



## INDUSTRIAL PROPERTY FOR SALE OR LEASE

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**62,220 SF on 1.06 Acres**

505 Knorr Street

Philadelphia, PA 19111



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- Estimated 62,220 SF on 1.06 Acres

## UPPER UNIT VACANCY

- ±15,000 SF
- Clear Span Warehouse Configuration
- One (1) Tailgate Loading Dock
- Clear Heights Include: 15'6" to Deck and 12' to Beam

## LOWER UNIT VACANCY

- ±30,000 SF
- One (1) Tailgate Loading Dock
- One (1) Drive-In Door (12' X 10')
- Clear Heights Include: 10'7" to Deck and 8'9" to Beam
- 18.5' x 18.5' Column Spacing

## ZONING

- ICMX - Industrial Commercial Mixed-Use (City of Philadelphia)

## FRONTAGE

- 234' to Glenview Street
- 234' to Knorr Street

## ROOF, FIRE PROTECTION, AND HVAC

- Recently Replaced
- Wet & Dry Sprinkler System
- Industrial Hanging Heaters

## PARKING

- Off Street Parking Located in the Front Portion of the Building (Street to Street Access)

## POWER

- Amps: 200-1,200
- Volts: 240-480
- Phase: 3
- Wire: 3

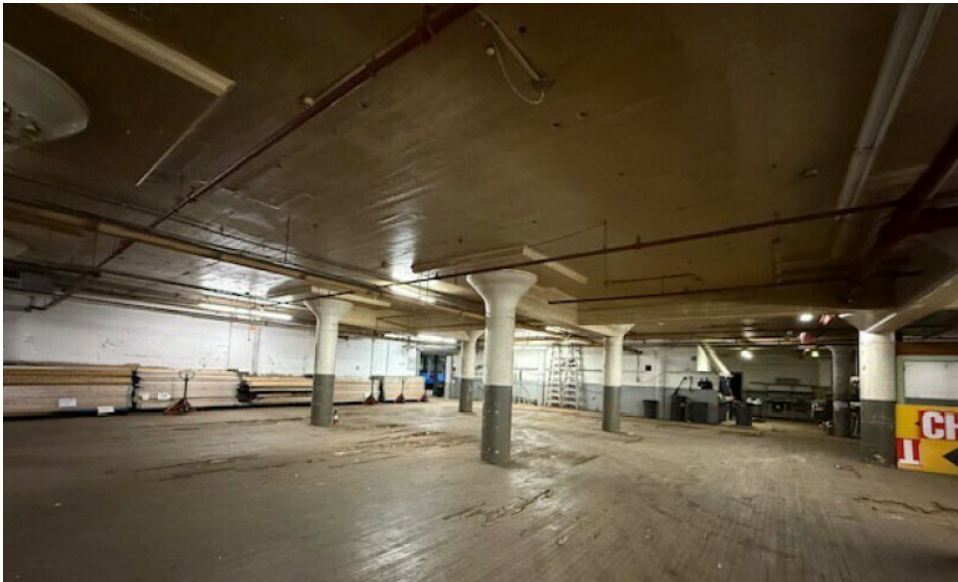
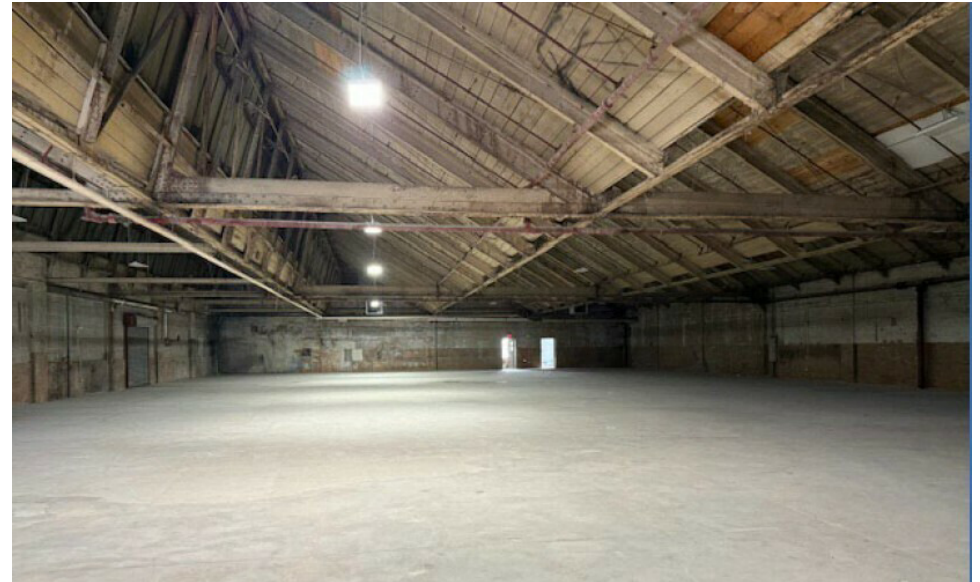
## ESTIMATED 2026 TAXES

- \$34,838 (City of Philadelphia)

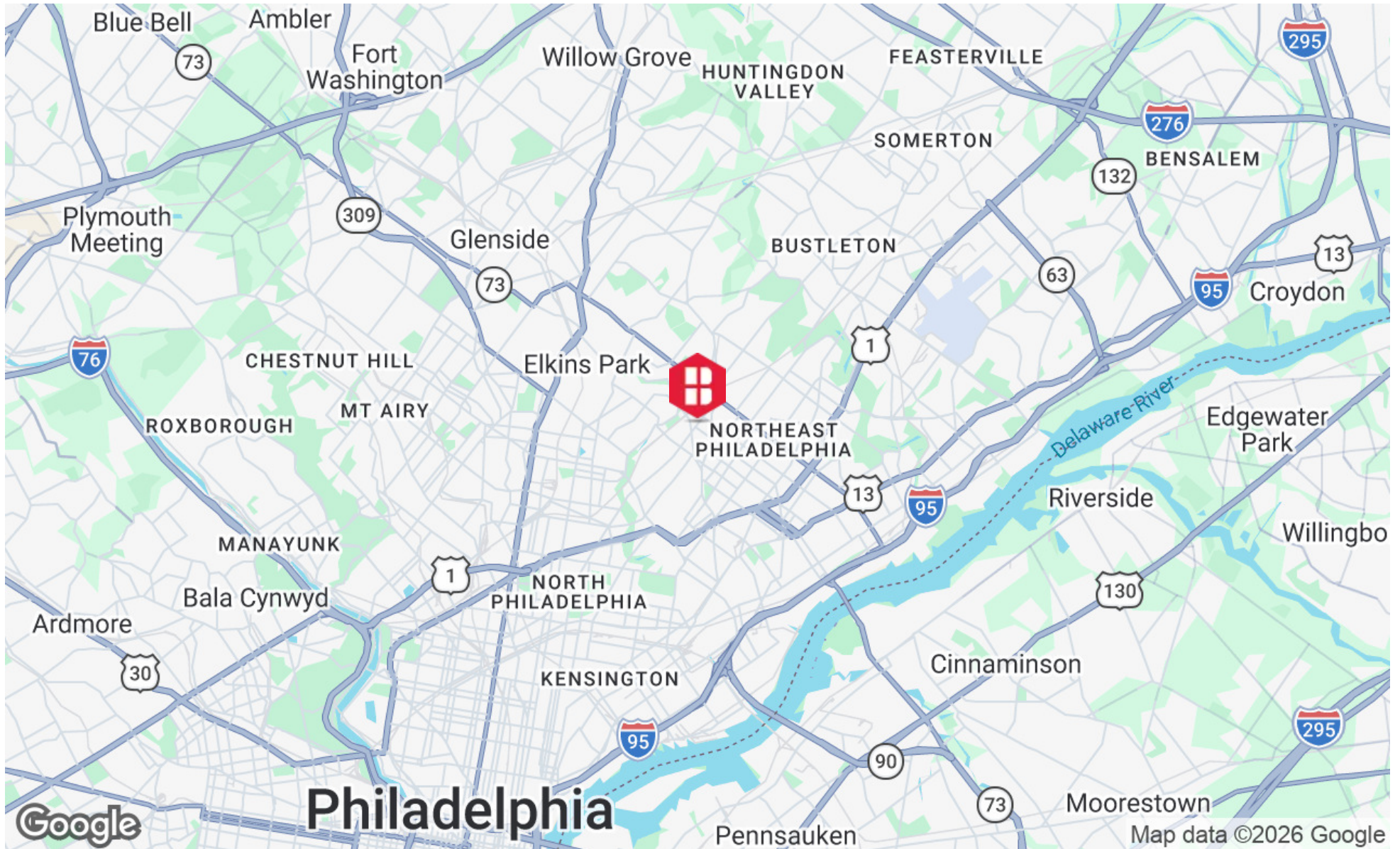
## LOCATION

- Strategically positioned in between Cheltenham and Fox Chase. Conveniently located less than 0.5 miles from Cheltenham Station (Fox Chase Regional Rail Line) Immediate access to Routes 13, 1, 73, 309, I-95, and Old York Road Strong surrounding labor pool and dense infill location with excellent regional connectivity to Philadelphia, Bucks County, and Southern New Jersey

# ADDITIONAL PHOTOS



# LOCATION MAP

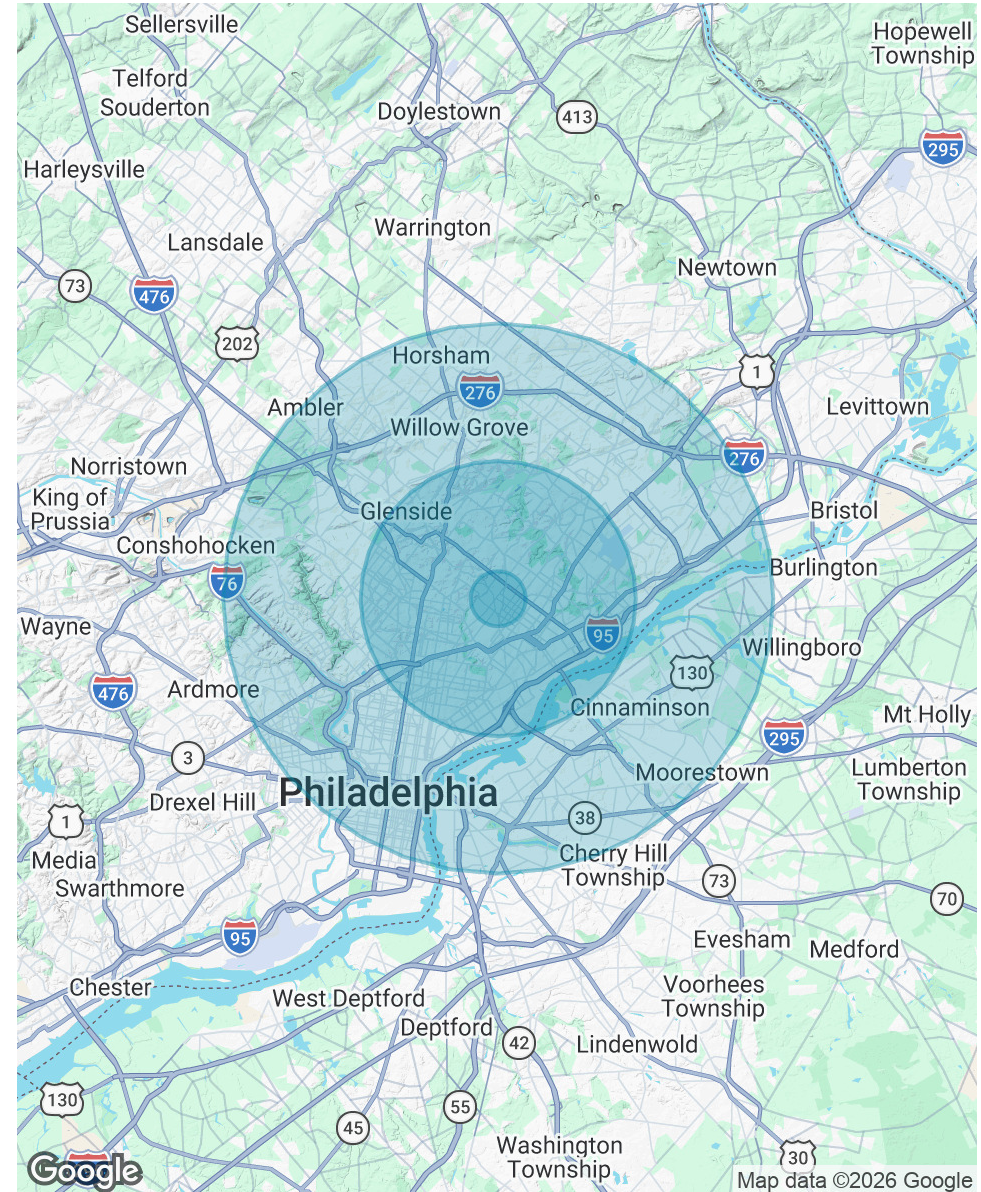


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	40,978	781,768	1,997,805
Average Age	37.6	37.9	38.3
Average Age (Male)	36.5	36.1	36.8
Average Age (Female)	39.8	39.6	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	15,820	301,407	821,641
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$81,302	\$78,746	\$102,368
Average House Value	\$222,996	\$225,190	\$320,958

2023 American Community Survey (ACS)



# PRIMARY CONTACTS



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