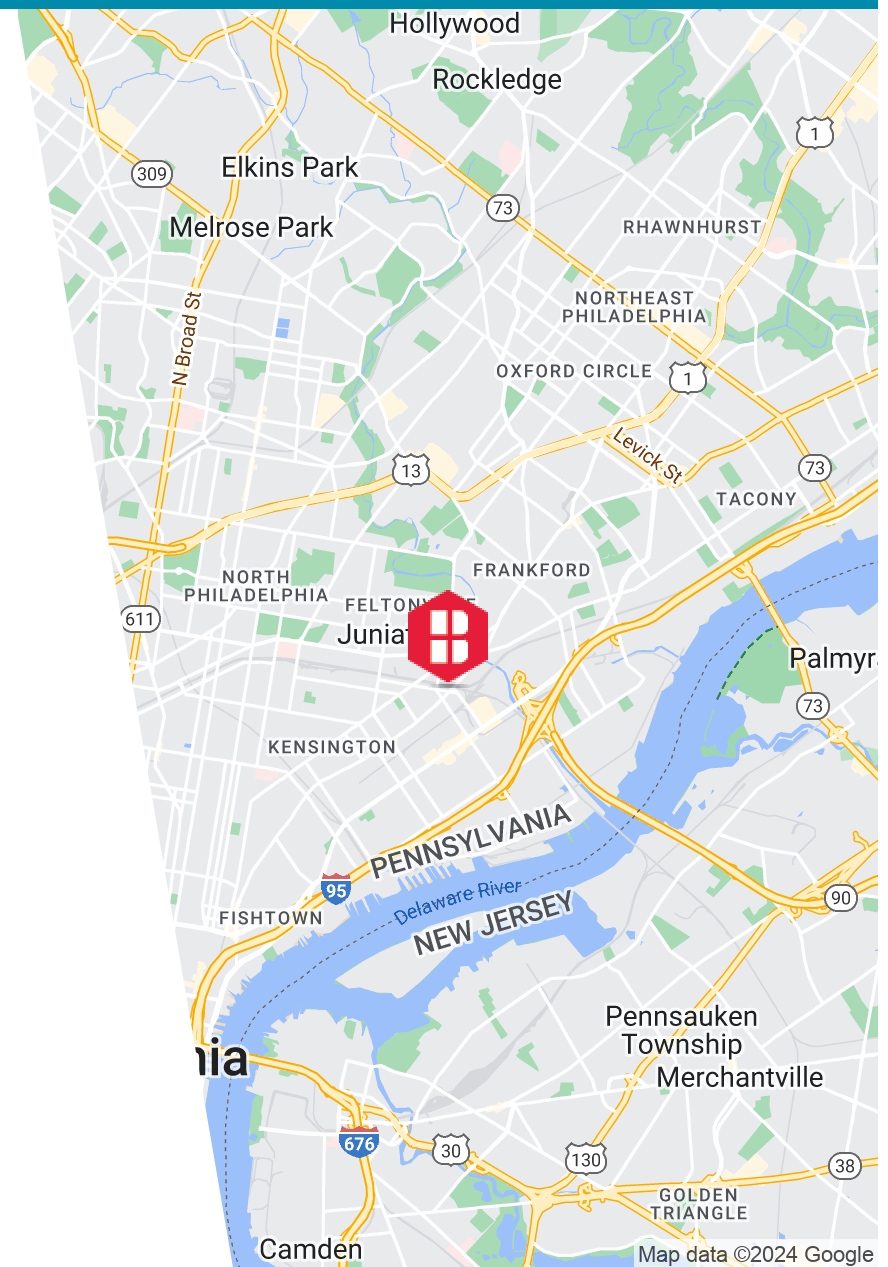
2049-59 AND 2065 E GLENWOOD AVENUE
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

20,872 SF
0.69 Acres

PROPERTY HIGHLIGHTS

- **TOTAL BUILDING:**
20,872 SF on .69 Acres
- **Office Space:**
3,745 SF
- **Warehouse Space:**
17,127 SF
- 14'-24' Clear Height
- **DRIVE-IN:**
Two (2) 14' x 14'
Two (2) 8' x 10'
- **CRANES (7):**
One (1) ½-Ton
Two (2) 1-ton
Two (2) 2-Ton
One (1) 3-Ton
One (1) 10-Ton
- **HVAC:**
Heat and Air Conditioning in Office Areas
Main Warehouse and Shop areas are heated by infrared heaters and natural gas heat
- **LOCATION:**
Conveniently located in close proximity to Interstate 95 and The Betsy Ross Bridge, the property offers easy access to Center City Philadelphia and New Jersey. The property is served by the Tioga Station of SEPTA's Market/Frankford Line, as well as SEPTA bus stops at Frankford Ave & E Glenwood Ave.



© 2013 Pearson Education, Inc. or its affiliate(s). All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Pearson Education, Inc.



DEMOGRAPHICS MAP & REPORT

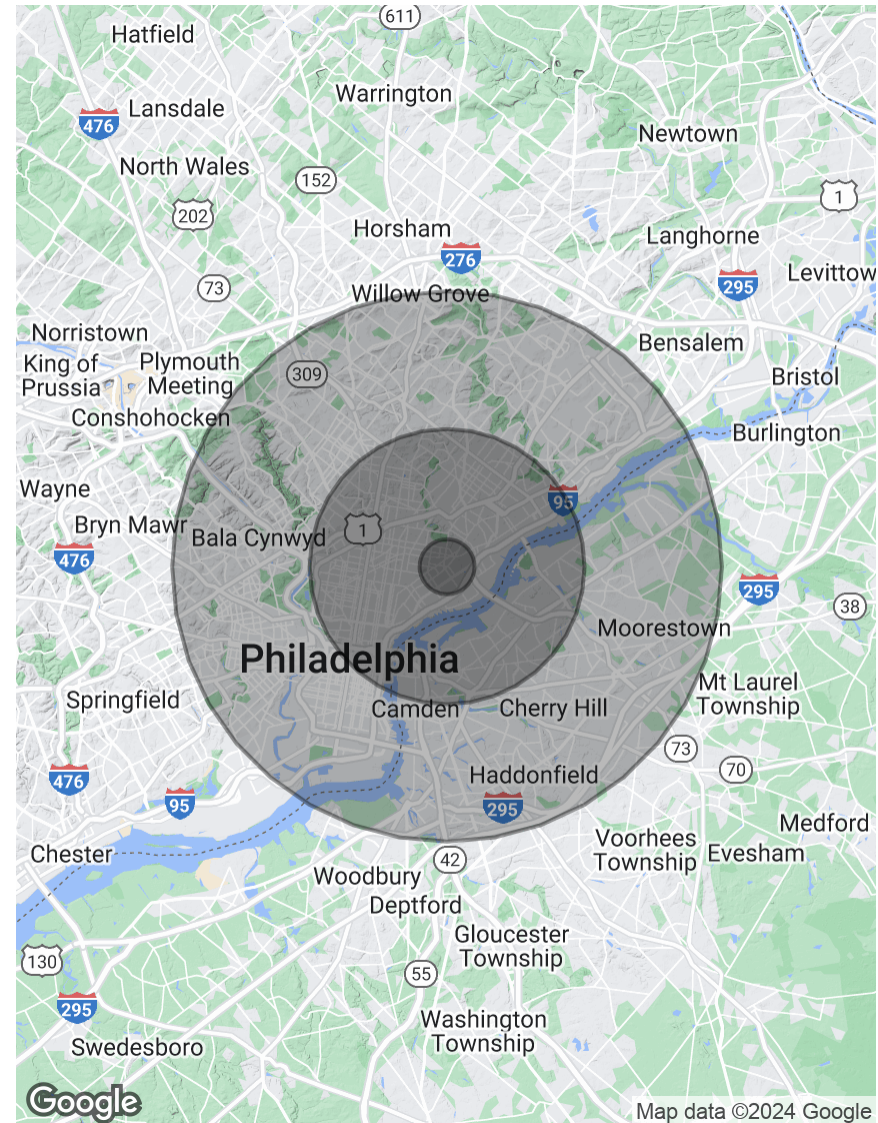
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	41,062	886,257	2,190,269
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	14,244	343,081	880,394
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$60,001	\$76,940	\$95,607
Average House Value	\$148,233	\$257,247	\$328,339

Demographics data derived from AlphaMap



CONTACT



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



Mike Pennington
Vice President
215.448.6091
mpennington@binswanger.com



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