

2135 EAST WESTMORELAND STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

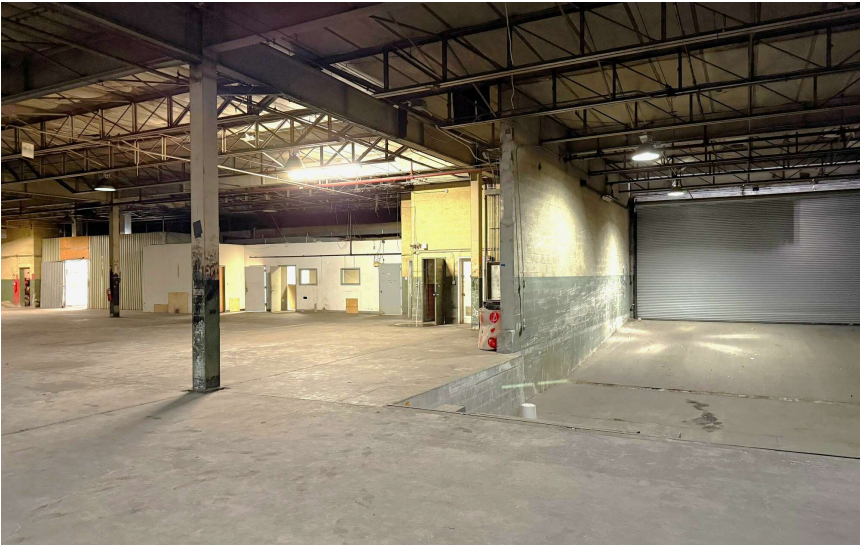
45,000 SF
2.9 Acres

PROPERTY HIGHLIGHTS

- 45,000 SF Warehouse on 2.9 Acres
- I-2 Medium Industrial (City of Philadelphia)
- \$42,520 Estimated 2025 Taxes - Full Building
- 62'6" x 42' Internal Loading Bay
- 50' x 30' Columns
- Three (3) Tailgate Loading Docks
- 15' Clear Ceiling Height
- Natural Gas-Fired Ceiling-Mounted Hot Air Blowers
- Property is served by SEPTA Routes 5, 60 and the Market Frankford Line
- Strategically located minutes from I-95 and the Betsy Ross Bridge, providing access to Center City Philadelphia and all major highways in the region.



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

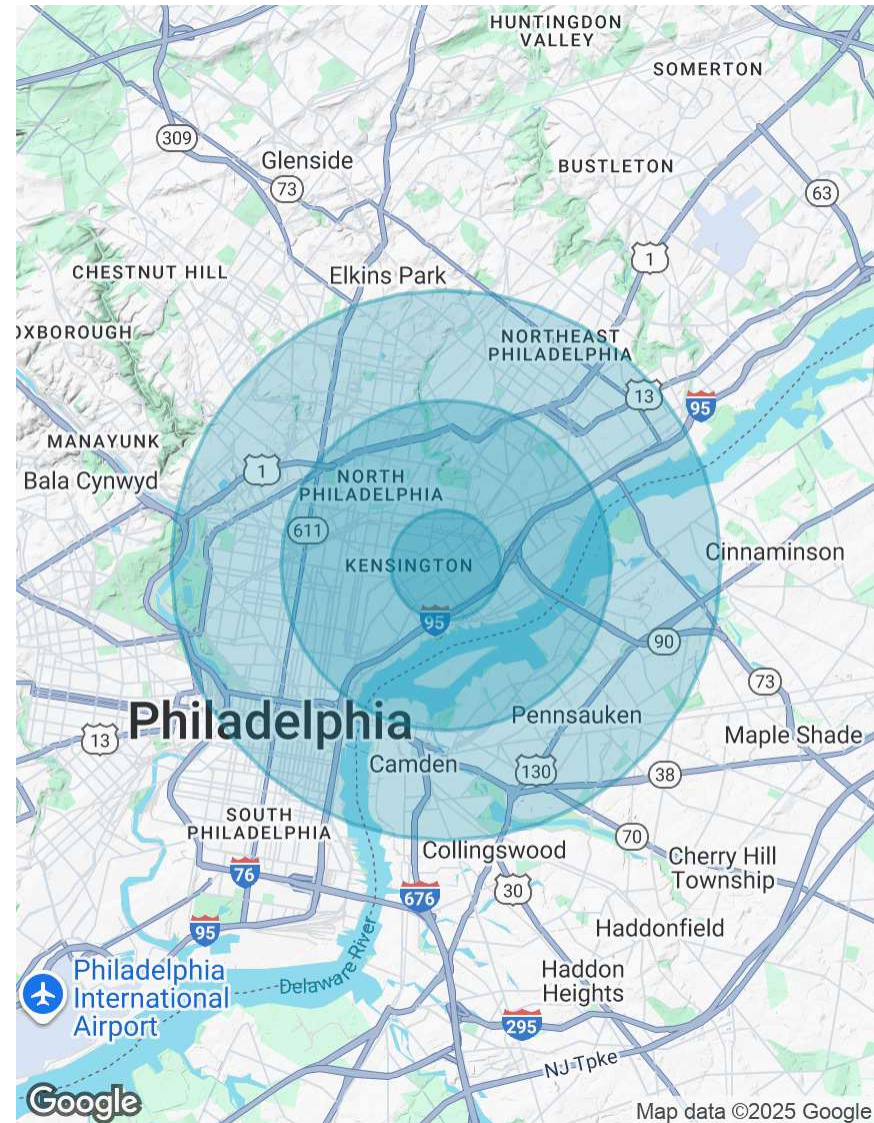
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	55,488	329,681	906,354
Average Age	29.0	30.0	32.0
Average Age (Male)	27.6	28.5	30.3
Average Age (Female)	30.3	31.1	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	18,286	109,742	323,030
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$34,700	\$36,774	\$45,499
Average House Value	\$82,544	\$128,332	\$171,159

2020 American Community Survey (ACS)



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