



HISTORIC STERLING PAPER MILL

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

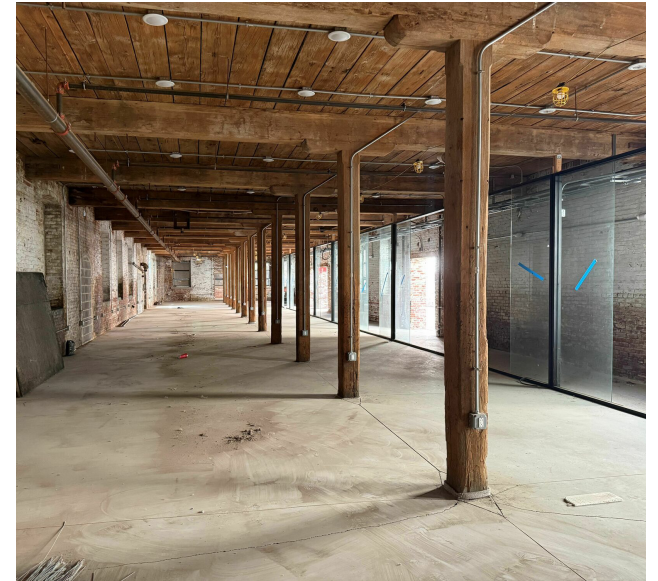
FRONTAGE

- Castor Avenue
- Coral Street

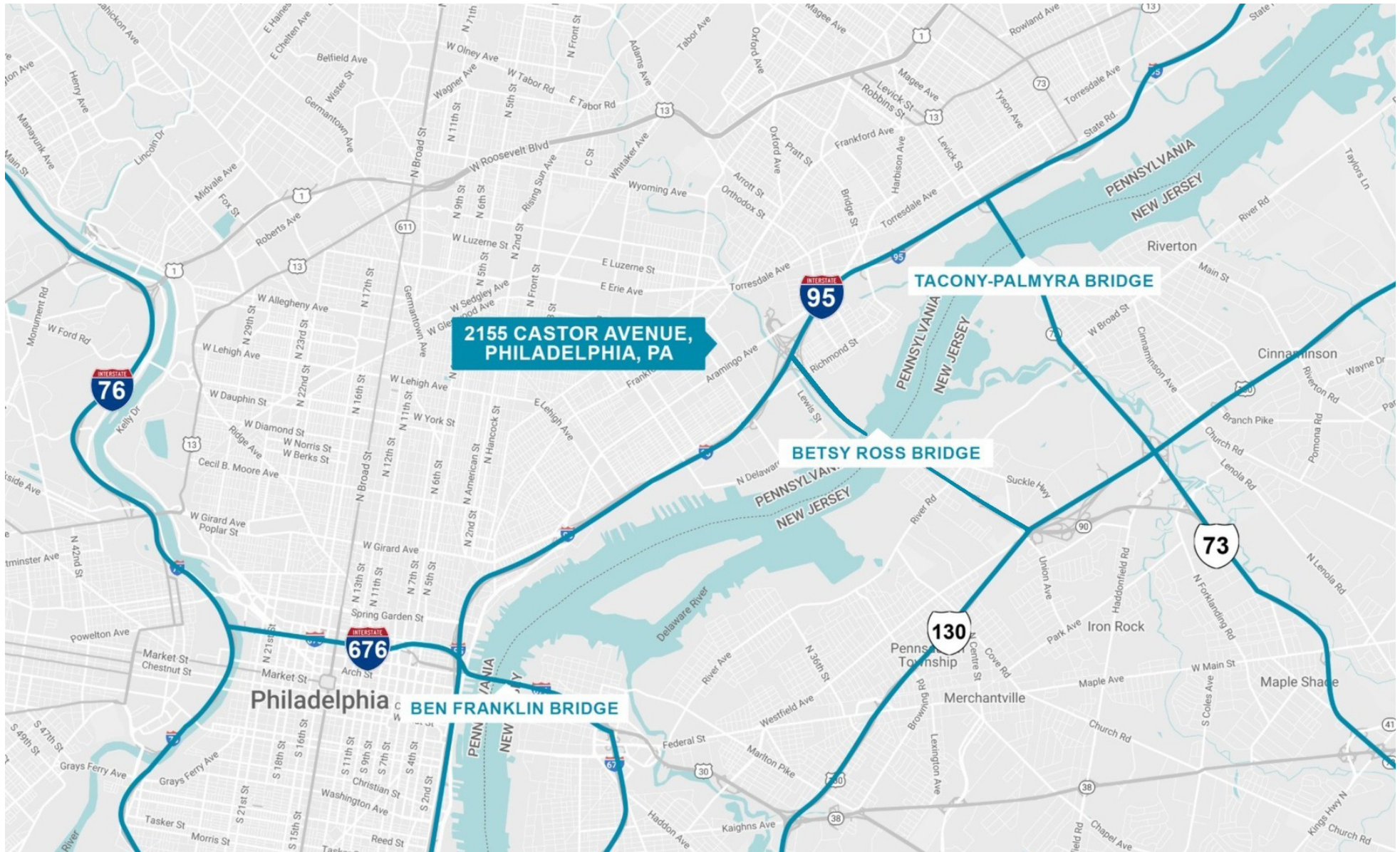
LOCATION

- 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.

ADDITIONAL PHOTOS



LOCATION MAP

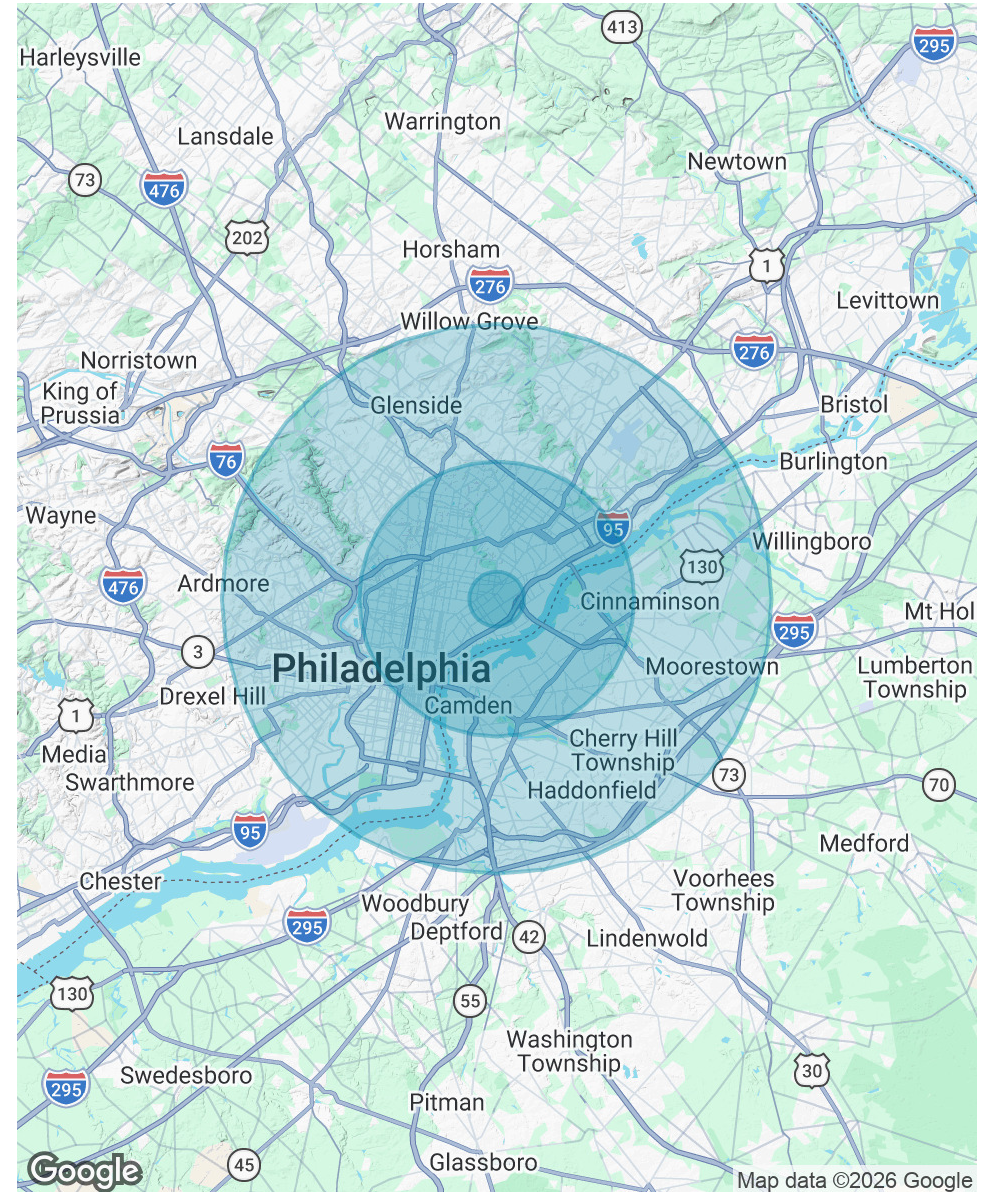


DEMOGRAPHICS MAP & REPORT

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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