INVESTMENT OPPORTUNITY

AVAILABLE FOR SALE

IN PORT RICHMOND

4101 N DELAWARE AVE
PHILADELPHIA, PA

271,600 SF on 19.27 AC

BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

DISCLAIMER AND **LIMITING CONDITIONS**

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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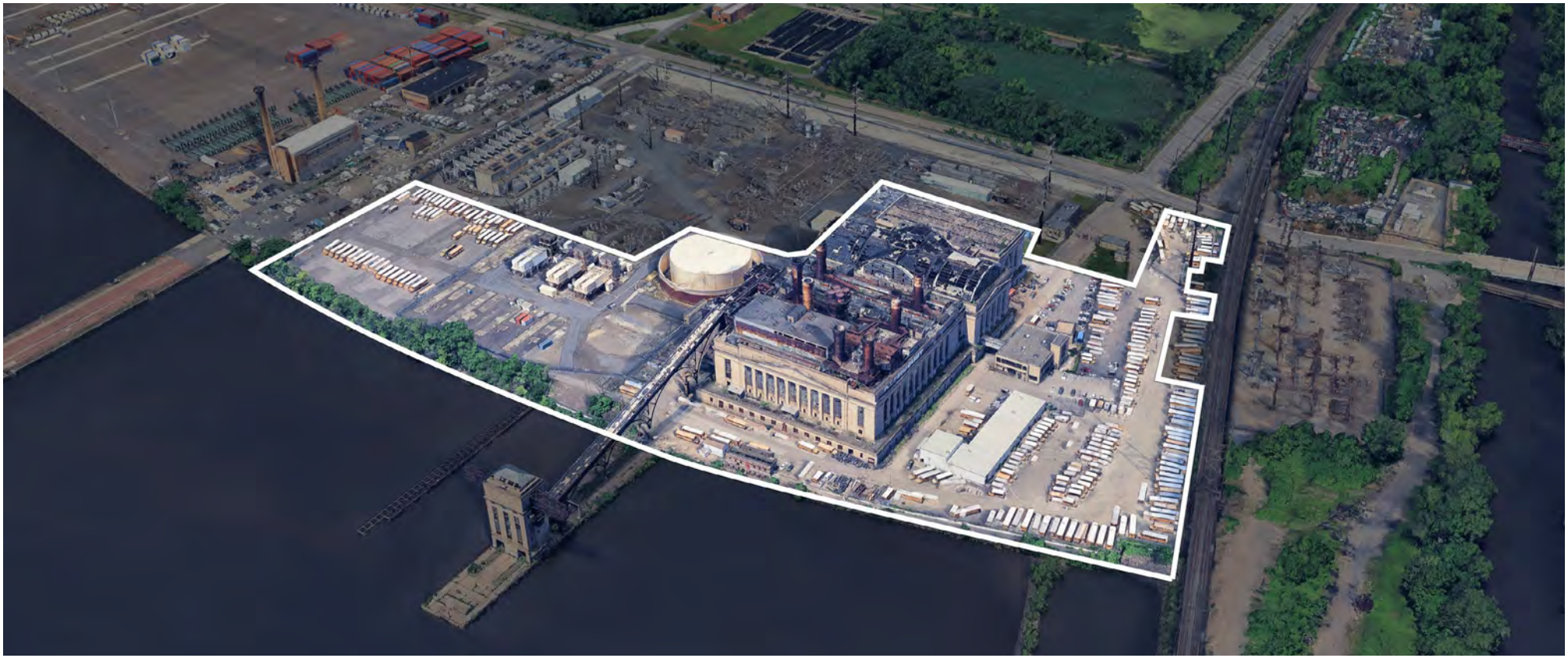
EXECUTIVE SUMMARY



Binswanger is pleased to offer this investment opportunity in Port Richmond. The property consists of approximately 271,600 SF on 19.27 acres positioned waterfront to the Delaware River. Operators will have quick access to both I-95 and Betsy Ross Bridge.

Originally placed into service in 1925 to support the booming population of Philadelphia, the generating station provided power by coal to the City. From the 1930s through the 1950s, generation capacity was added, and in 1960 oil-fired combustion generators were installed to accommodate the rapidly increasing population of the Northeast. In 1984, the plant ceased operations and was shut down. Currently, the plant sits idle with the adjacent warehouse, office, and outdoor storage leased to Durham School Services.

PROPERTY INFORMATION

PROPERTY DETAILS

STATISTICS FOR NORTHEAST PHILADELPHIA SUBMARKET

17.5M
Inventory SF (Q1 2026)

0.84%
Annual Rent Growth (Q1 2026)

(97.2K)
12-Month Net Absorption SF (Q1 2026)

Former Main Generating Station Size:
143,000 SF

Former Office Building Size:
100,000 SF
- **Floor(s):** Four (4)

Office Building Size:
15,000 SF
- **Floor(s):** Two (2)
- **Employee Elevator:** 3,500 lb. Capacity

Warehouse Building Size:
12,500 SF
- **Clear Height:** 12’8”
- **Loading:** Seven (7) Drive-in Doors
- **Crane Service:** 25/5 Ton

Auxiliary Building Size:
1,100 SF

Concrete Pier:
400’ Length x 70’ Width
- **Improvements:** Multi-Level Coal Tower

Wooden Pier:
340’ Length x 20’ Width

Parking:
30+/- Car, Ample Truck Spaces

Security:
Fenced-in Lot

Lot Size:
19.27 acres

Zoning:
I3 – Heavy Industrial (City of Philadelphia)

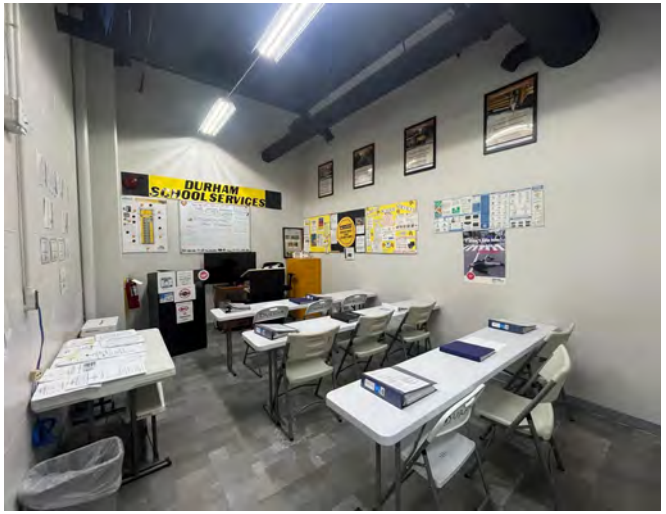
Estimated 2025 Taxes:
$150,264

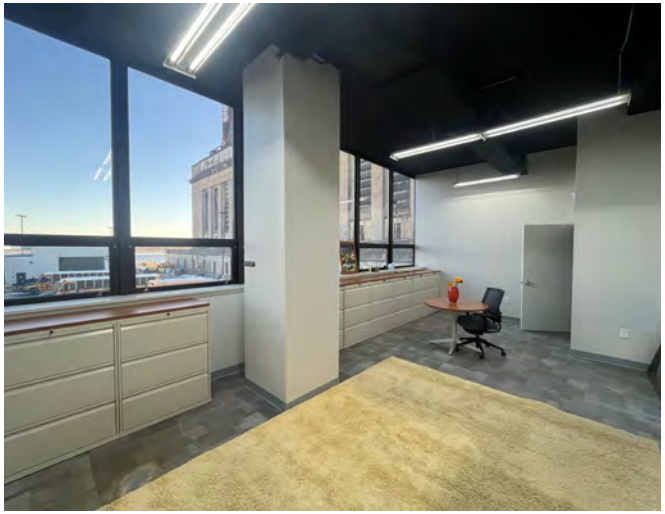
Easement:
PECO

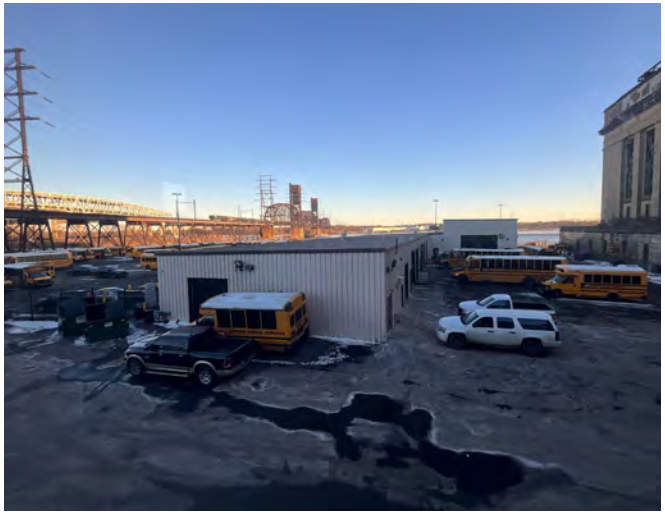
Frontage:
1,500’ along Delaware River

Delaware River Riparian Rights:
20+/- AC

ADDITIONAL IMAGES







MARKET OVERVIEW

THE PHILADELPHIA MSA **MARKET**

648M
INVENTORY SF
Q1 2026

5.54%
ANNUAL SALE PRICE/SF GROWTH
Q1 2026

2.2M
12-MONTH NET ABSORPTION SF
Q1 2026

0.77%
ANNUAL RENT GROWTH
Q1 2026

LOCATION MAP

- Delaware Ave & Wheatsheaf Ln Stop SEPTA Bus | 0.3 mi
- Tioga Marine Terminal PhilaPort (Port of Philadelphia) | 0.9 mi
- I-95 | 1.1 miles
- Betsy Ross Bridge | 1.5 miles
- Richmond St & Allegheny Ave Stop SEPTA Trolley | 1.7 miles
- Roosevelt Boulevard | 4.2 miles
- Route 130 | 4.3 miles
- Center City | 6.6 miles
- Philadelphia International Airport | 14.6 miles

PROPERTY ZONING

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I3 – Heavy Industrial (City of Philadelphia)

This zoning allows for intensive, high impact uses, including extractive industries and petroleum processing and storage.

CLICK HERE FOR ZONING ORDINANCE:
https://www.phila.gov/media/20220909084529/ZONING-QUICK-GUIDE_PCPC_9_9_22.pdf

Flood Plain:

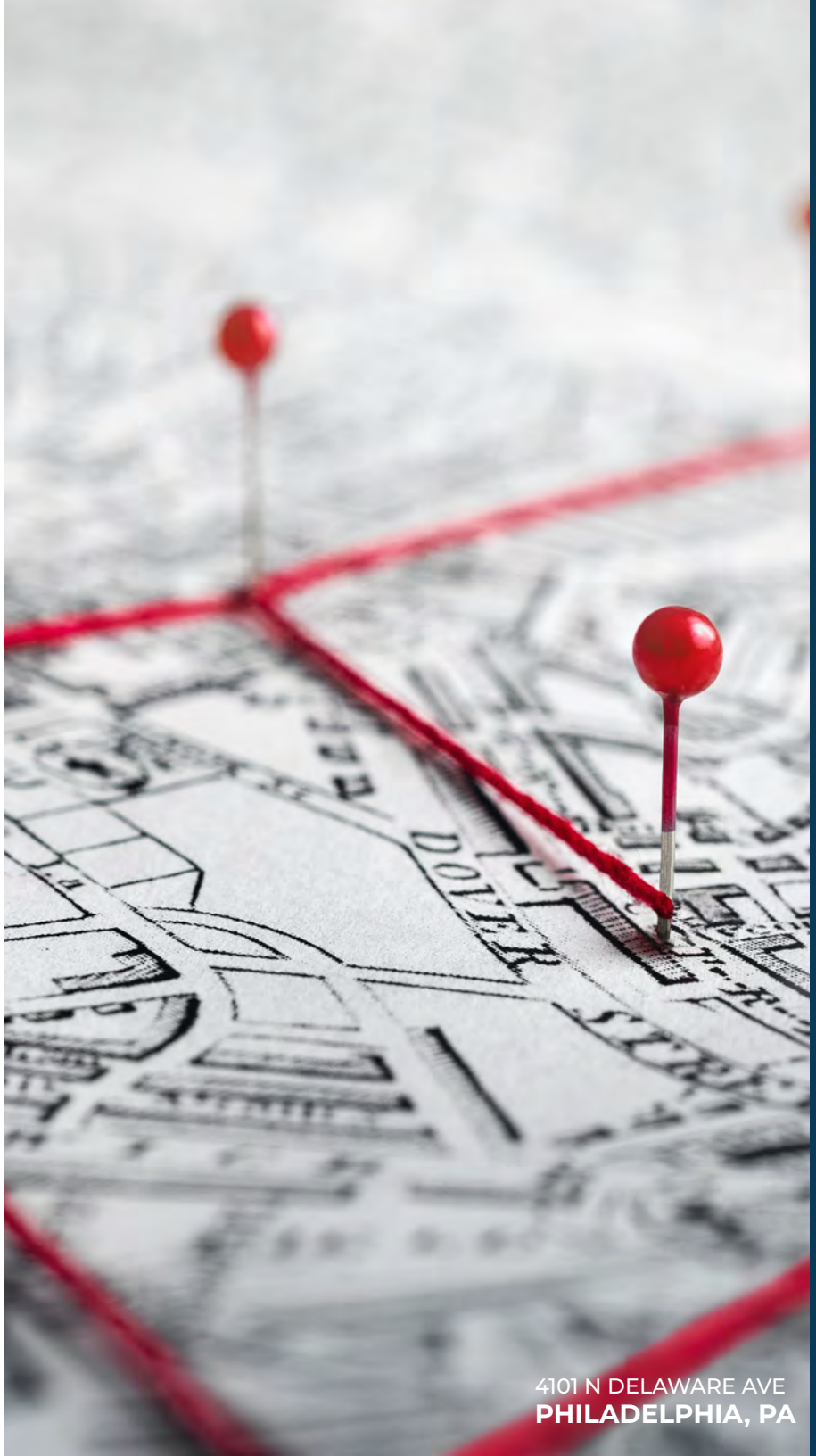
As of November 18, 2015, the property lies within both Zone X (Brown) and Zone AE (Blue) per the Federal Emergency Management Agency's flood map.

Zone AE:

Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods

Zone X:

Areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood



TENANT SUMMARY

TENANT OVERVIEW

DURHAM SCHOOL SERVICES

- Occupies 16,000 SF on 7.03 AC
- $891,414.72 NNN per year
- $74,284.56 NNN per month
- 8-year term
- 2% annual escalations (After Year 1)
- April 2030 Lease Expiration

BID INSTRUCTIONS

SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the properties located at **4101 North Delaware Avenue, Philadelphia PA.**

This Properties are being offered to prospective purchasers through an offer process. The Properties will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

A successful offer from a prospect or broker will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk“ deposit at contract execution, proven ability, and prior success in closing on a transaction of this size. Ownership reserves the sole and absolute right to accept or reject any and all offers.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to **cpennington@binswanger.com**

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

PRIMARY CONTACTS

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