

10082 | SANDMEYER LANE



For Sale

52,300 SF WAREHOUSE AVAILABLE | PHILADELPHIA, NJ

Jordan Metz
Senior Vice President
973.493.0385
jmetz3@me.com

Eric Koons
Vice President
908.410.7152
ekoons@bussel.com

Benito Abbate
Sales Associate
908.655.8331
bfa.industrial@gmail.com



Metz
Industrial Team

Contact Us

Exclusive Brokers:

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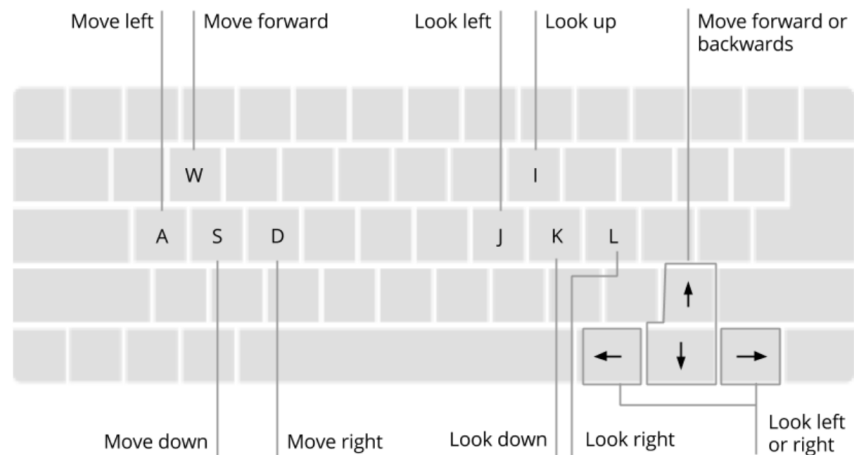


30 Minutes to Port of Philadelphia
10 Minutes to I-95 with access to South New Jersey and DelMarVa markets

[Click here for virtual tour:](#)
Navigating Instructions Below



Inside View



Property Highlights



Total Size: 52,300 SF
Lot Size: 4.50 Acres
Plant/Warehouse: 48,400 SF

Office: 3,900 SF
Modern Manufacturing Facility
Built 1983; Addition 1988

Ample Power
Split-face Block Wall
Construction

19'4" Sloping Ceiling Height
to 17'6" Clear
Drive-in Loading

Macadam-paved Parking Lot
47 Car Parking Spaces (Expandable)
Roof Installed 2015 (20-Yr. Warranty)

17 Miles to Port of Philadelphia
7 Miles to I-95
Access to Philadelphia, South NJ
& DelMarVa markets

Ready for Occupancy



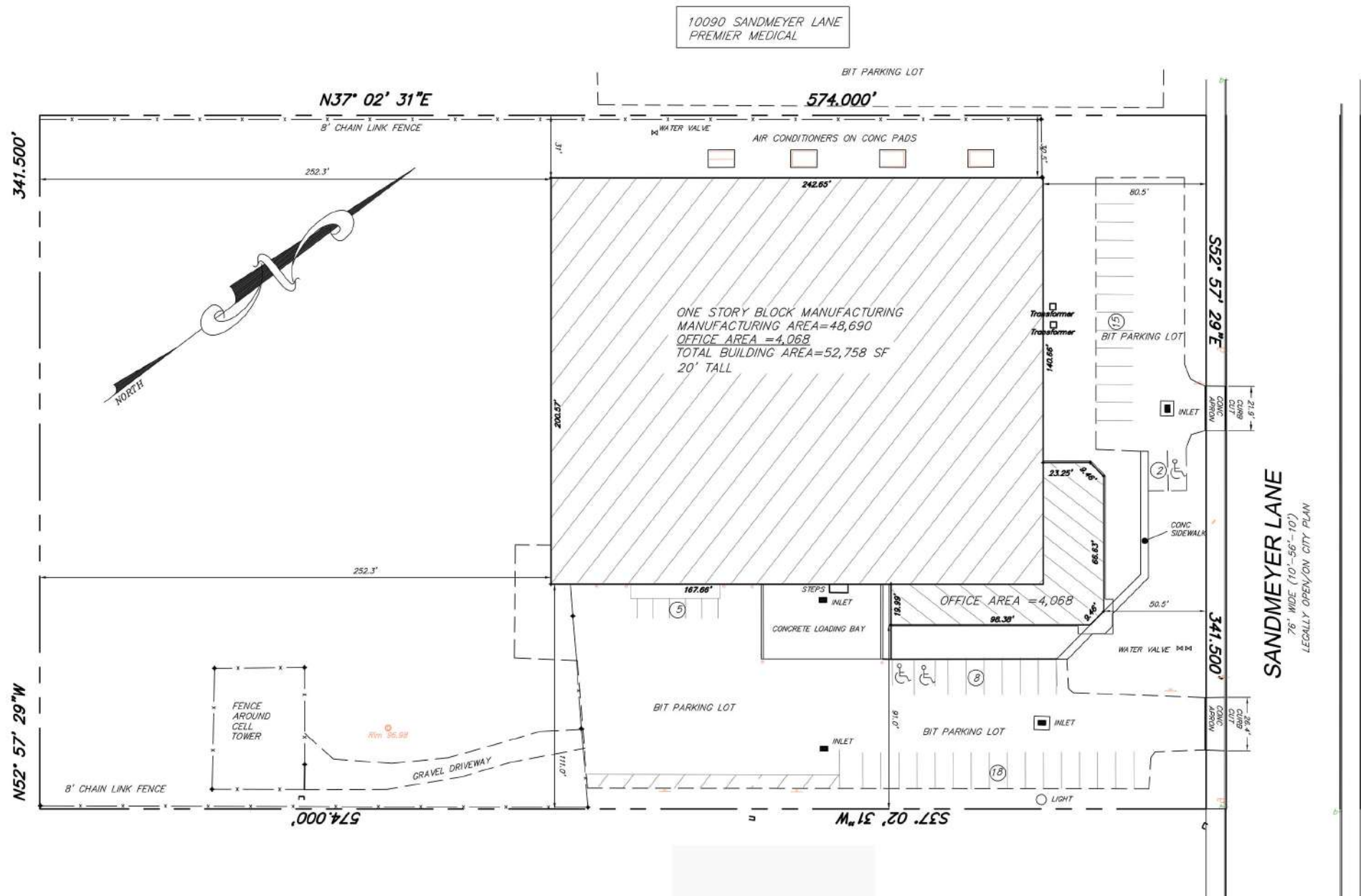
Warehouse / Distribution Space



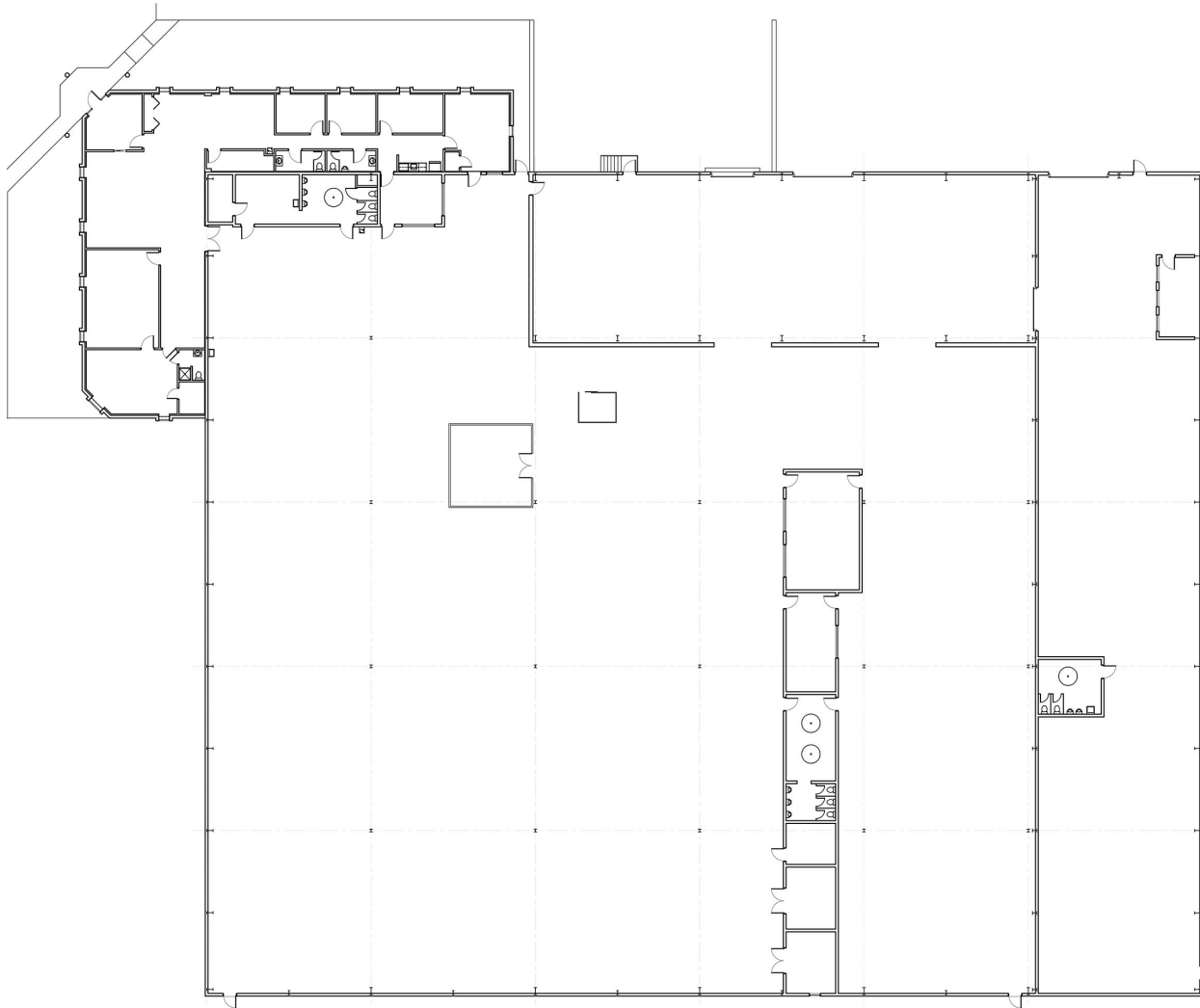
Interior



Site Plan



Floor Plan



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



LEGAL DESCRIPTION

All that certain lot or piece of ground situate in the 58th ward of the city of Philadelphia, described in accordance with a plan made by John Reilly, surveyor and regulator of the Fourth Survey District dated March 23, 1984, as follows:

Beginning at a point on the southwesterly side of Sandmeyer Lane (76 feet wide) at the distance of 2645 feet 0-1/8 inches measured northeastwardly and northwestwardly from a point of reverse curve on the westerly side of Sandmeyer Lane said point being the northerly end of a curve to the left having a radius of 50 feet 0 inches and the arc distance of 84 feet 8-1/8 inches that connects said side of Sandmeyer Lane to the northerly side of red lion road (96 feet wide); thence extending from said beginning point south 37 degrees, 01 minutes, 31 seconds west crossing the bed of a proposed 40 feet wide drainage right of way the distance of 574 feet 0 inches to a point on the southwesterly side of the said proposed 40 feet wide right of way; thence extending north 52 degrees, 57 minutes, 29 seconds west along the southwesterly side of said proposed 40 feet wide drainage right of way the distance of 341 feet 6 inches to a point; thence extending north 37 degrees, 02 minutes, 31 seconds east the distance of 574 feet 0 inches to a point on the southwesterly side of Sandmeyer Lane; thence extending south 52 degrees, 57 minutes, 29 seconds east along said southwesterly side of Sandmeyer Lane 341 feet 6 inches to the first mentioned point and place of beginning.

Containing in area 4.500 acres.

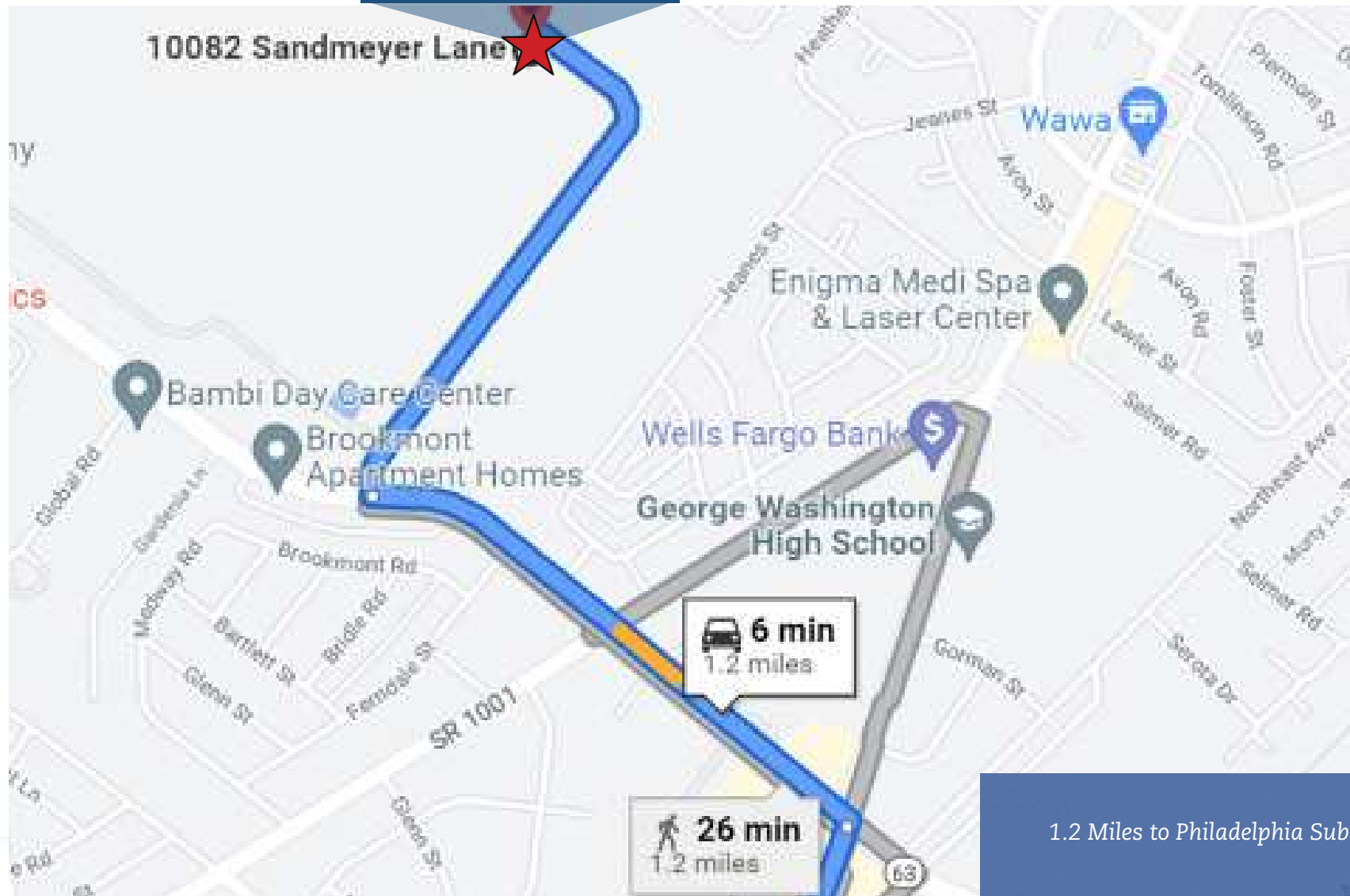
Being the same premises which the city of Philadelphia by deed dated April 9, 1984 and recorded in deed book F.H.S., no 16, page 329 in the county of Philadelphia granted and conveyed unto the grantor, in fee.

Aerial



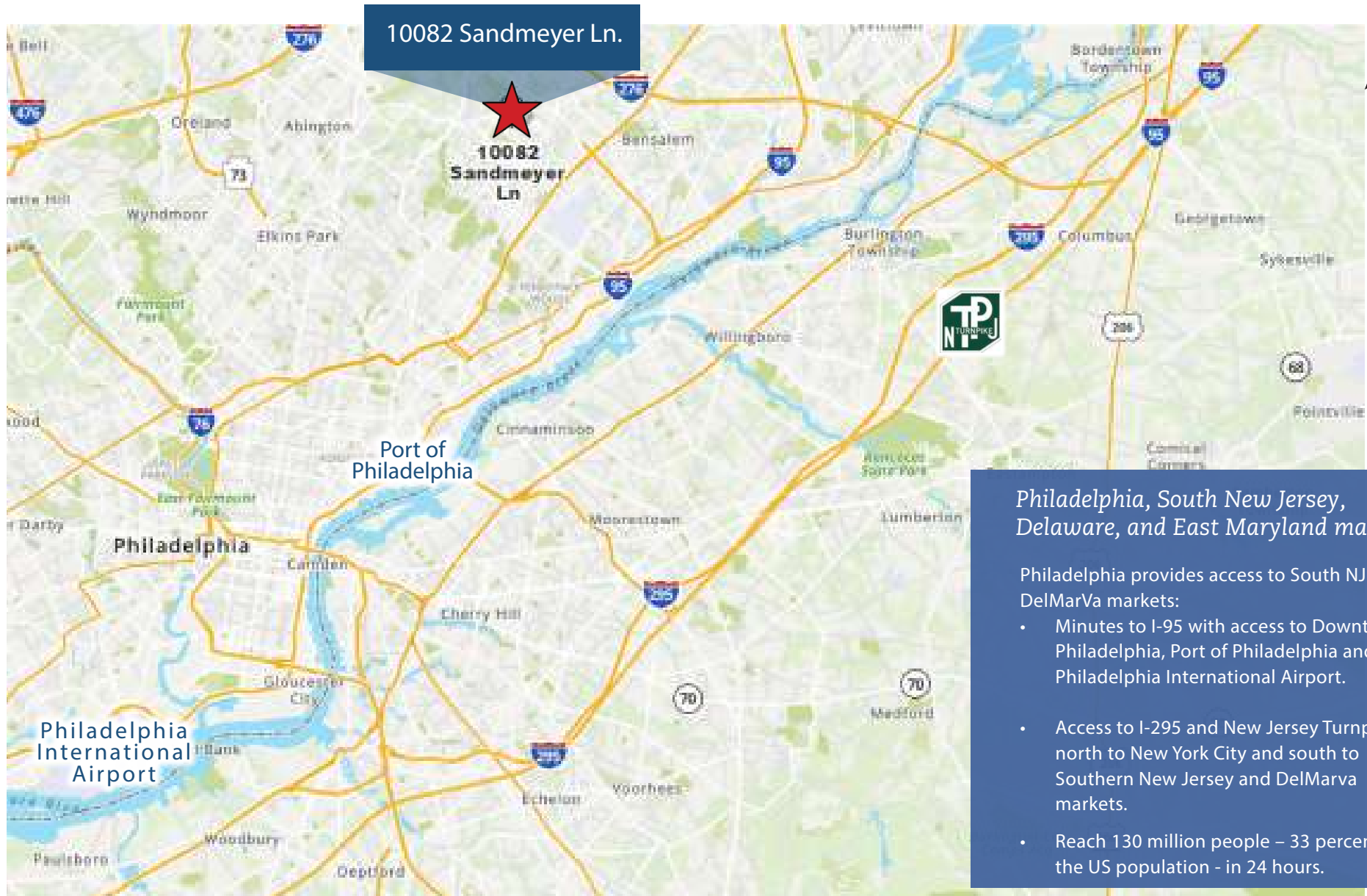
Near Philly Subway Station

10082 Sandmeyer Ln



1.2 Miles to Philadelphia Subway Stop

At the Crossroads of...



Philadelphia, South New Jersey, Delaware, and East Maryland markets

Philadelphia provides access to South NJ and DelMarVa markets:

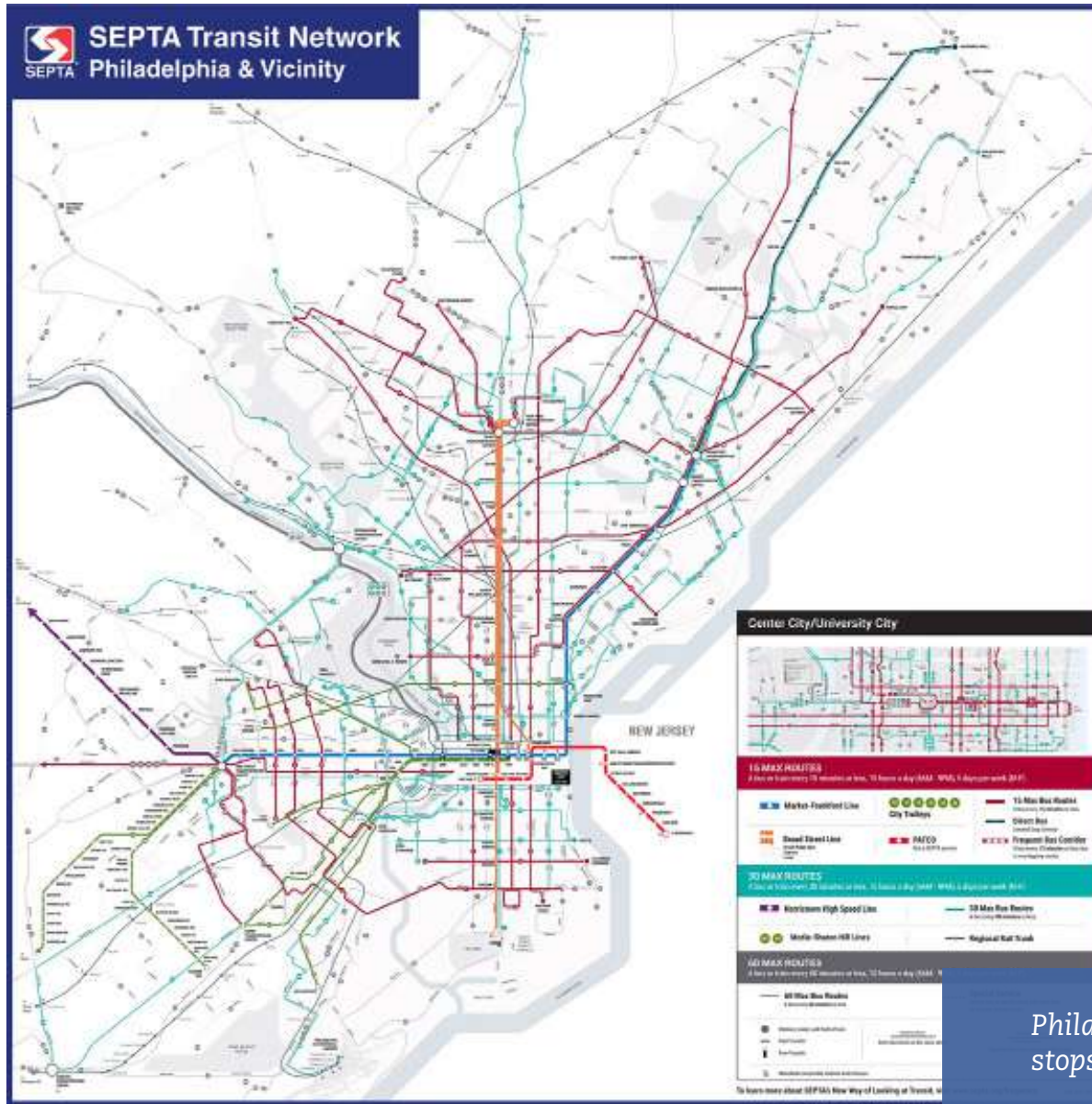
- Minutes to I-95 with access to Downtown Philadelphia, Port of Philadelphia and Philadelphia International Airport.
- Access to I-295 and New Jersey Turnpike north to New York City and south to Southern New Jersey and DelMarVa markets.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

Philly Subway System



1.2 Miles to Philadelphia Subway Stop

Philly Bus System



Philadelphia Bus Service offers multiple stops near the property.

Demographic Highlights



Household Income

- With a 2020 population of 1,585,010, Philadelphia is the largest city in Pennsylvania and the 6th largest city in the United States . Philadelphia is currently growing at a rate of 0.03% annually and its population has increased by 3.87% since the most recent census, which recorded a population of 1,526,010 in 2010.
- Spanning over 143 miles, Philadelphia has a population density of 11,804 people per square mile.
- The average household income in Philadelphia is \$68,379.



Business Environment

- The economy of Philadelphia, PA employs 725,000 people.
- The largest industries in Philadelphia, PA are Health Care & Social Assistance (156,667 people), Educational Services (73,669 people), and Retail Trade (65,893 people).
- The highest paying industries are Management of Companies & Enterprises (\$81,034), Professional, Scientific, & Technical Services (\$68,750), and Public Administration (\$61,050).



New Development

- Two adjacent empty lots East Kensington may soon become the site of two apartment buildings, each with art studios and parking.
- Plans for the projects went up on the Civic Design Review (CDR) website this week ahead of a meeting next month. They detail two apartments at empty lots on 1924 Hagert Street and 1929 York Street—properties that are separated only by a small road.



- Gattuso Development Partners is developing 300 Rouse Blvd., a \$125 million medical lab and office facility within the Navy Yard.
- The build-to-suit development will house California-based Iovance Biotherapeutics. The project is the latest addition to the Navy Yard, a 1,200-acre riverfront neighborhood—the redevelopment of a former military facility—known as the region’s newest technology and life sciences hub, and currently encompassing more than 7.5 million square feet and 150 companies.



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