

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**1440 E. ERIE AVENUE
PHILADELPHIA, PA**

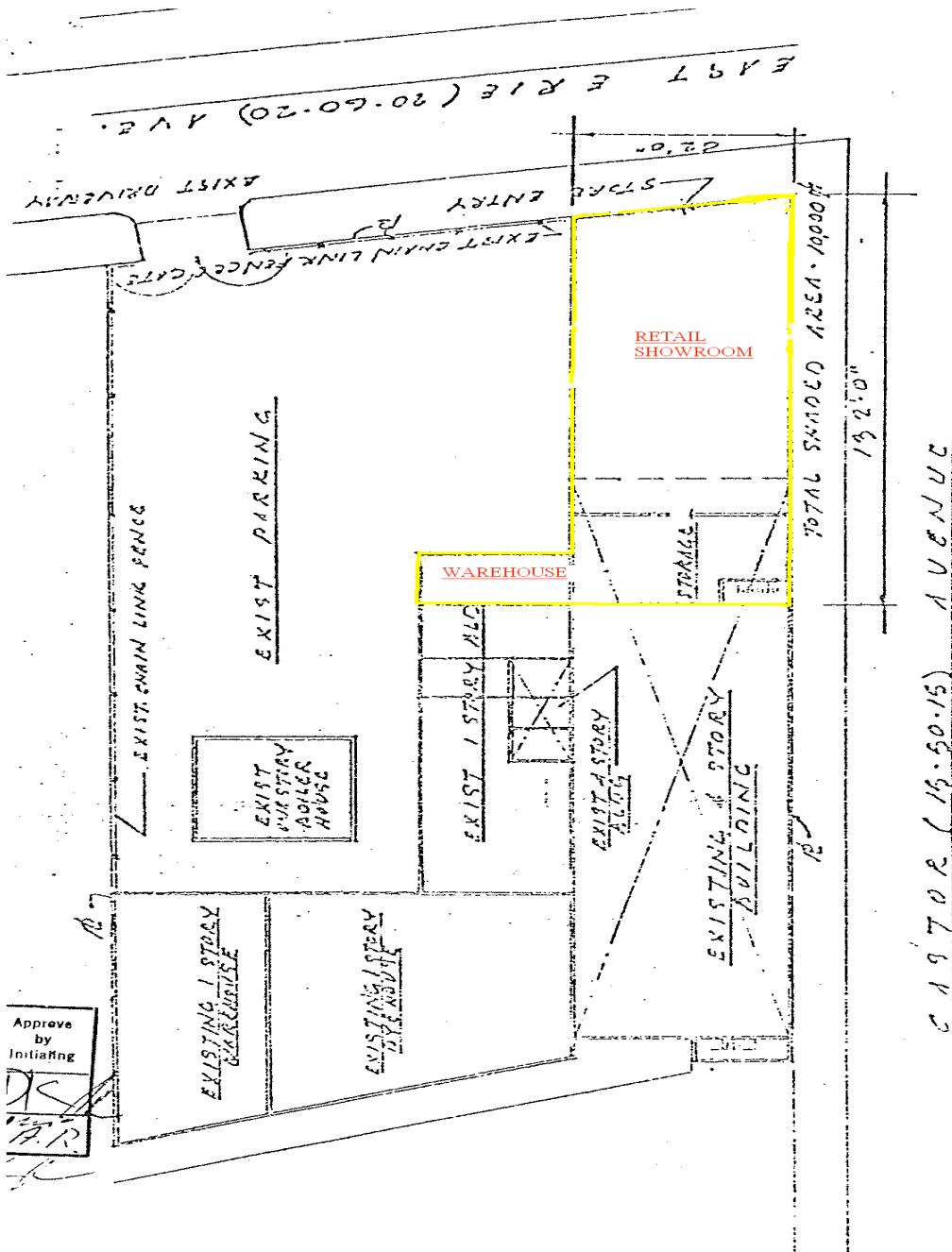
MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

Property Type:	Retail Showroom, Office, and Warehouse
Address:	1440 E. Erie Avenue
City:	Philadelphia
County:	Philadelphia
State:	Pennsylvania
Zoning:	G-2 Heavy Industrial District
Traffic Count:	E. Erie Avenue- 21,496 cars per day Castor Avenue- 14,003 cars per day
Total Building Size:	± 80,000 square feet.
Available Space:	± 10,000 square feet of Retail, Showroom, Warehouse
Column Spacing:	16 ft x 18 ft in certain portion of showroom.
Restrooms:	Gang style Male and Female Lavatories
Electric:	Supplied by Philadelphia Electric
Sewer/Water:	Public water supplied by Philadelphia Municipal Department.
Hvac:	Heating & Air Conditioning throughout showroom & warehouse.
Electric:	600 amp- 3 phase
Loading:	One Tailgate Loading Dock
Parking:	Ample off street parking
Sprinkler System:	100 % wet system
Miscellaneous:	Conveniently located with excellent frontage at the high trafficked corner of East Erie Avenue and Castor Avenue in Philadelphia with easy access to Route 1 and Interstate 95.
Real Estate Taxes:	\$23,249.92 (2011)
Building Insurance:	\$2,413.00 (2011)
Lease Rate:	\$12.00 per square foot triple net

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



PHILIP MASTEN R.A.
 ARCHITECT AND ASSOCIATES, P.C.
 2008 270 800 N. VAN BUREN ST.
 PHILADELPHIA, PA 19103
 (215) 543-9400



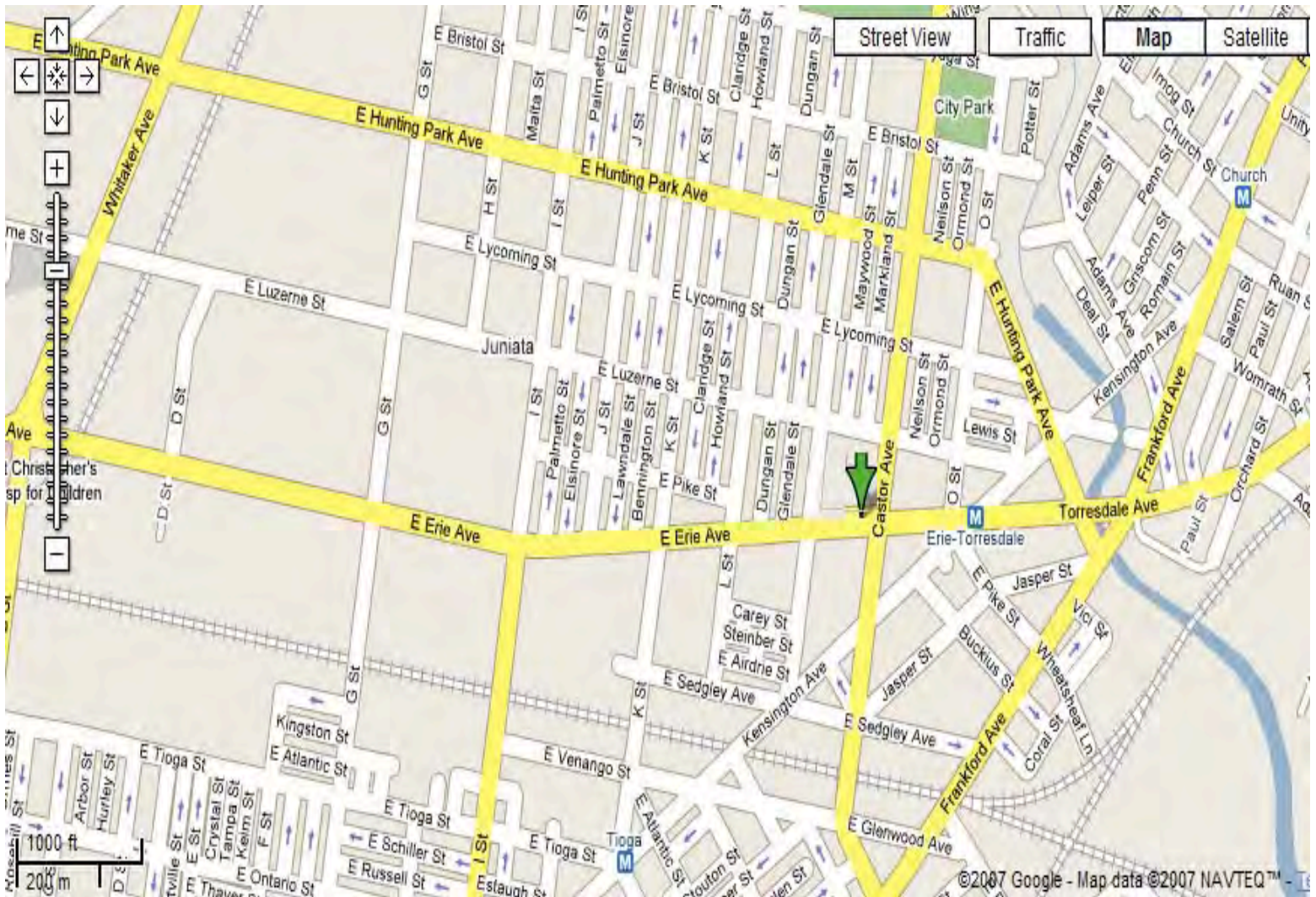
COMM. NO. 050
 19 OCT 77 PL-1

PLAN. PLOT
 SCALE 1/8"=1'-0"



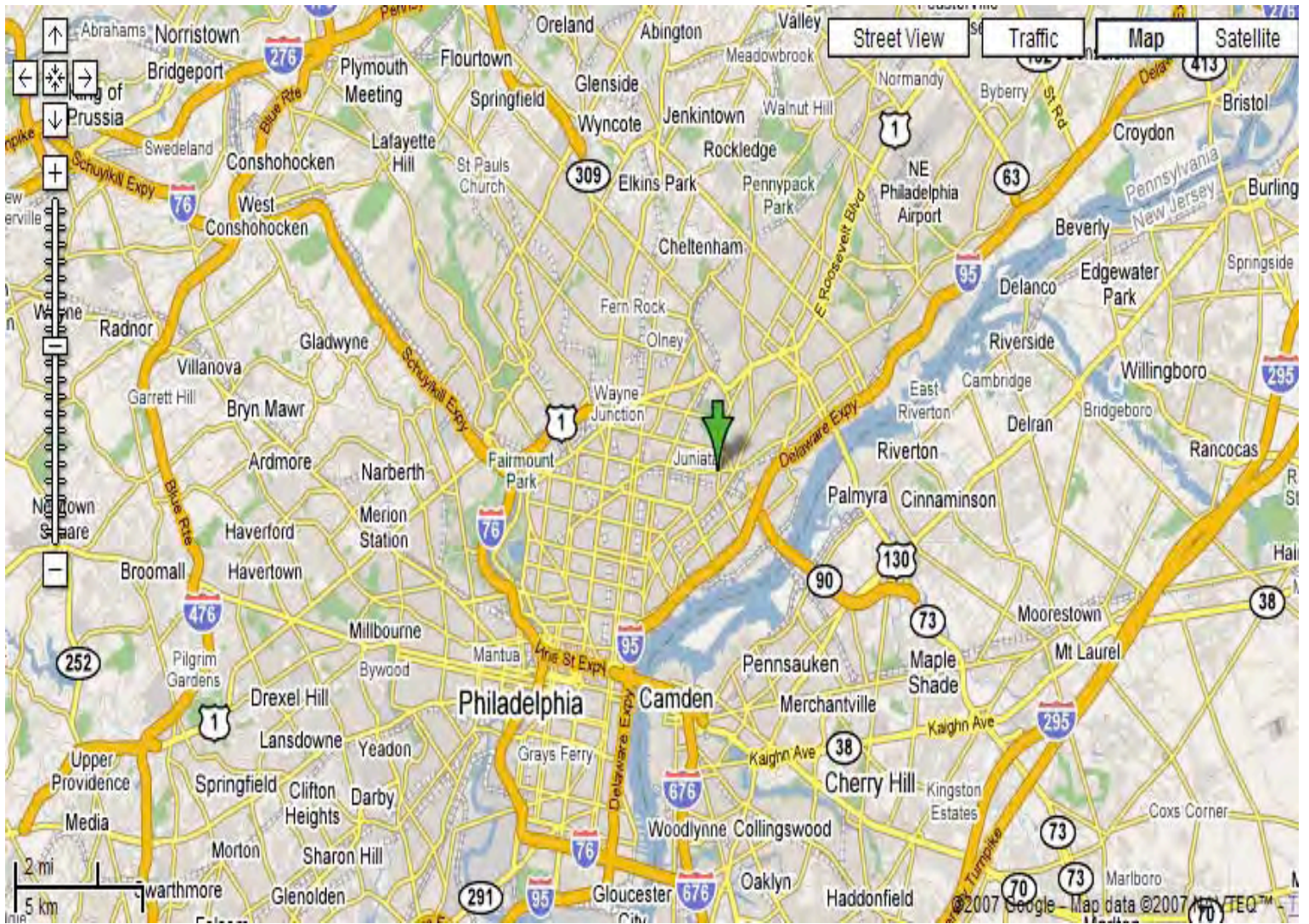
SITE PLAN

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



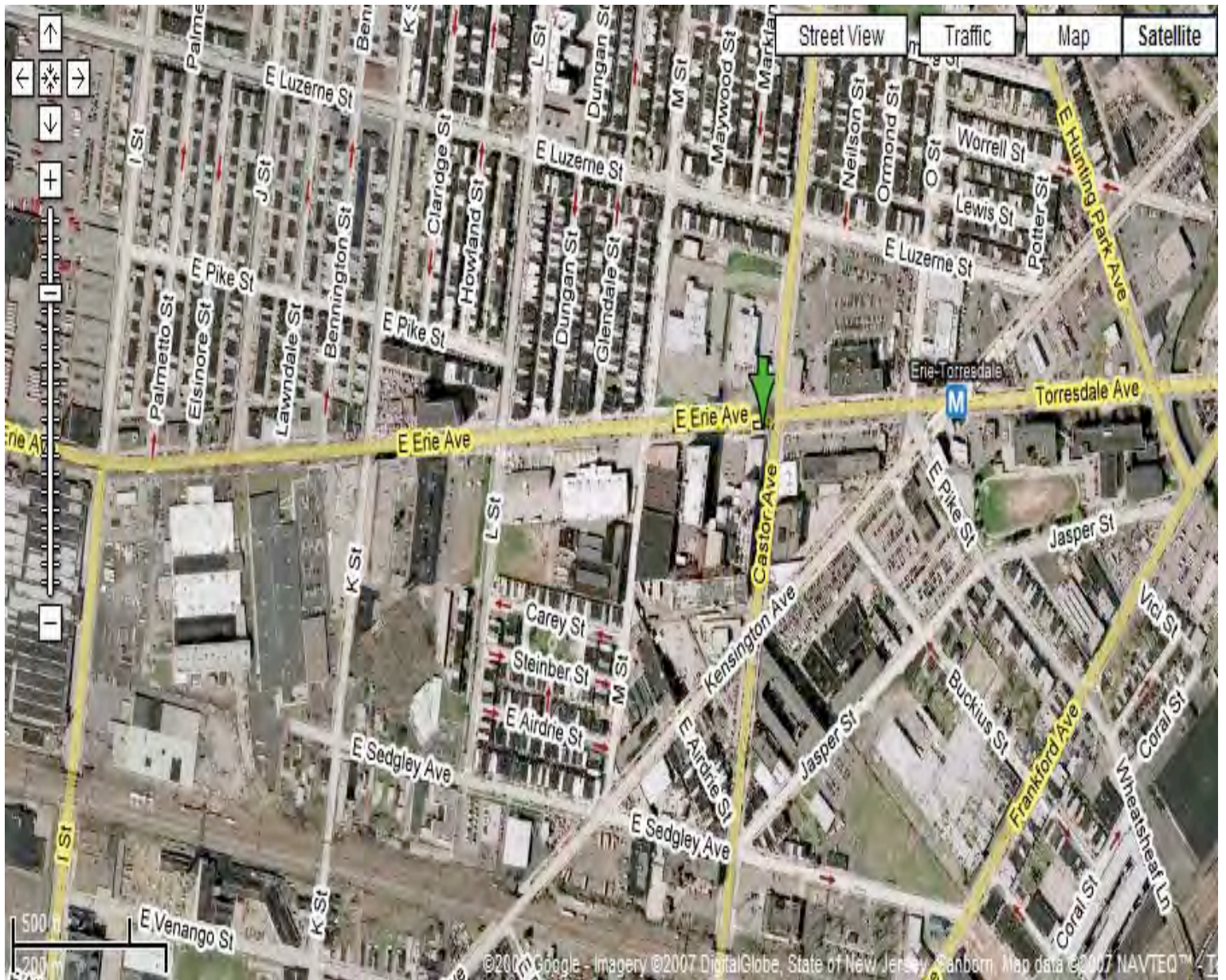
LOCAL MAP

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



REGIONAL MAP

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



AERIAL MAP

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.