



## INDUSTRIAL PROPERTY FOR LEASE

**5,295 SF Available For Lease**

3632 South 3rd Street  
Philadelphia, PA 19148



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

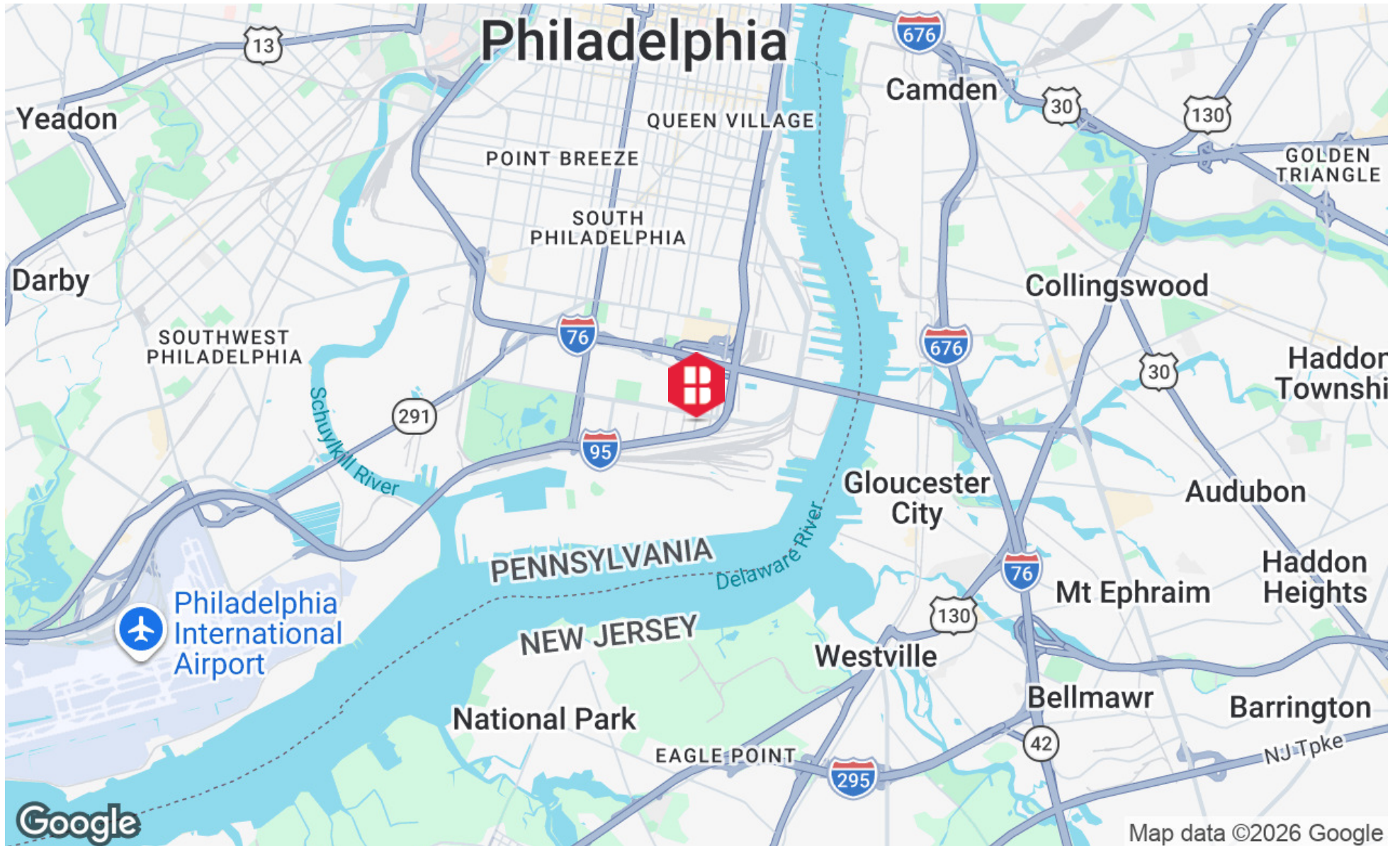
- 5,295 SF Vacant
- Up to 5 Loading Docks Available
- Cold Storage Infrastructure
- Outdoor Area for Parking or Material Storage
- 9'- 10' Clear Ceiling Heights
- HVAC
- Billboard Infrastructure
- Security System
- Finished Office Space
- 3 Phase 800 Amp Power Service
- Zoning – I2 – Medium Industrial
- Taxes \$11,030 – City of Philadelphia – Estimated 2026
- 3632 S. 3rd Street benefits from a premier South Philadelphia location with immediate access to I-95, I-76, the Walt Whitman Bridge, and the Philadelphia Sports Complex. Positioned within a mature industrial corridor, the property offers outstanding access to the City of Philadelphia, Southern New Jersey, and the greater Northeast distribution network. The combination of its strategic infill location, proximity to major highways, and access to a large surrounding population base makes the property an ideal solution for cold storage, food distribution, logistics, manufacturing, and other industrial users seeking to serve the region efficiently.



# ADDITIONAL PHOTOS



# LOCATION MAP



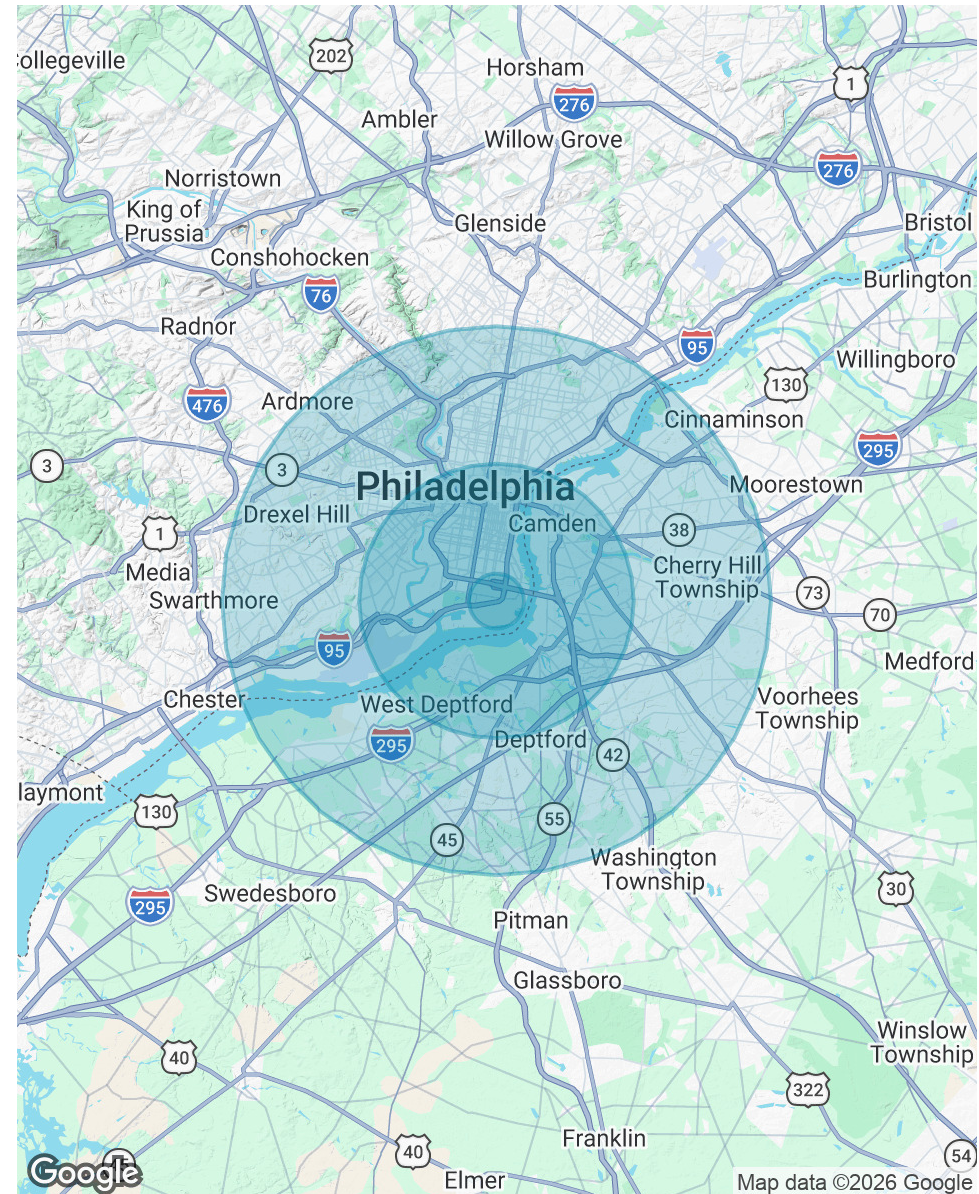
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,826	563,835	1,902,525
Average Age	42.3	36.1	37.0
Average Age (Male)	37.2	35.3	35.6
Average Age (Female)	43.6	37.3	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,467	254,889	785,497
# of Persons per HH	2.6	2.2	2.4
Average HH Income	\$88,498	\$110,194	\$98,542
Average House Value	\$253,891	\$367,894	\$282,995

2023 American Community Survey (ACS)



# PRIMARY CONTACTS



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