



MIXED-USE DEVELOPMENT OPPORTUNITY

214,891 SF ON 6.7 ACRES

2155 Castor Avenue

Philadelphia, PA 19134



PROPERTY DETAILS

AVAILABLE SPACE

- 214,891 SF on 6.7 Acres
- 16,505 SF of Distillery Space

FLOORS

- Three (3) Stories with Clock Tower

CEILING HEIGHT

- 11' clear

ADDITIONAL INCLUSIONS

- One (1) Smokestack
- Private Courtyard that connects various sections of facility
- Various loading capabilities on all sides of building through
- Varying drive-ins and dock doors
- Plenty of undeveloped land on all sides of facility.

FIRE PROTECTION

- Sprinklers

2026 PROJECTED NOI

- \$252,687.64

FRONTAGE

- Castor Avenue
- Coral Street
- E Butler Street

STRATEGIC LOCATION

LOCATION

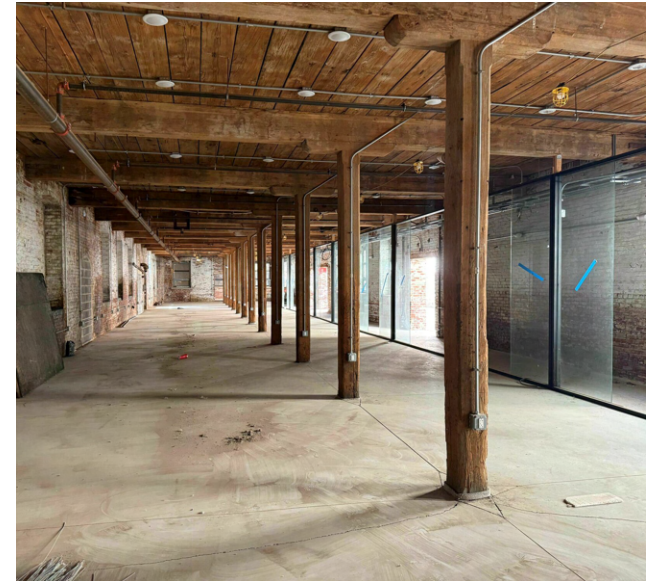
- On this up-and-coming portion of Castor Avenue, the subject property is located in the Port Richmond neighborhood, conveniently only minutes from I-95 and the Betsy Ross Bridge.

LOCATION HIGHLIGHTS

- Large-scale urban infill site with extensive frontage on Castor Avenue and East Butler Street
- Direct access to Aramingo Avenue, I-95, and regional transportation infrastructure
- Surrounded by major retail anchors including Walmart, Lowe's, ShopRite, and Lidl
- Immediate proximity to dense residential neighborhoods and growing commercial corridors
- Rail adjacency creates unique industrial loft and adaptive reuse character
- Immediate proximity to dense residential neighborhoods and growing commercial corridors

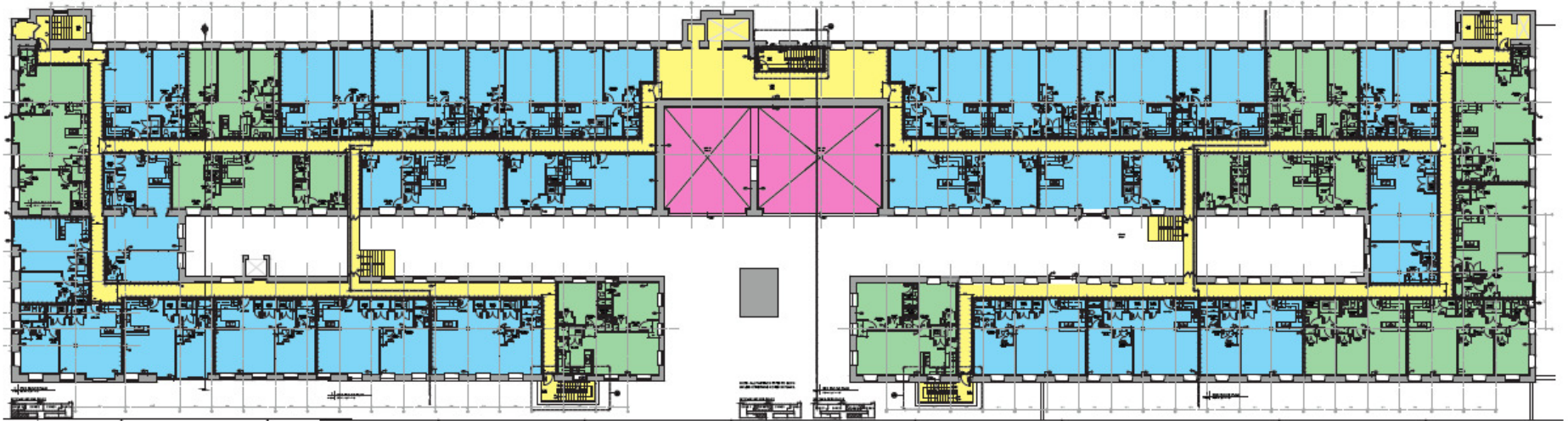


ADDITIONAL PHOTOS

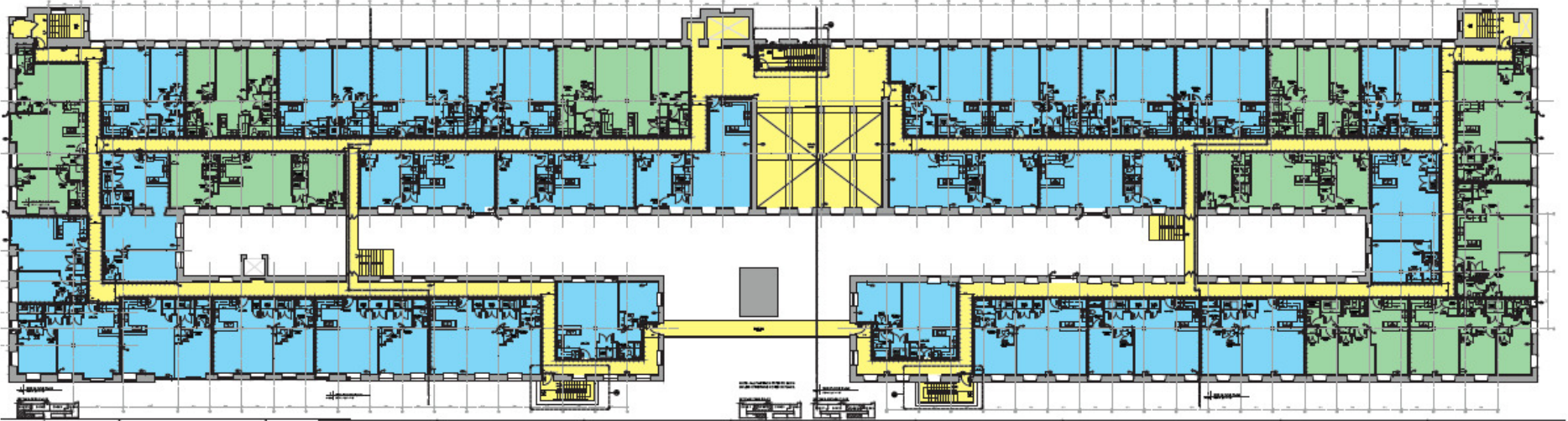


FLOOR PLANS

SECOND FLOOR PLAN



THIRD FLOOR PLAN



HISTORIC INDUSTRIAL AND CREATIVE REUSE POTENTIAL (RENDERINGS)



LOCATION MAP

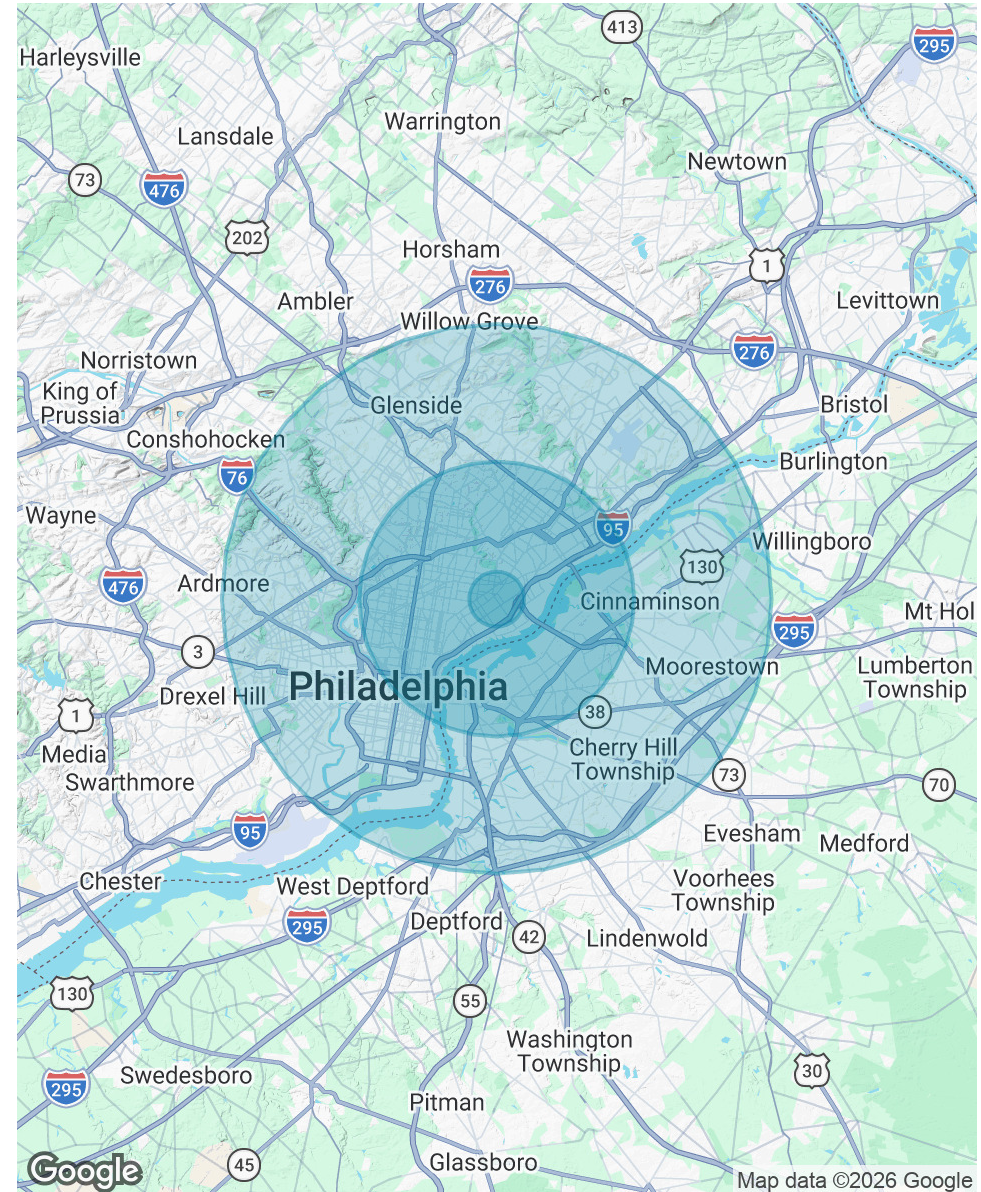


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	39,871	886,932	2,250,083
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14,113	347,329	904,412
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$61,559	\$78,800	\$95,983
Average House Value	\$154,453	\$267,155	\$326,420

2020 American Community Survey (ACS)





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PRIMARY CONTACTS



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