



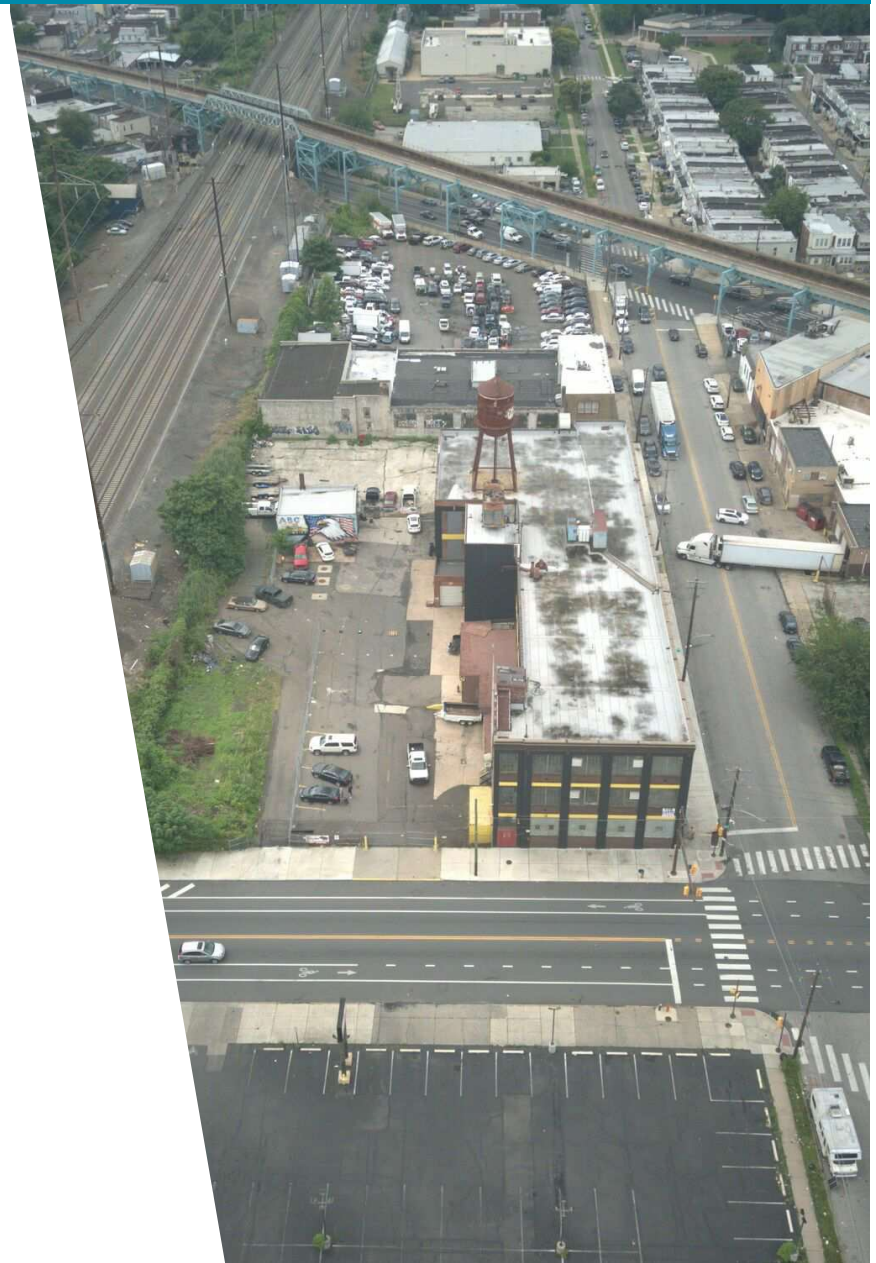
1850 EAST SEDGLEY AVENUE
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

54,916 SF
1.33 Acres

PROPERTY HIGHLIGHTS

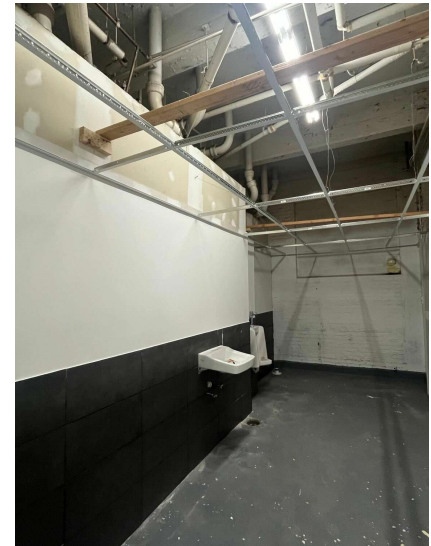
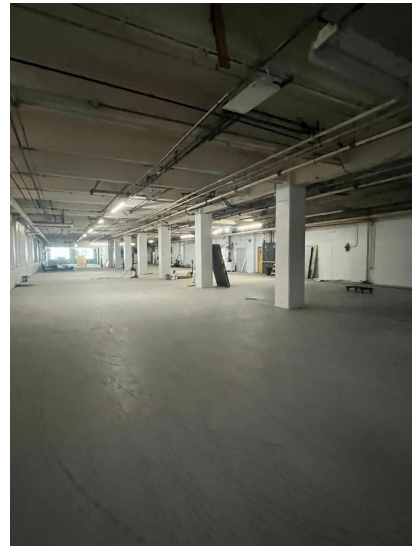
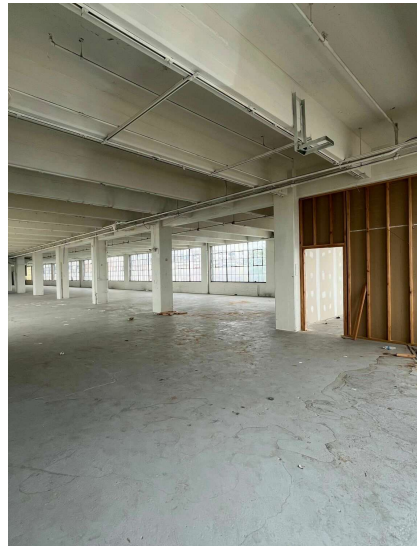
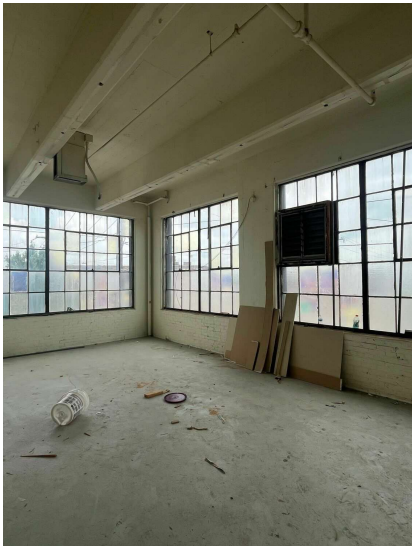
- 54,916 SF Gross Building Size on 1.33 Acres
- 1,150 SF Garage
- Three (3) Floors
- 11'3" Clear
- Freight Elevator
- PK Dry System Fire Protection
- 17' x 25' Column Spacing
- Four (4) Drive-in Doors, One (1) Dock Door
- Fenced and Paved Lot
- Ample Parking
- Zoned IRMX – Industrial Residential Mixed-Use (City of Philadelphia)
- \$19,218 Estimated 2025 Tax
- Located on the corner of Sedgley Avenue and Castor Avenue, this site offers a variety of opportunities for redevelopment and industrial uses that features high frontage, and secure ample parking. Users of this site are advantaged with immediate access to a SEPTA Stop and accessibility to both I-95 and Roosevelt Boulevard.



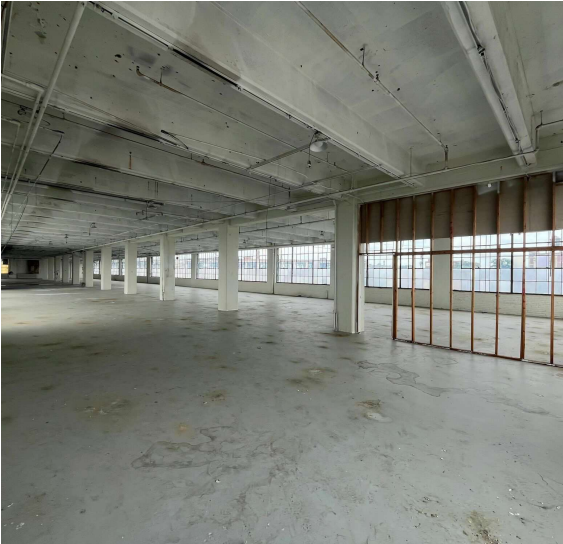
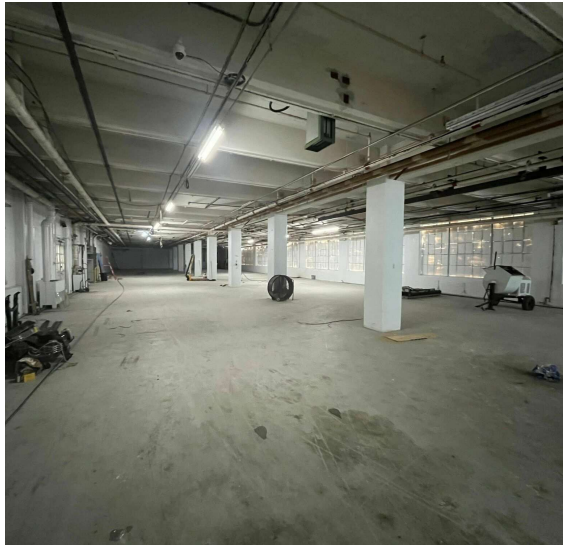
BEFORE AND AFTER RENOVATIONS



ADDITIONAL PHOTOS



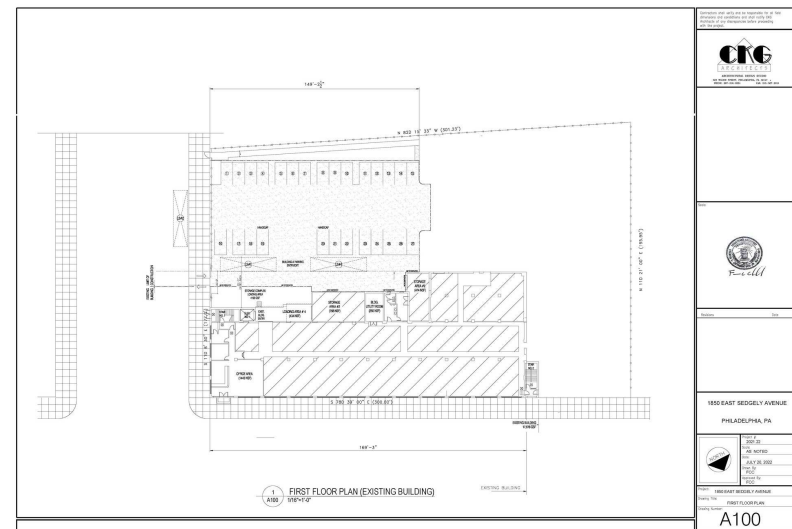
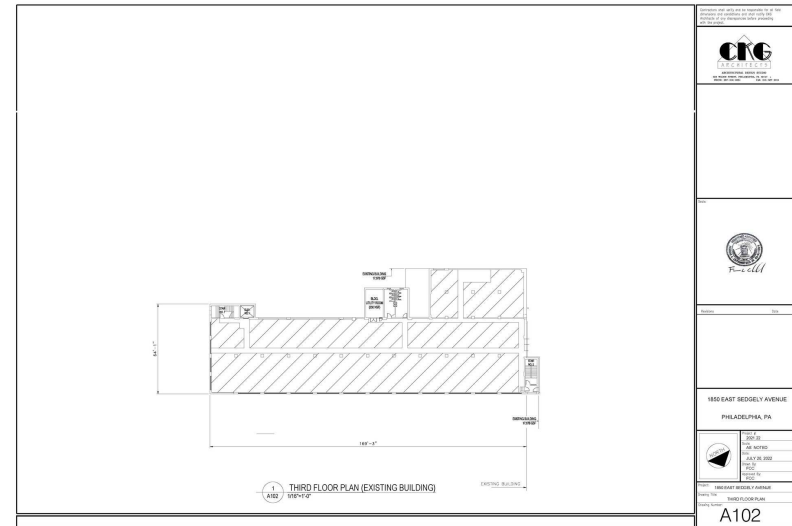
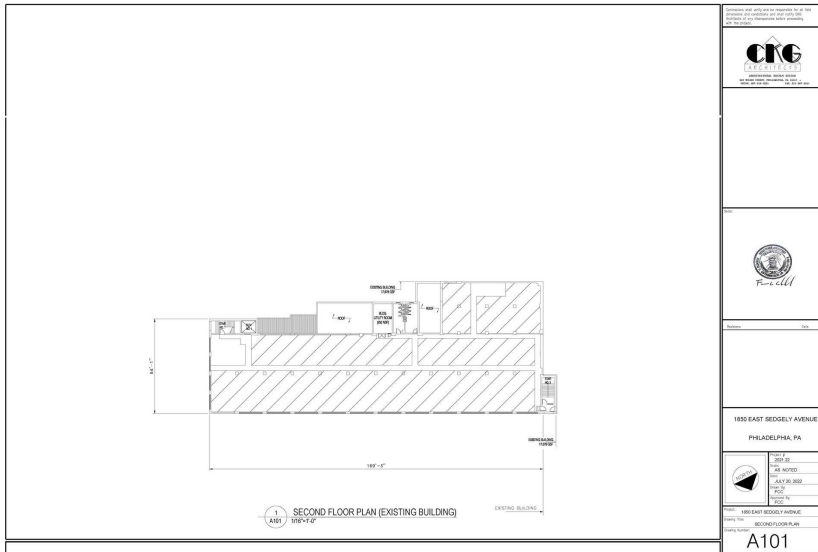
ADDITIONAL PHOTOS



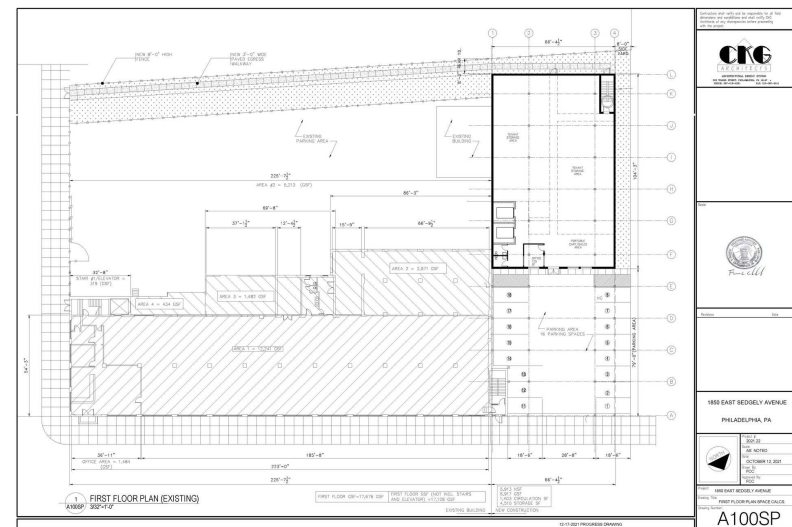
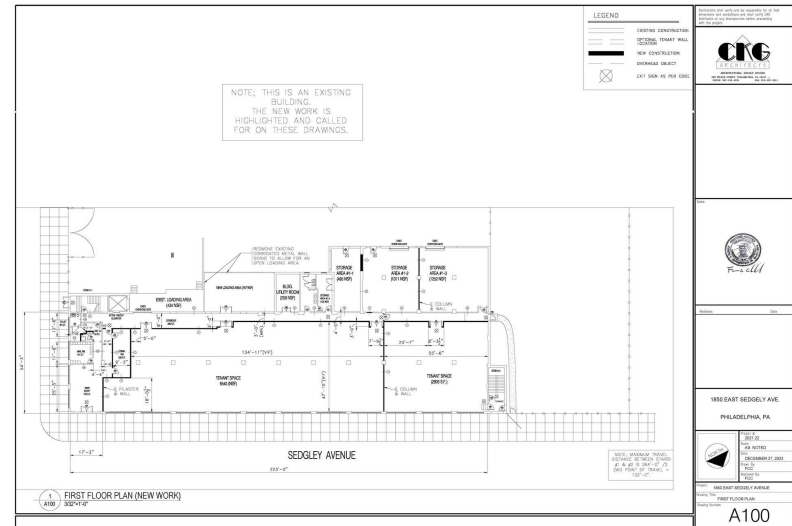
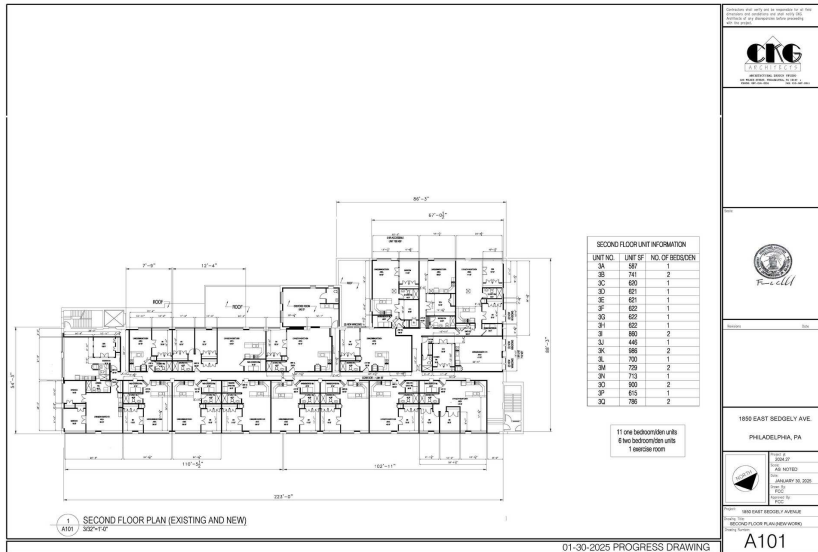
AERIAL



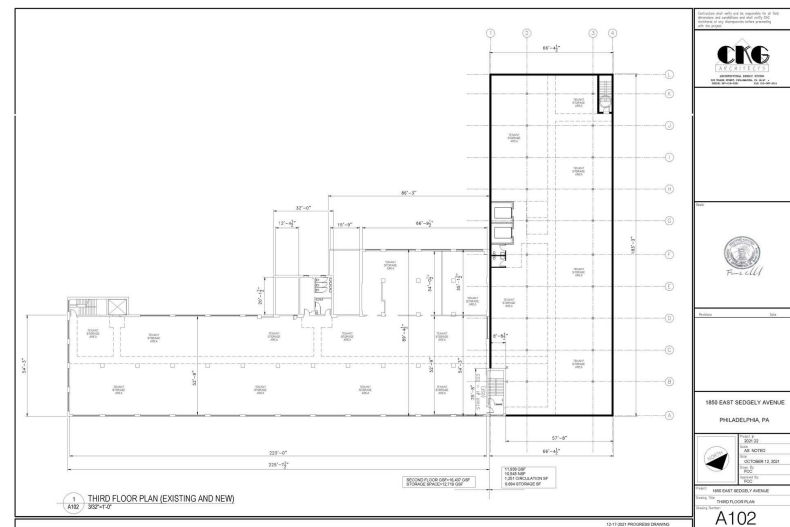
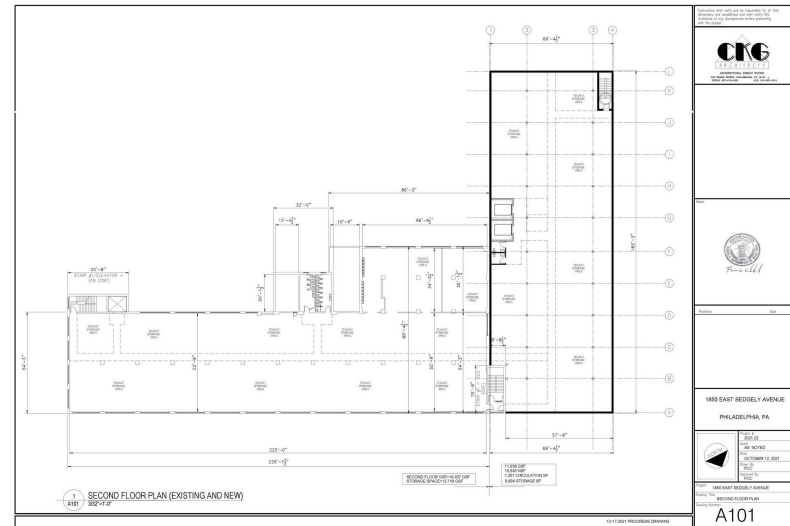
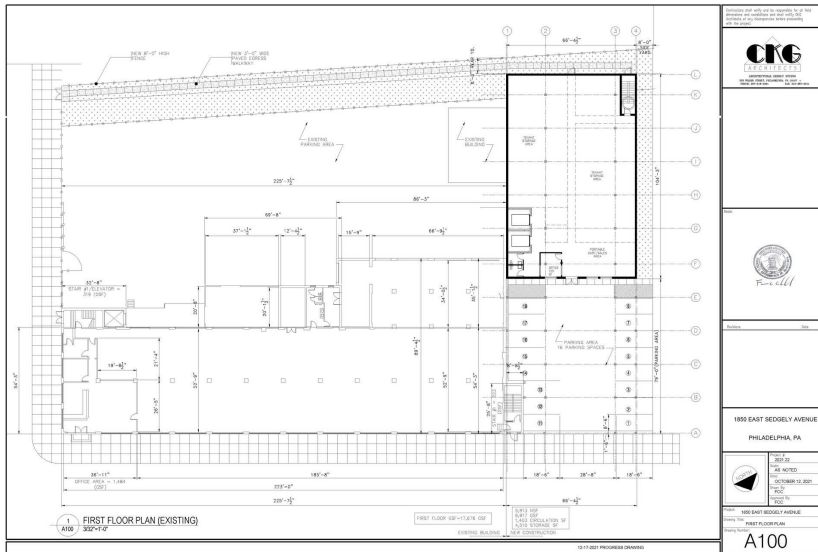
EXISTING FLOOR PLANS



PROPOSED FLOOR PLANS

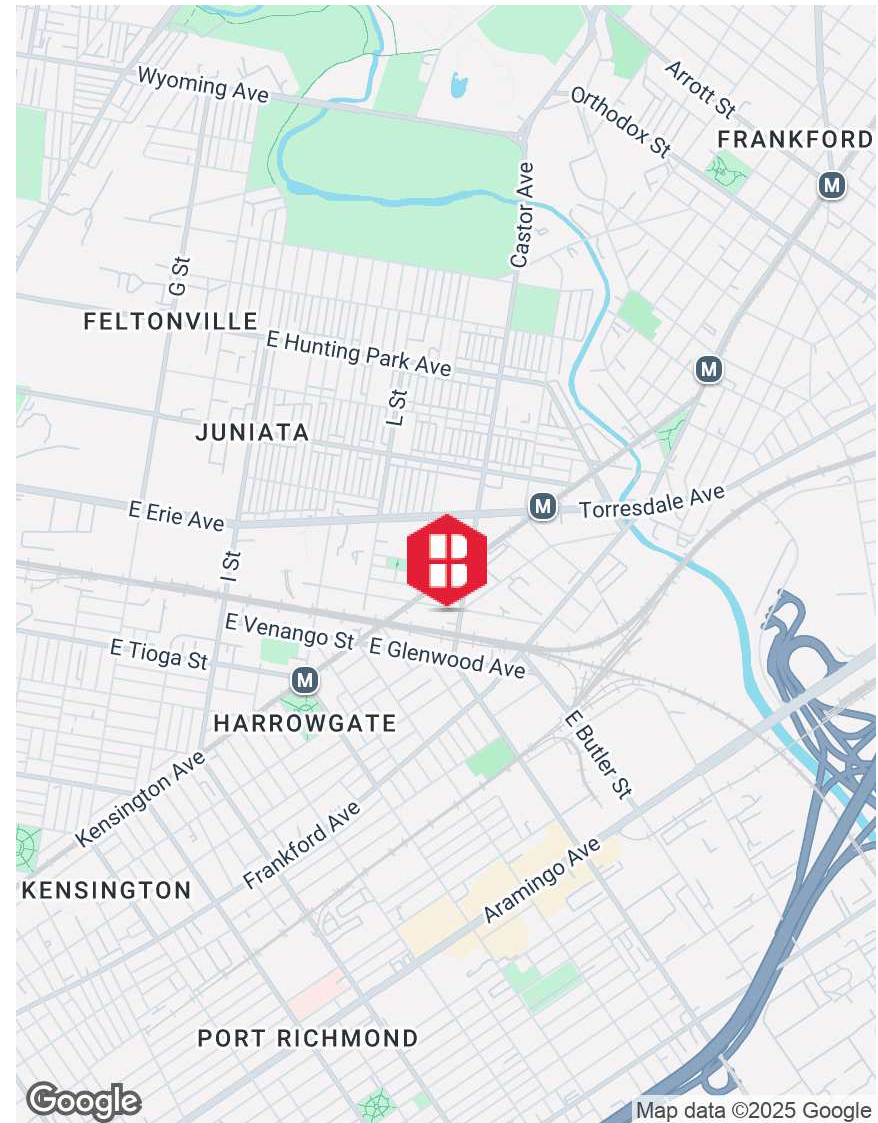


PROPOSED FLOOR PLANS



KEY DISTANCES & MAP

- Kensington Ave & Sedgley Ave SEPTA Stop – 0.2 miles
- I-95 – 1.8 miles
- Roosevelt Blvd – 2.1 miles
- Betsy Ross Bridge – 2.6 miles
- Center City – 6.6 miles
- Philadelphia International Airport – 16 miles



DEMOGRAPHICS MAP & REPORT

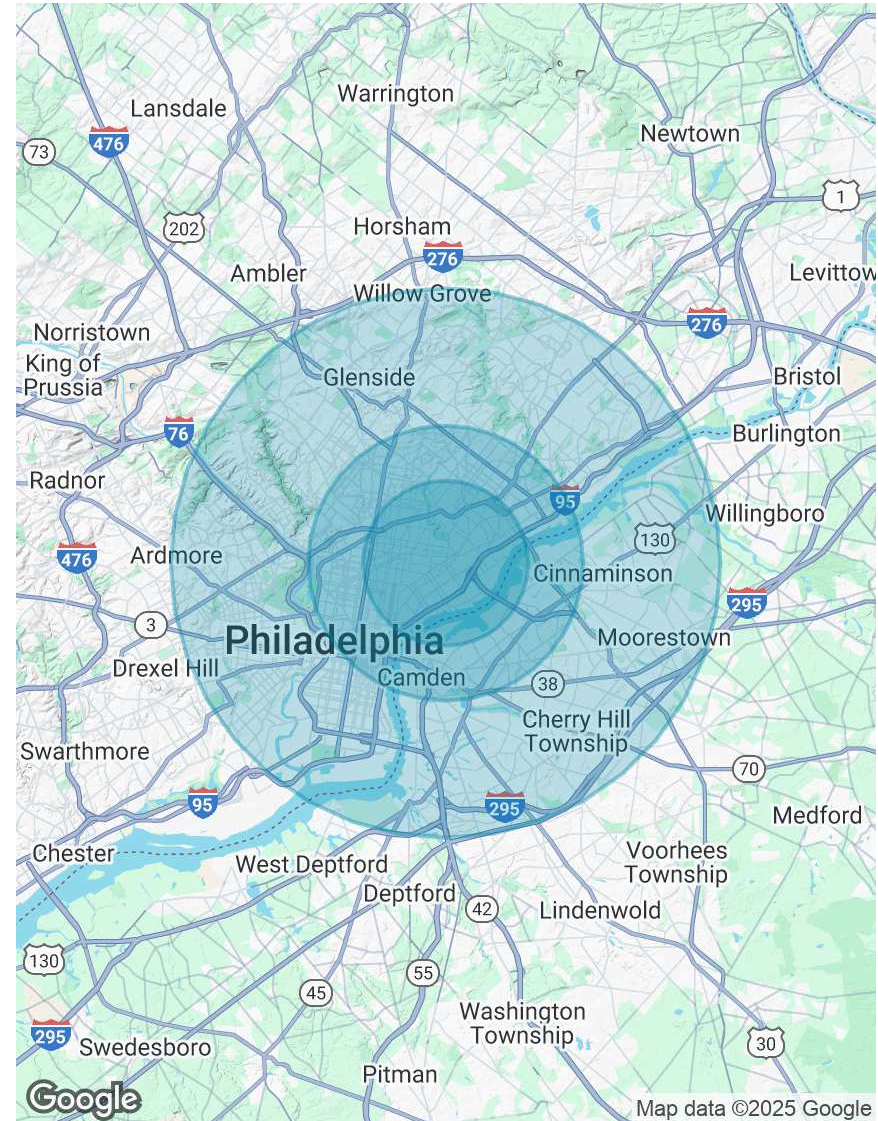
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	335,742	915,167	2,273,189
Average Age	37	38	40
Average Age (Male)	36	37	38
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	123,404	358,840	914,670
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$64,652	\$77,957	\$97,002
Average House Value	\$184,894	\$264,794	\$330,865

Demographics data derived from AlphaMap



CONTACT



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



Michael Pennington
Vice President
215.448.6091
mpennington@binswanger.com



Nick Giganti
Vice President
215.448.6090
ngiganti@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.