



E BUTLER STREET

3740 E THOMPSON STREET

2645-2715 & 2715R
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DEPOT

INDUSTRIAL OUTDOOR STORAGE FOR LEASE

25,000 SF Warehouse with 6.38 AC of Outdoor Storage
3740 E Thompson & 2645-2715 & 2715R E Butler Street
Philadelphia, PA 19137



Owned and Managed by:



PROPERTY DETAILS

SPACE

- 25,000 SF on 6.38 Acres

WAREHOUSE HEATERS

- Gas-Fueled

CLEAR HEIGHTS

- 15'-16'

DRIVE-INS

- Nine (9) Drive-ins - 14' H x 15' - 18' W

SECURITY

- Fenced and Gated Lot

ESTIMATED 2026 TAXES

- \$75,529

ZONING

- I-2 - Medium Industrial
- CA-2 - Auto-Oriented Commercial-2 (City of Philadelphia)

FRONTAGE

- 1,185 FT Frontage to East Butler Street
- 238 FT to East Thompson Street

KEY DISTANCES

- Castor Ave & East Thompson St Stop SEPTA Bus – 0.1 miles
- I-95 – 0.7 miles
- Richmond St & Westmoreland St SEPTA Light Rail Station – 0.9 miles
- Betsy Ross Bridge – 1.5 miles
- I-676 – 4.7 miles
- Center City – 5.7 miles
- Philadelphia International Airport – 14.1 miles

LOCATION

- Located off I-95 in Northeast Philadelphia, this industrial outdoor storage facility offers tenants great access to interstate arteries, inner city neighborhoods, and nearby bridges into South Jersey. Employees can reach the site through the nearby Market Frankford Line, Light Rail, SEPTA Bus Stops, and highway access.

ADDITIONAL PHOTOS

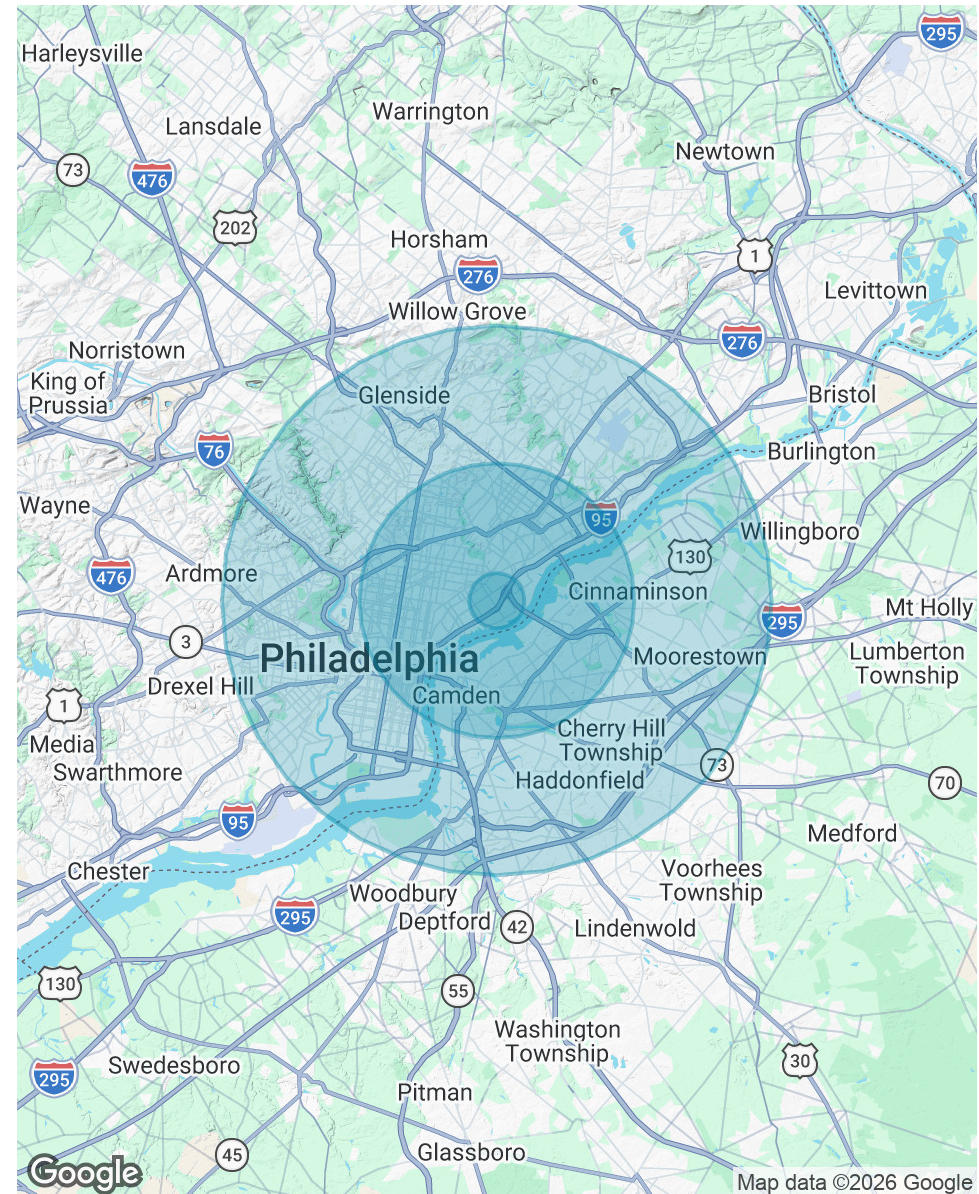


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,433	842,145	2,189,593
Average Age	33.6	35.7	37.8
Average Age (Male)	36.4	34.0	36.3
Average Age (Female)	34.8	37.5	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,308	331,942	902,233
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$72,903	\$82,691	\$99,038
Average House Value	\$196,440	\$227,863	\$300,408

2023 American Community Survey (ACS)





BINSWANGER

UNIQUELY SPECIALIZED SINCE 1931

Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103

<https://www.binswanger.com>

Owned and Managed by:



PRIMARY CONTACTS



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



Michael Pennington
Vice President
215.448.6091
mpennington@binswanger.com