

Prime Poplar Cold Storage Opportunity

913-29 Wallace St, Philadelphia, PA

Partial Building Available **For Lease:**
34,000 SF on 2.81 AC



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Executive SUMMARY

Binswanger is pleased to offer this infill leasing opportunity in the Poplar neighborhood, adjacent to Center City Philadelphia. The available unit consists of approximately 34,000 square feet in a 64,855 square foot building on 2.81 acres. The site is conveniently located less than a mile from I-95 and within two of the Benjamin Franklin Bridge and I-76. Employees on site will have accessibility through public transportation as the SEPTA Bus Route 23 & 43 are nearby.



PROPERTY OVERVIEW

Property SUMMARY



Property DETAILS



GROSS BUILDING SIZE

64,855 Square Feet



AVAILABLE SF

34,000 Square Feet



FREEZER/COOLER SIZES

Approximately 12,500 Square Feet



LOT SIZE

2.81 acres



LOADING

Seven (7) Tailgate Loading Docks



CEILING HEIGHTS

20' - 22' Clear



FIRE PROTECTION

Wet System



HVAC

Fully Air Conditioned



ZONING

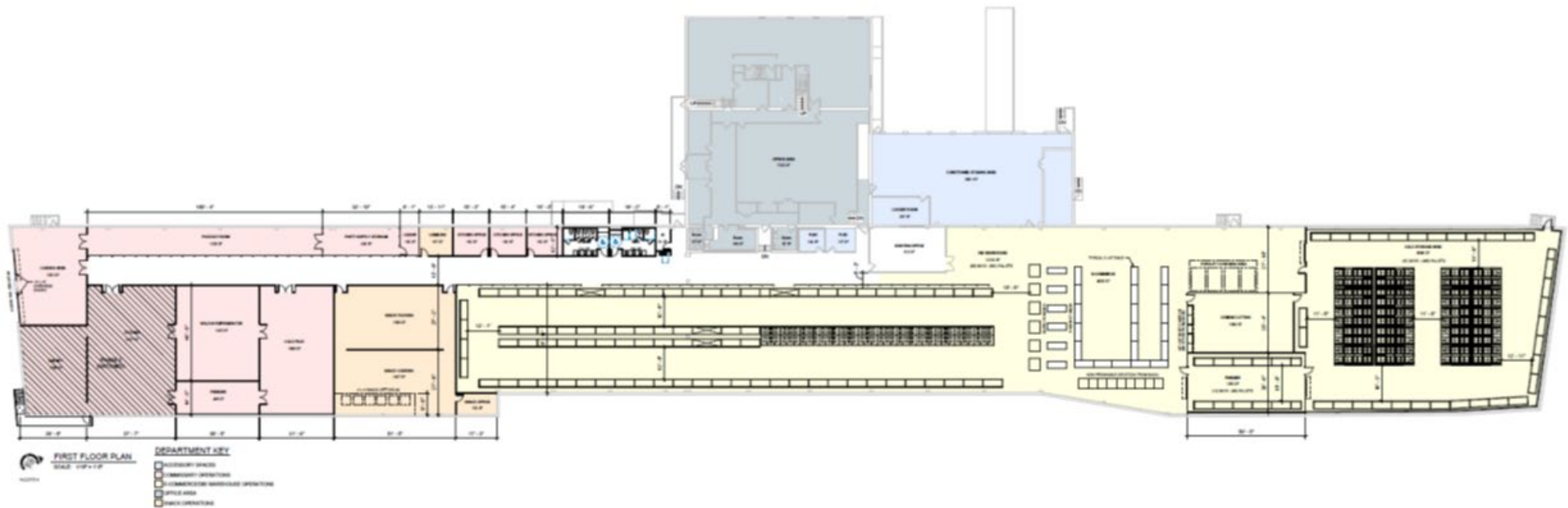
ICMX - Industrial Commercial Mixed-Use (City of Philadelphia)



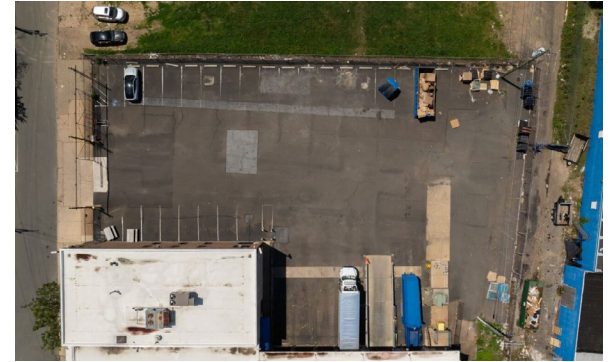
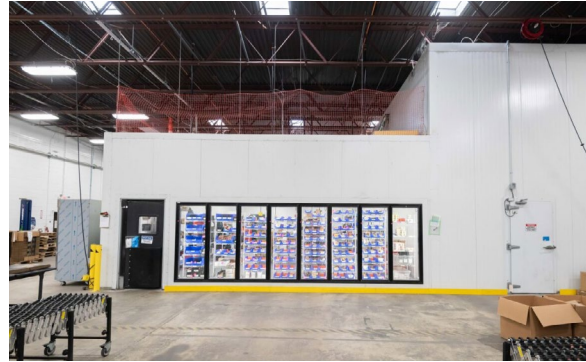
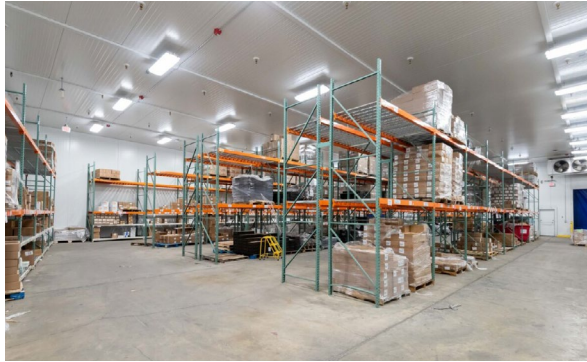
ESTIMATED 2025 TAXES

\$59,010

Floor PLAN



Additional IMAGES





LOCATION OVERVIEW

Location OVERVIEW

TRENTON, NJ
34 MILES TO LOCATION

CENTER CITY, PHILADELPHIA
1 MILES TO LOCATION

The subject property offers a prime location for businesses seeking a strategic base of operations. The CC Industrial market, known for its dynamic atmosphere and urban renewal, provides a conducive environment for industrial operations. The area benefits from excellent connectivity to major transportation routes, facilitating efficient logistics and distribution operations. Additionally, the proximity to Center City Philadelphia enhances accessibility to a diverse workforce and key business amenities.



PROPERTY ZONING

Property ZONING

ICMX DISTRICT

WHOLESALE, DISTRIBUTION, & STORAGE USE

- Equipment & Material Storage Yards & Buildings
- Moving & Storage Facilities
- Warehouse
- Wholesale Sales & Distribution
- Distributor of Malt or Brewed Beverages

INDUSTRIAL USE

- Limited Industrial
- Research & Development
- Artist Studios/Artisan Industrial

ADDITIONAL PERMISSIBLE USES

- Caretaker Quarters
- Passive Recreation
- Safety Services
- Transit Station
- Basic Utilities & Services
- Wireless Service Facility
- Business & Professional Office
- Government Office
- Group Practitioner
- Building Supplies & Equipment
- Building Services
- Financial Services
- Maintenance & Repair of Consumer Goods
- Radio, Television, & Recording Services





COLD STORAGE MARKET TRENDS

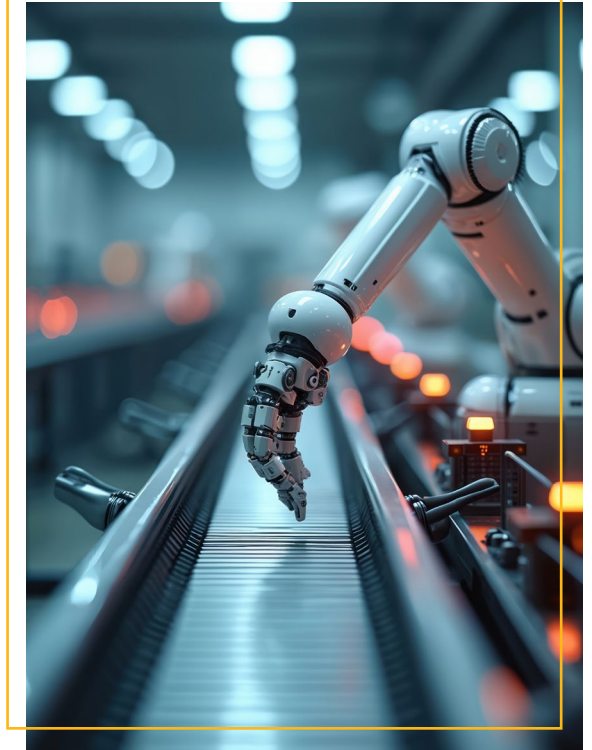
Cold Storage MARKET TRENDS



Growing consumption of poultry, meat, and seafood has made cold storage in the food chain more valuable.



New cold-storage development has restrictions due to high construction and operating costs.



Advanced technology, such as automation and robotics, drive productivity and reduce costs.

Primary CONTACTS

Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103

www.binswanger.com



Chris Pennington

Senior Vice President & Partner
267.808.8322
cpennington@binswanger.com



Jason Kramer

Managing Partner
609.828.2685
jkramer@binswanger.com



Michael Pennington

Vice President
215.390.6470
mpennington@binswanger.com