



## INDUSTRIAL PROPERTY FOR LEASE

**Up to 46,375 SF on 4-6 AC**

1771 Tomlinson Road  
Philadelphia, PA 19116



# OVERALL HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- **Type:** Industrial
- **Building Total Size (SF):** 46,375
- **Zoning:** I-2 Medium Industrial
- **Total Lot Size (AC):** 4-6 AC
- **Units:** Seven (7) divisible warehouse units ranging from  $\pm 5,280$  to  $\pm 10,560$  SF
- **Storage:** Up to 4-6 Acres of fenced outdoor storage available
- **Availability:** Available upon 2027 lease expirations
- **Estimated 2027 Real Estate Taxes:** \$173,855
- **Location:** Located in the heart of Northeast Philadelphia, the property offers outstanding regional connectivity just 0.8 miles from Roosevelt Boulevard (U.S. Route 1), 1.5 miles from Route 63 (Woodhaven Road), 5 miles from I-95, and 5 miles from the Pennsylvania Turnpike (I-276). Northeast Philadelphia Airport is just 1 mile away, while Center City Philadelphia is approximately 15 miles southwest and Trenton, New Jersey is 18 miles northeast. This strategic infill location provides convenient access to the Greater Philadelphia region, Southern New Jersey, and the broader Northeast Corridor.



## UNITS G1 - G2

### UNIT G1

- **Size:** 8,609 SF
- **Clear:** 19' Clear Height
- **Doors:**
  - One (1) 18'x14' Drive-in
  - One (1) 10'x10' Drive-in

### UNIT G2A

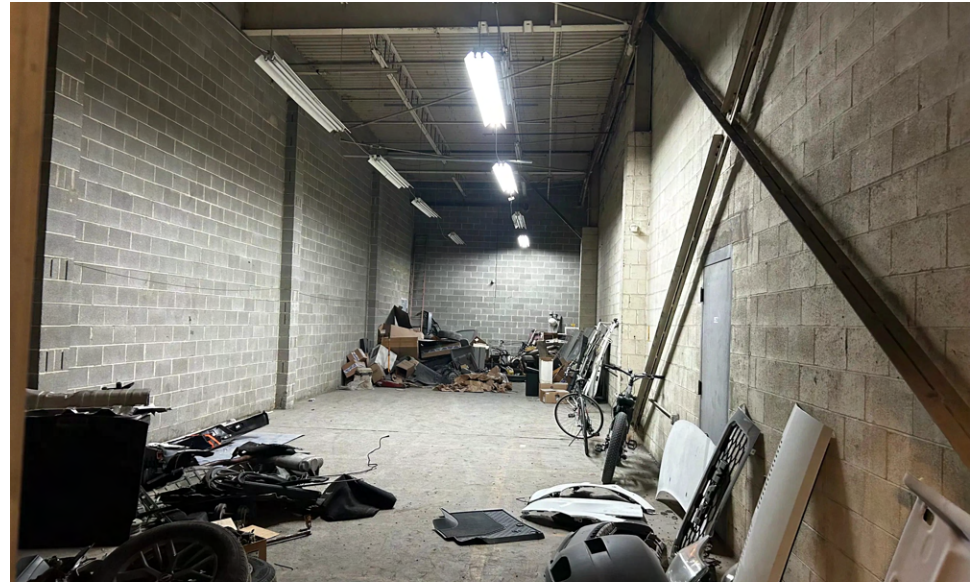
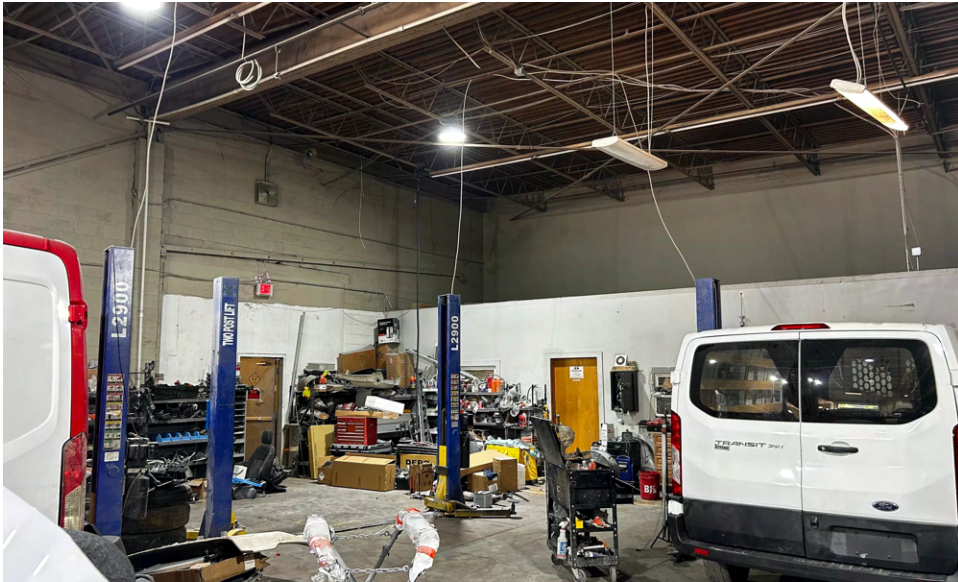
- **Size:** 3,900 SF
- **Doors:** One (1) Drive-in

### UNIT G2B

- **Size:** 3,900 SF
- **Doors:** One (1) Drive-in & One (1) Loading Dock
- **Clear:** 18' Clear Height



# UNIT G1 PHOTOS



## UNIT G2A & G2B PHOTOS



## UNITS G3 - G5

### UNIT G3

- **Size:** 5,290 SF
- **Doors:**
  - One (1) 12'x12' drive in door
  - One (1) 8'x8' loading door with a 4-foot clear

### UNIT G4

- **Size:** 6,726 SF
- **Doors:** One (1) 18'x14' drive in door
- **Clear:** 19' Clear Height

### UNIT G5

- **Size:** 7,400 SF
- **Doors:** One 14'x15' drive in door



## UNIT G3 PHOTO



# UNIT G4 PHOTOS



## UNIT G5 PHOTOS



# UNITS G6 - G7

## UNIT G6

- **Size:** 5,290 SF
- **Doors:** One (1) 14'x15' Drive-in door

## UNIT G7

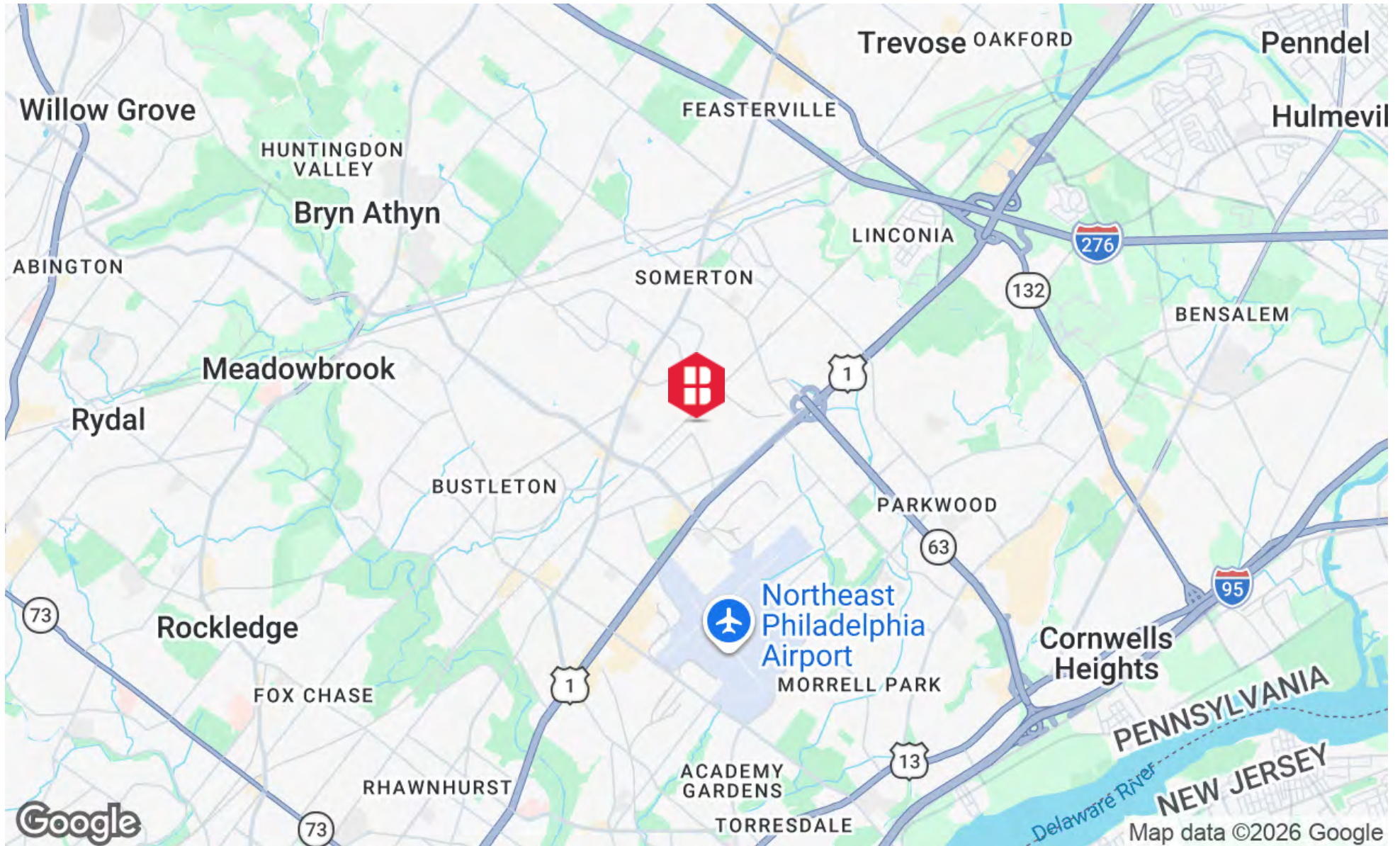
- **Size:** 5,290 SF
- **Clear:** 18.09' Clear Height
- **Doors:** One (1) 14'x15' Drive-in door



# UNITS G6 & G7 PHOTOS



# LOCATION MAP

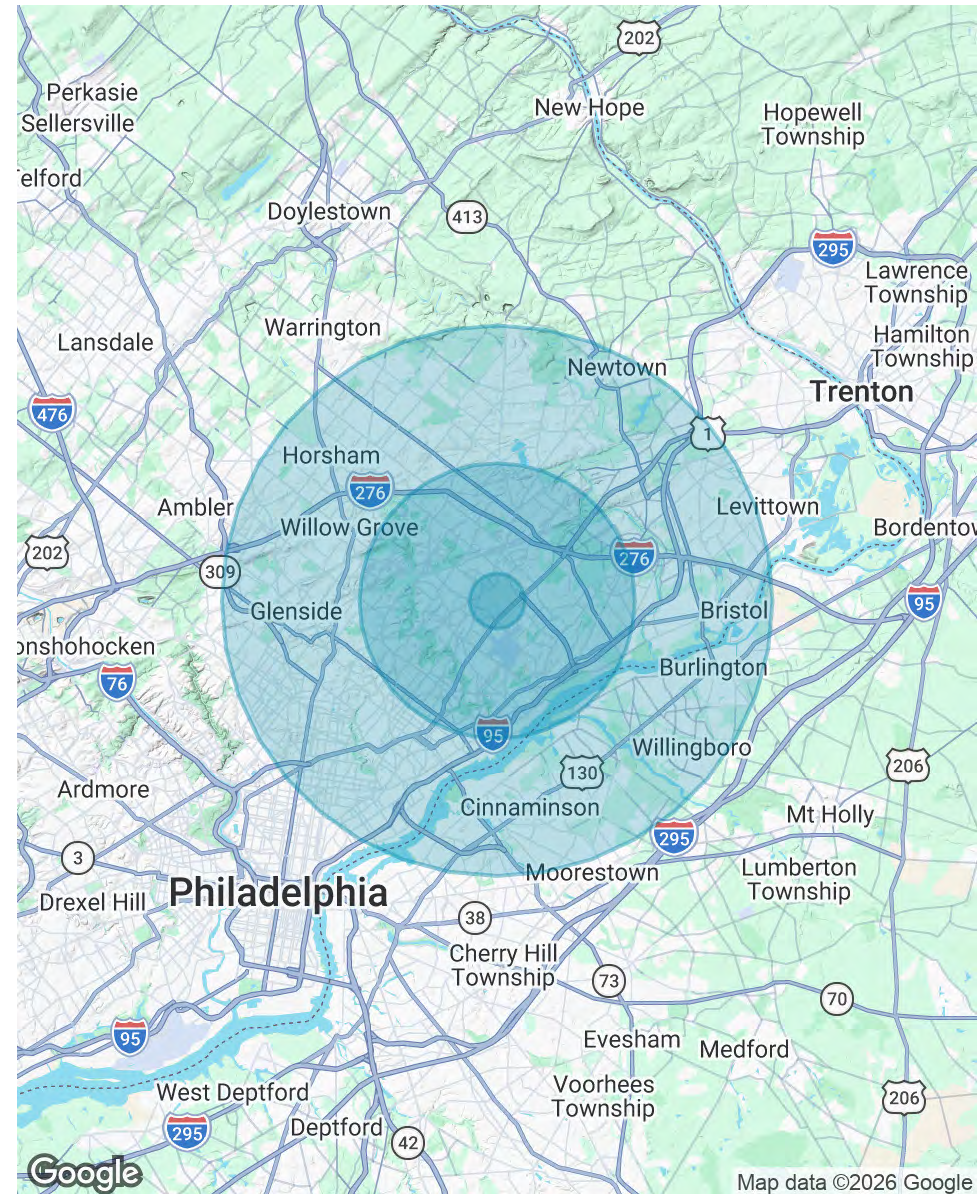


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 5 MILES | 10 MILES  |
|----------------------|--------|---------|-----------|
| Total Population     | 18,255 | 358,094 | 1,420,802 |
| Average Age          | 46.5   | 42.6    | 40.1      |
| Average Age (Male)   | 44.8   | 41.1    | 38.4      |
| Average Age (Female) | 47.6   | 44.0    | 41.7      |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,470     | 140,991   | 546,567   |
| # of Persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH Income   | \$86,500  | \$102,402 | \$99,946  |
| Average House Value | \$312,499 | \$337,238 | \$306,604 |

2023 American Community Survey (ACS)





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## PRIMARY CONTACTS



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