



INDUSTRIAL PROPERTY FOR LEASE

16,913 SF on 1.53 Acres

6717-21 Essington Avenue

Philadelphia, PA 19153



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Building Size (SF):** 16,913
- **Lot Size (AC):** 1.53
- **Showroom:** Approx. 5,350 SF
- **Shop/Service Area:** Approx. 11,563 SF
- **Lighting:** Automatic LED lights installed throughout the building
- **Insulated drive-in doors:**
Seven (7) drive-in doors with drive-through capabilities.
Five (5) doors are 14' (H) and 10' (W)
Two (2) doors are 10' x 14' and 10' x 9'
- **Allows space for:** Four (4) space heaters
- **Additional improvements:** Newly reinforced concrete slab in the showroom space and parts of the service area.
- **Improvements:** New ACM paneling, storefront windows and ADA compliant bathrooms in both showroom and service area.
- **Zoning:** I2-Medium Industrial (City of Philadelphia)
- **Location:** The property offers excellent connectivity, with commuter bus routes (37 & 63) just 130 feet away and major highways like I-95 and I-76 within approximately 2 miles. It is also conveniently located near key regional infrastructure, including Philadelphia International Airport (3.2 miles), the Port of Philadelphia (as close as 4.5 miles), and major bridges such as the Walt Whitman and Commodore Barry.



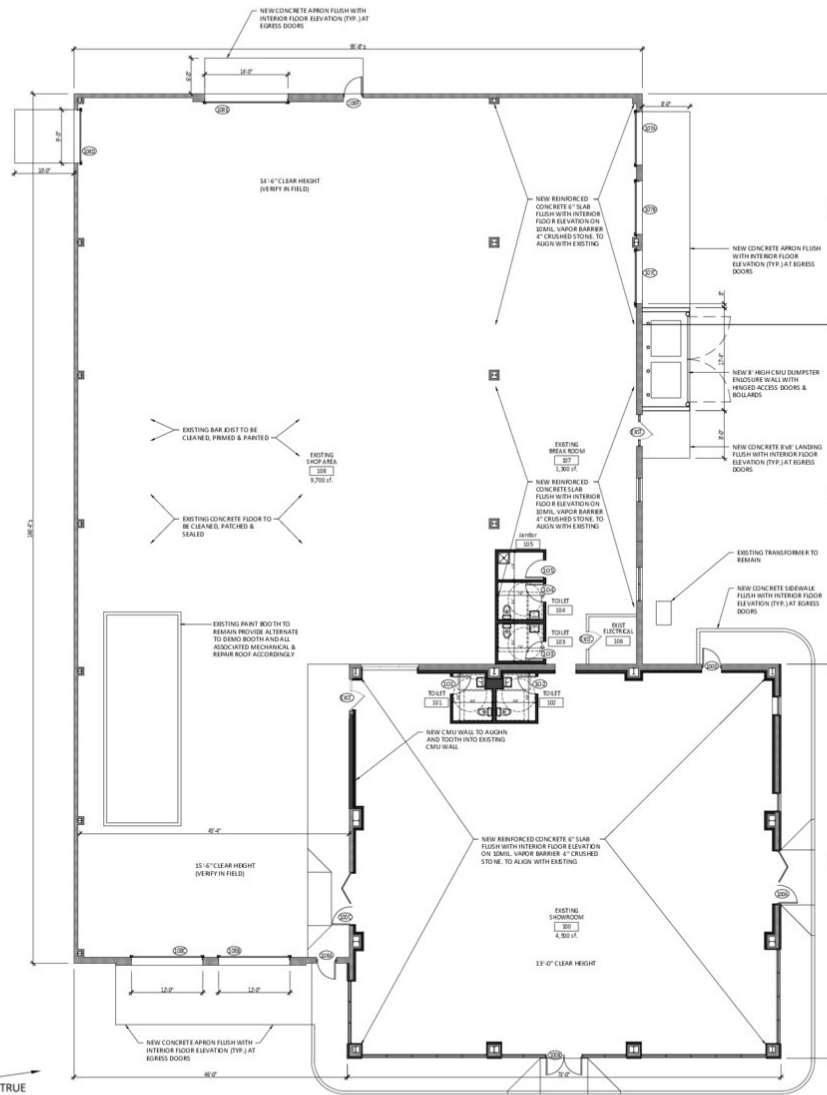
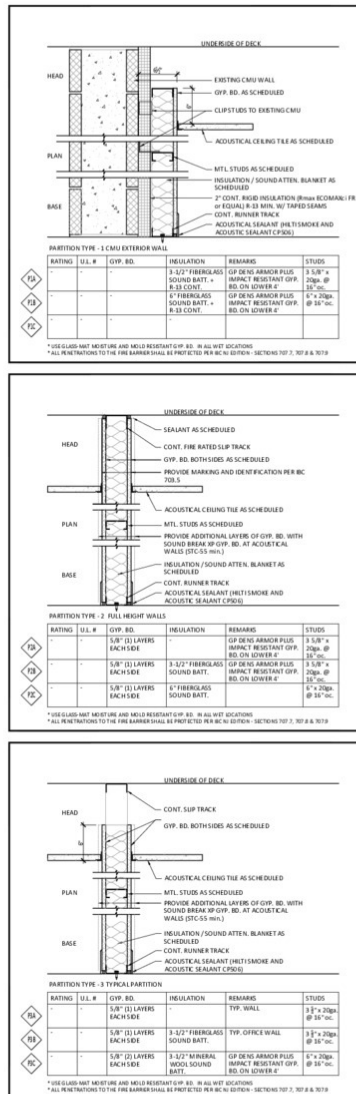
ADDITIONAL PHOTOS



LOCATION MAP



FLOOR PLAN



ARCHITECTURAL PLANNING INTERIOR DESIGN

1000 N. 10TH STREET, SUITE 400
PHILADELPHIA, PA 19107
TEL: 215.595.1234
WWW.RUGGIERIANDPARTNERS.COM

PHILIP A. RUGGIERI, P.E.

CLIENT:

Peakstone Realty Trust

PROJECT:

6717 Essington Building Repair

6717 Essington Ave., Philadelphia, PA 19153

REVISIONS:

- 1-01-2023 Existing Building
- 3-20-2023 Preliminary
- 3-24-2023 Construction Permit
- 5-04-2023 Program Set
- 5-12-2023 Permit Set

SHEET TITLE:

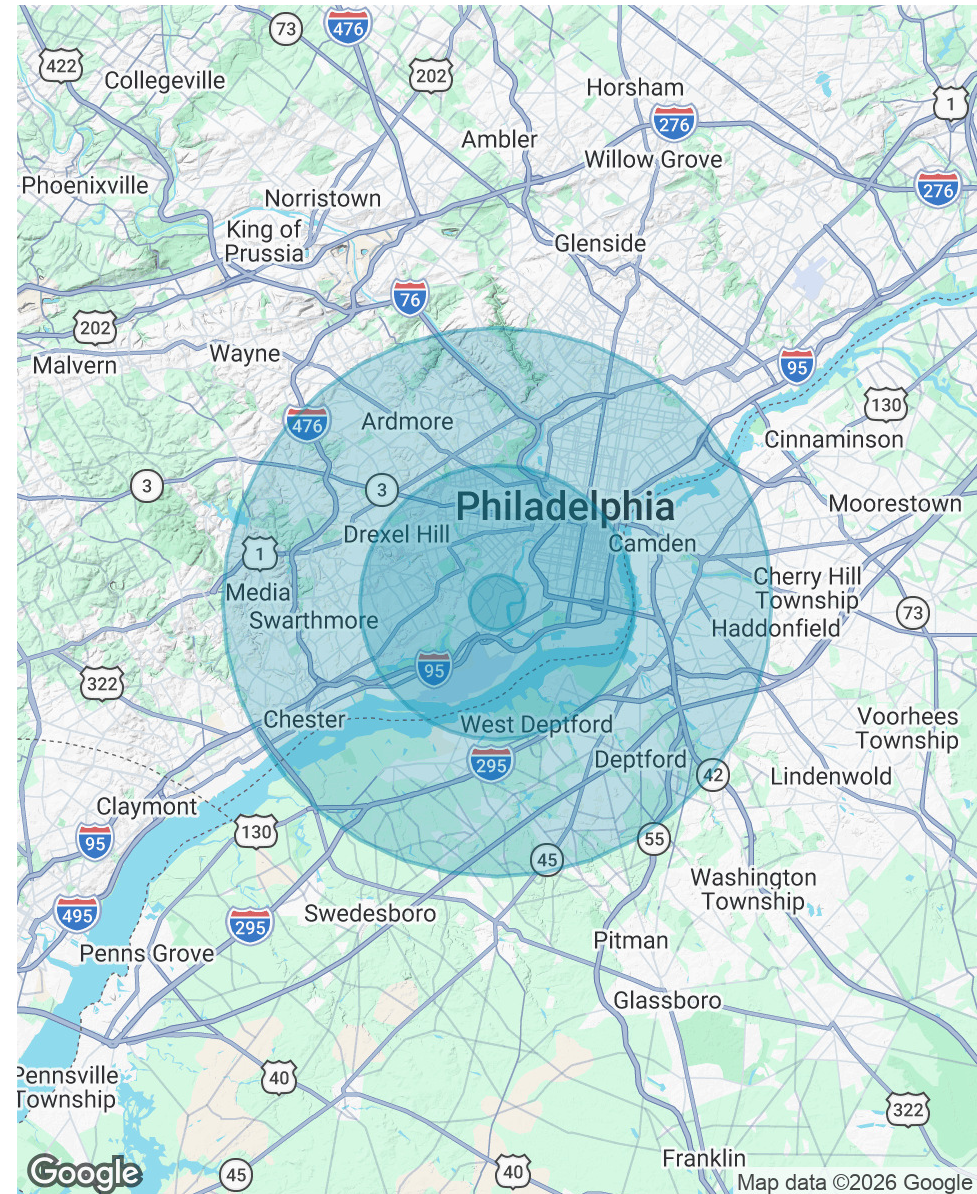
Floor Plan

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
2025 Population	17,888	704,473	1,868,454
Average Age	37.7	38.2	38.6
Average Age (Male)	36.2	37	37.4
Average Age (Female)	38.9	39.3	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2025 Households	6,324	299,303	754,399
Average Household Size	2.7	2.2	2.3
Average Household Income	\$60,001	\$91,786	\$10,249,626,731
Average Home Value	\$158,373	\$255,199	\$281,236

CONSUMER SPENDING BY INDUSTRY	1 MILE	5 MILES	10 MILES
Vehicle Expenses	\$1,243,100	\$81,760,955	\$187,775,742
Gasoline	\$10,025,482	\$474,387,584	\$1,280,125,563
Transport	\$4,335,670	\$297,519,299	\$740,735,518
Auto Maintenance, Repair	\$4,130,753	\$225,986,098	\$627,402,962



PRIMARY CONTACTS



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