

2900 S 20TH STREET

South Philadelphia 19145

AVAILABLE FOR SALE OR LEASE

MPN
MALLIN PANCHELLI NADEL
REALTY



1601 WALNUT ST, PHILADELPHIA PA 19102 215.413.4900 • www.mpnrealty.com

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About the Property

Located in South Philadelphia, just minutes from the I-76 on/ off ramps, the site offers fantastic access to Philadelphia International Airport, I-95, numerous Philadelphia neighborhoods, the surrounding suburbs, and New Jersey. The property consists of approximately 307,345 +/- SF of two-story, concrete frame warehouse space, central courtyard with industrial windows in good condition, with a sawtooth concrete & glass roof providing natural light throughout. Situated on over 6 acres, the site has a large courtyard in the center of the property and plenty of parking. The property is currently being used for light manufacturing and distribution, and is ideal for similar uses, as well as educational uses, large scale office use, artist/maker space and medical distribution.

The South Philadelphia area is a neighborhood of continued rapid growth with both ground-up major big box retail as well as redevelopment of older product. This growth and development includes new major retail and industrial buildings.



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PROPERTY OVERVIEW

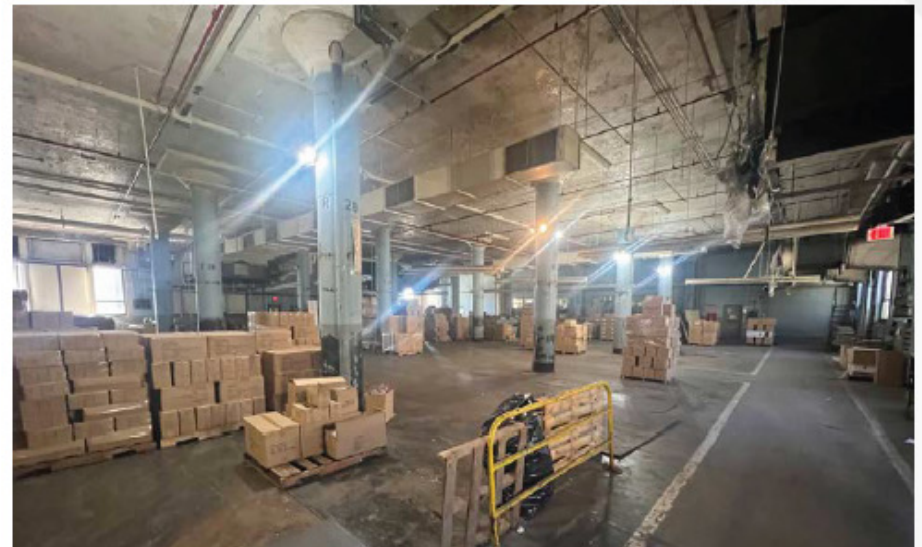
Price	\$17,000,000 (sale) or \$8.50 NNN (lease)
Year Built	1940
Number of Buildings	1
Number of Floors	2
Lot Area	Over 5 acres
Lot Size	229,029 SF (City of Phila)
Total Area of Building	163,790 SF (1st Floor) 108,492 SF (2nd Floor) 272,282 SF TOTAL
Ceiling Height	14'11" to 18'2"
Columns	20' x 25'
Loading Docks	Rear exterior loading platform as well as drive in access
Interior Drive in Ramp	(1) Interior Drive in Ramp
Elevator	(1) Elevator Shaft
Site Shape	Rectangular
Zoning	CMX-3
Foundation	Concrete
Exterior	Brick & Concrete
Roofing	Sawtooth concrete and glass providing natural light throughout

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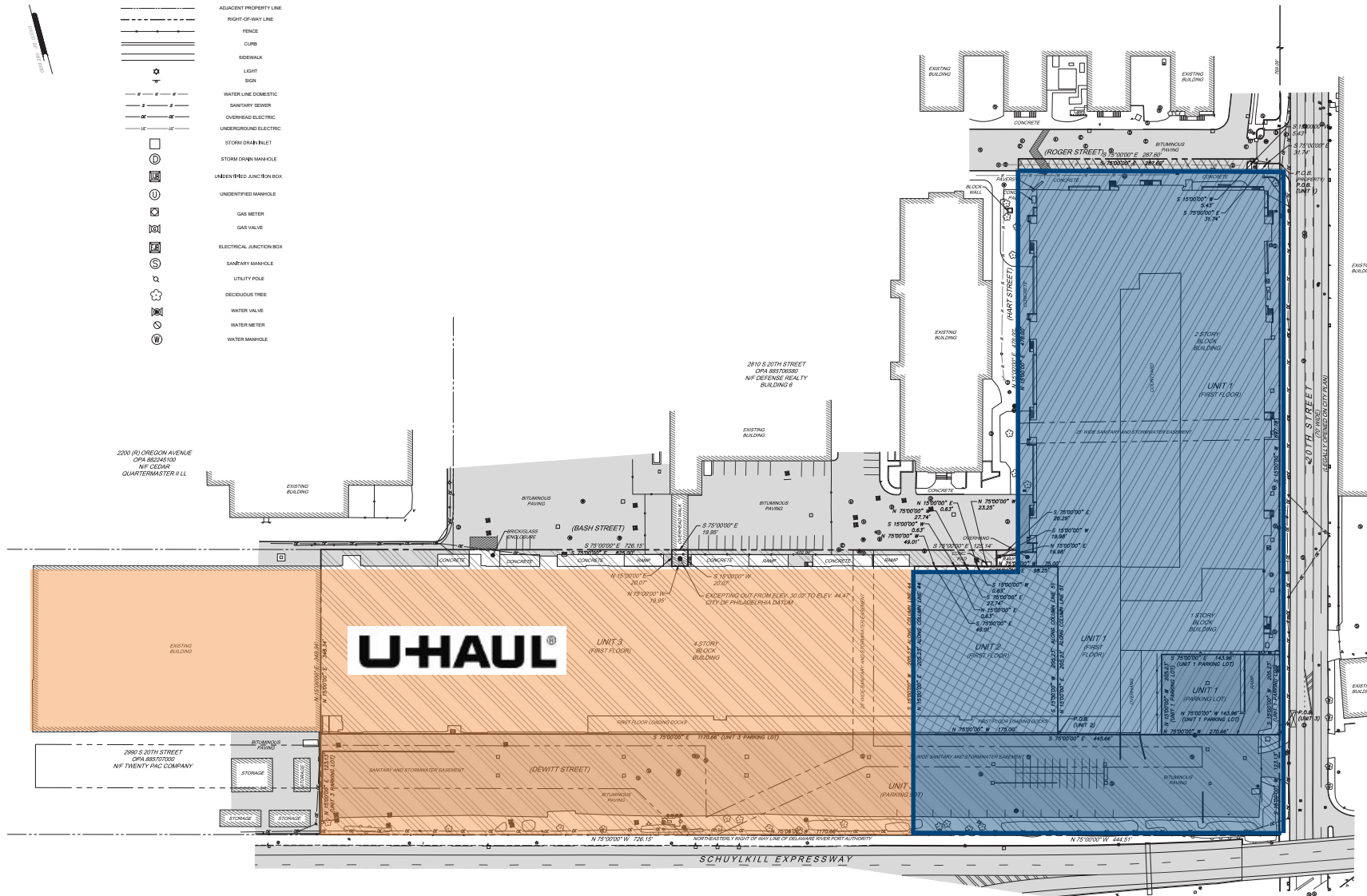
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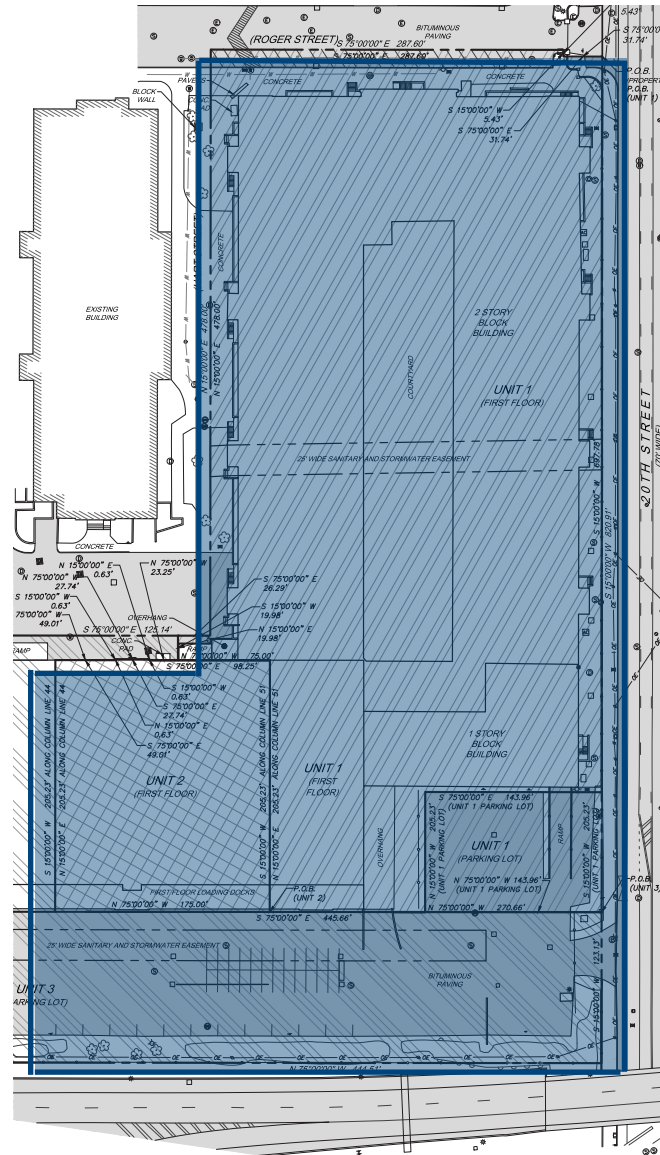
Floor Plans - Ground Floor



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Floor Plan - Ground Floor Available Space

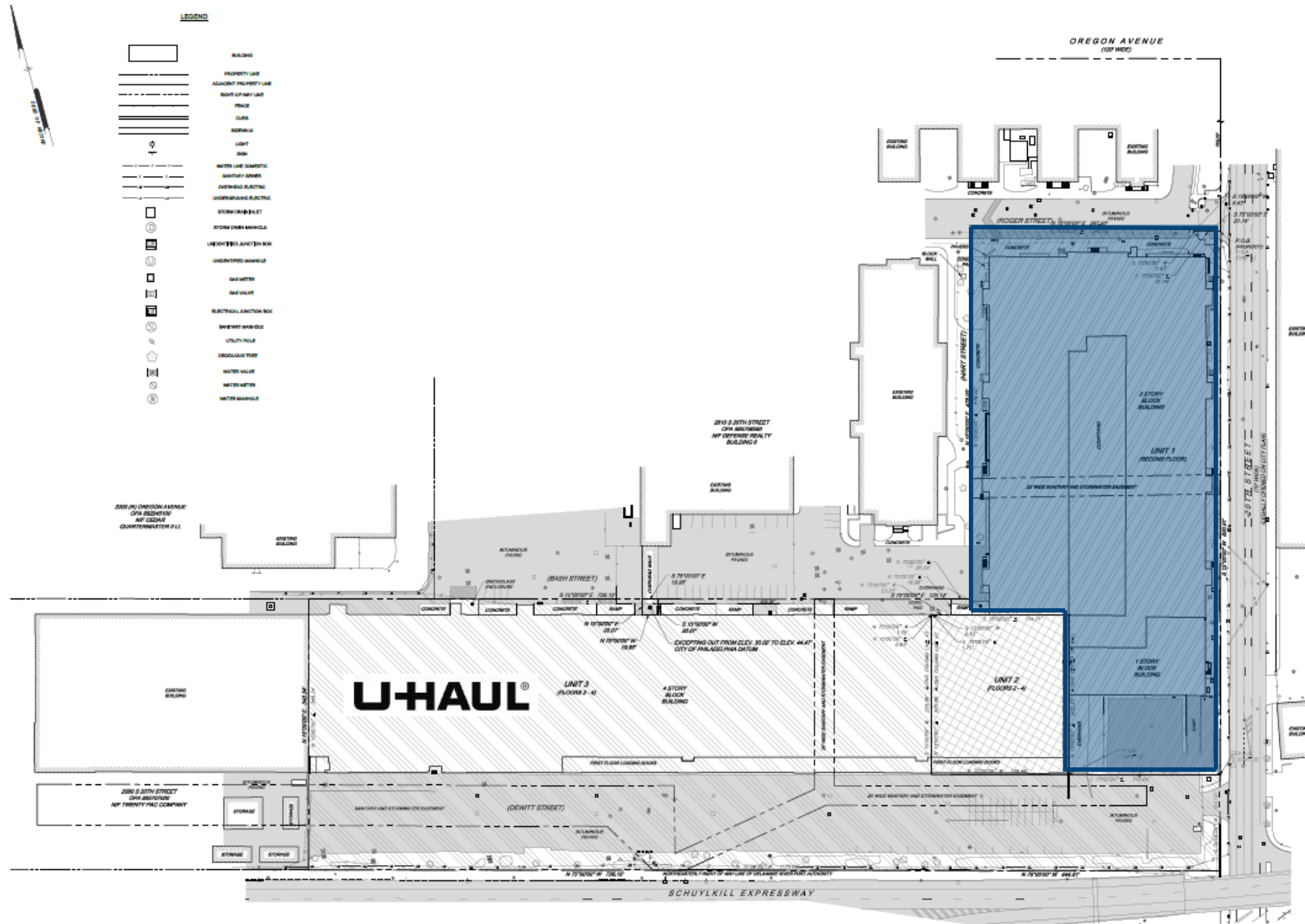


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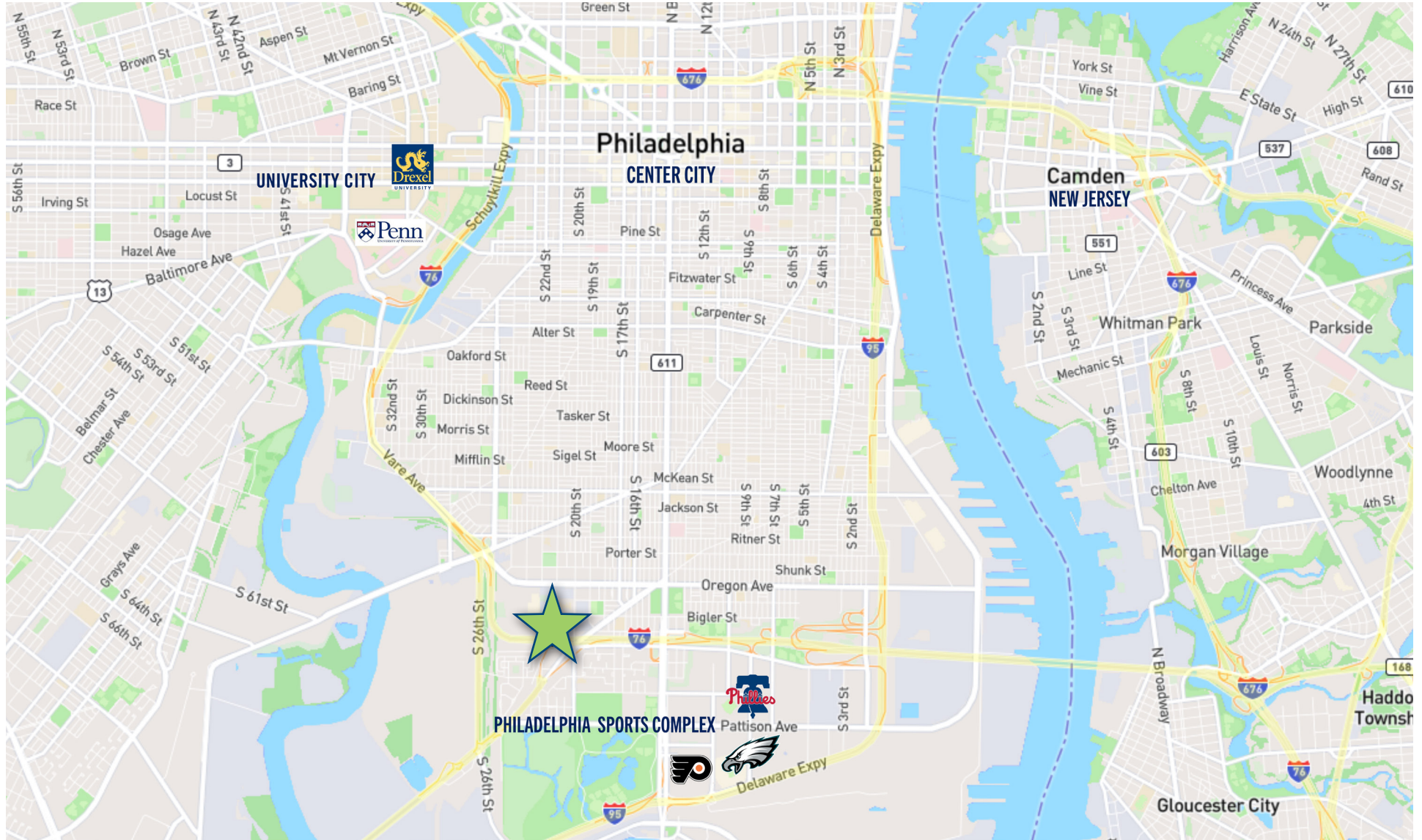
Floor Plans - Second Floor



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Aerial Map

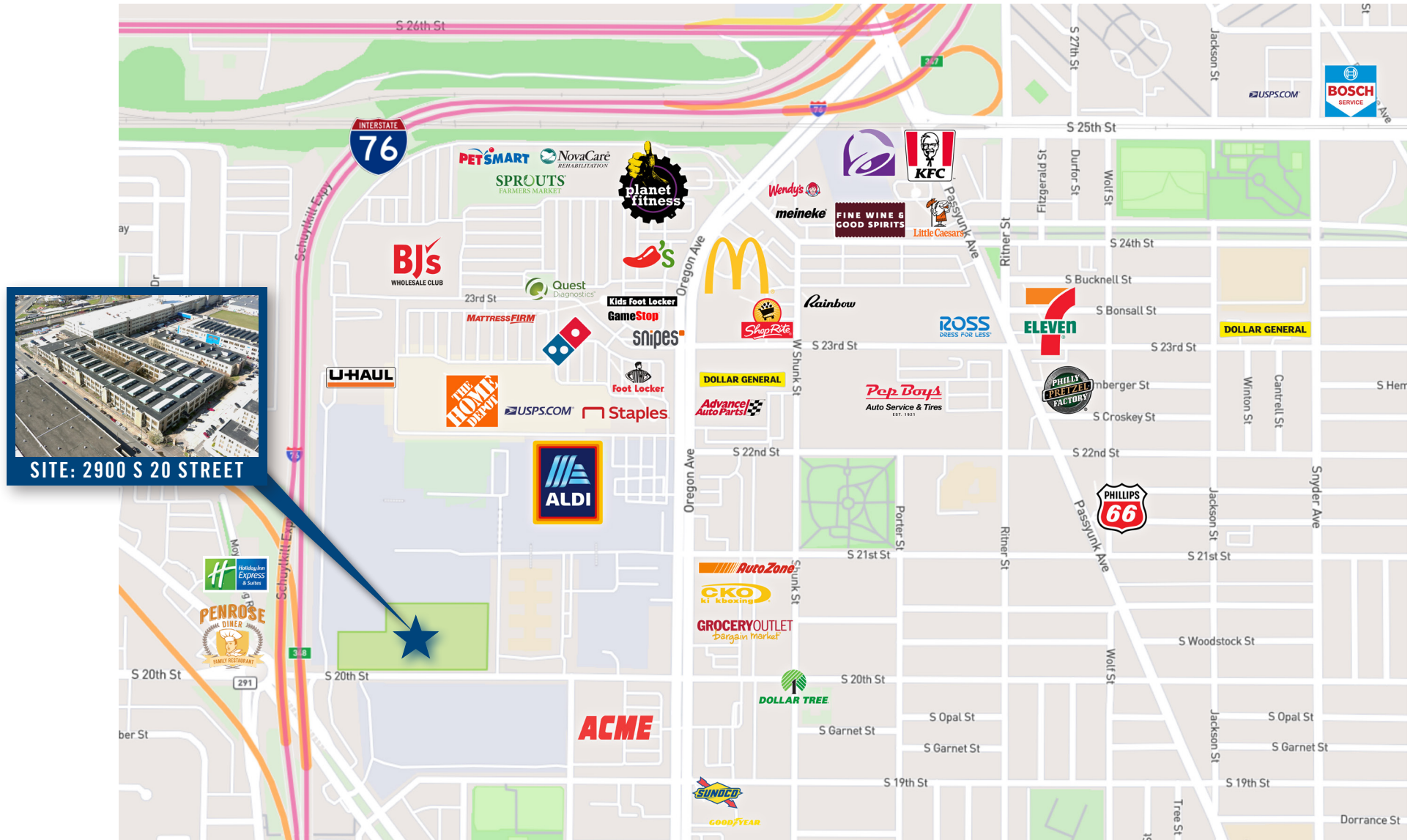


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Retail Map



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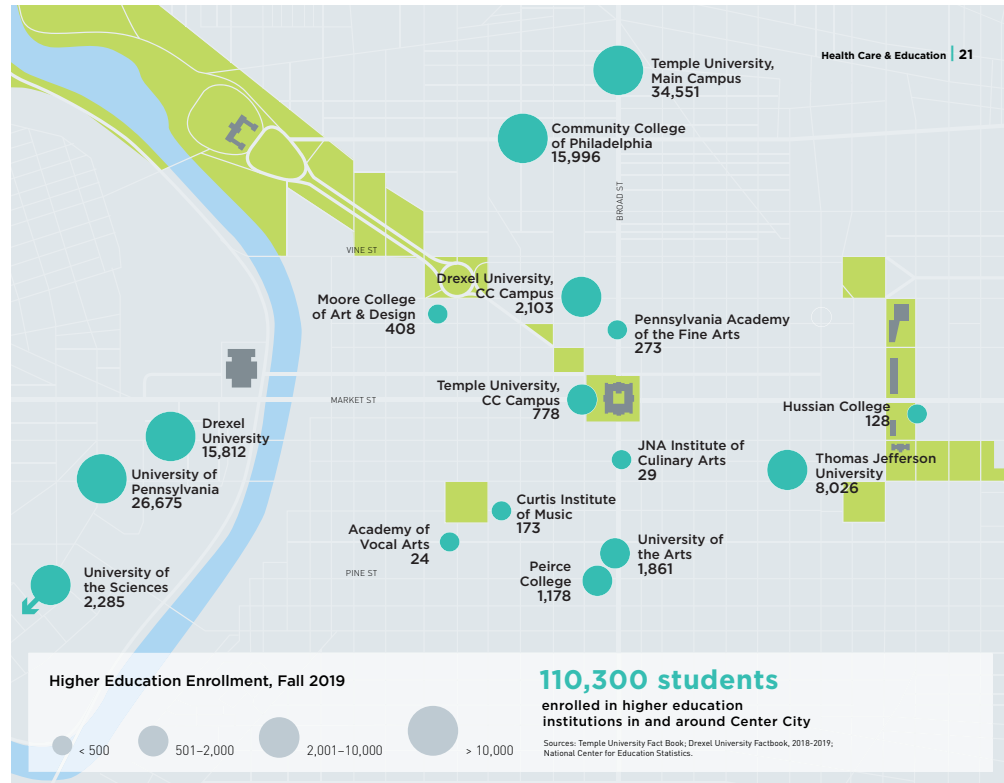


Philadelphia's "Eds and Meds" Sector

In 2019, health care and education provided 242,800 jobs citywide in the public and private sectors, approximately onethird of all payroll employment in Philadelphia. In Center City, these sectors accounted for 18% of employment with 55,000 jobs. During the prior decade, private health care employment growth in Philadelphia reflected the expansion of ambulatory care services – offices of doctors and other health care practitioners, outpatient care centers, laboratories, and home health care services.

From 2009 to 2019, private ambulatory care employment increased 42%, while hospital employment increased 1% and nursing and residential care facilities declined 8%.

Center City's 12 institutions of higher education collectively enrolled 30,934 undergraduate and graduate students in the fall of 2019, including 16,000 at Community College of Philadelphia and 8,000 at Thomas Jefferson University. The Center City campuses of Drexel University and Temple University enrolled an additional 2,100 and 700, respectively. Including nearby



institutions – Temple's main campus in North Philadelphia, and the University of Pennsylvania, Drexel University, and the University of the Sciences in University City – the total higher education enrollment in or near Center City exceeded 110,000 in 2019. While the pandemic forced many institutions to transition to virtual learning, colleges and universities located in

or near Center City estimate that 80% of students who previously lived in Philadelphia, on campus or off, returned to the city in fall 2020. The presence of students helped sustain both the apartment market and downtown retail, making up 13% of the adult population in Greater Center City.

Graduates of these institutions form a critical mass of welleducated



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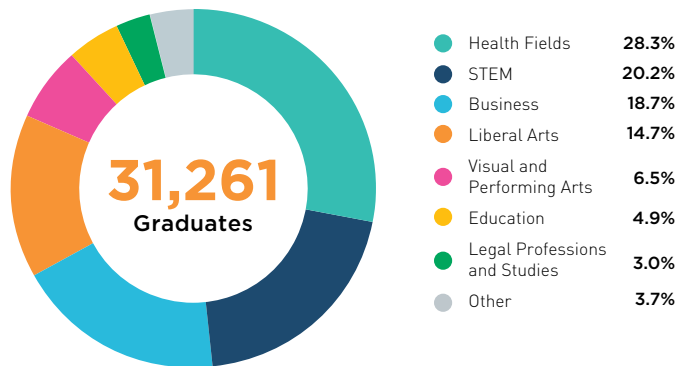
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Philadelphia's "Eds and Meds" Sector



Degrees Conferred by Type, 2019



Source: U.S. Department of Education, National Center for Education Statistics, Integrated Postsecondary Education Data System

Nearly half of recent college graduates have degrees in health, science, technology, engineering and math.

workers, creating a powerful lure for Philadelphia's growth industries. Health sciences are the major for 28% of local college graduates; science, technology engineering and math (STEM) accounts for another 20%; business degrees are earned by 19%.

A growing number of college graduates have been staying in Philadelphia, contributing to the 44% increase since 2000 in Greater Center City of residents in the 20-34 age group. They now number more than 70,000. In 2020, Philadelphia's research institutions attracted \$1.1 billion in National Institutes of Health funding, the fourth-highest total among major U.S. cities.

Combined research spending at Drexel, Temple, Jefferson, and Penn totaled \$2 billion in 2018. In 2020, the University of Pennsylvania, in partnership with Children's Hospital of Philadelphia and The Wistar Institute, began research on the health impacts of COVID-19 on children. These academic, research and medical institutions have helped Philadelphia emerge as a national center for life sciences, fostering new startups and attracting new businesses.

While most growth is concentrated in University City, several older buildings in Center City that can support heavy floor loads and have good ventilation are attracting lab

space. Venture capital has played a large part in the explosive growth of these small labs.

According to Bridge Bank, in 2010 there were 113 deals in Philadelphia. That number surged to 260 in 2019 and reached a high of 221 in 2020, despite the pandemic. Health care and education have therefore remained not only a mainstay of today's economy, they are laying the groundwork for Philadelphia's next economy

SOURCE: CENTER CITY DISTRICT & CENTRAL PHILA. DEVELOPMENT CORP.



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