



WATER WORKS

3 RECTOR STREET

PHILADELPHIA, PA 19127

**FULL BUILDING OPPORTUNITY
10,980 SF (DIVISIBLE TO 2,575 SF)**

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

BRENDAN FLYNN
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PROPERTY DESCRIPTION

The Flynn Company is pleased to announce the availability of The Water Works property at 3 Rector St in the Manayunk section of Philadelphia. The property is comprised of a bi-level, 10,980 SF building which was originally constructed circa 1880 as part of the Union Mills. Fully renovated between 2014 and 2017, the building today is beautiful office environment. The historic structure is in excellent condition and has many attractive features: soaring A-frame ceiling, exposed timber trusses, large windows and glass-walled offices/conference rooms. The building is a tremendous location in the heart of Manayunk and is walkable to countless restaurants, cafes, bars and shops as well as public parking lots and public transportation.

Suite A:**1st Floor - 2,575 SF****Suite B:****1st Floor & Lower Level - 8,405 SF****Entire Building:****10,980 SF**

Property Address:	3 Rector St, Philadelphia, PA 19127
Building Size:	10,980 SF
Stories:	2
Zoning:	I-2
Heat:	Electric split system
Air Conditioning:	Electric split system
HVAC:	4 zones
Gas:	Yes
Internet:	Fiber
Electric Meters:	2 (Suite A and B)
Elevator:	Yes, lift
Year Built:	1880; fully renovated between 2014 and 2017
Construction:	Concrete masonry units w/ wood framing. Painted stucco façade with ornamental brick eaves and brick lintels over window openings
Electric Capacity:	208/12-volt, 3-phase, 4-wire w/ up to 250 amps at the subpanel
Bathrooms:	Common area as well as in Suite B



**CLICK HERE FOR
PROPERTY VIDEO!**

ZONING: I-2

- Primarily intended for light / moderate impact industrial uses including manufacturing, processing, and distribution.

I-2

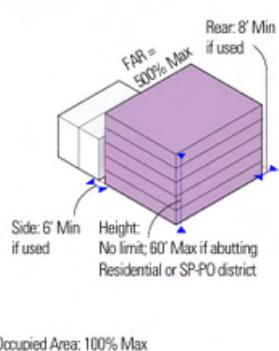


Table 14-701-4: Dimensional Standards for Industrial Districts

Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings \leq 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

I-2



Permitted Uses

*Following are just some of the permitted uses



Office Use

- Business and professional
- Group practitioner
- Government



Commercial Services Use

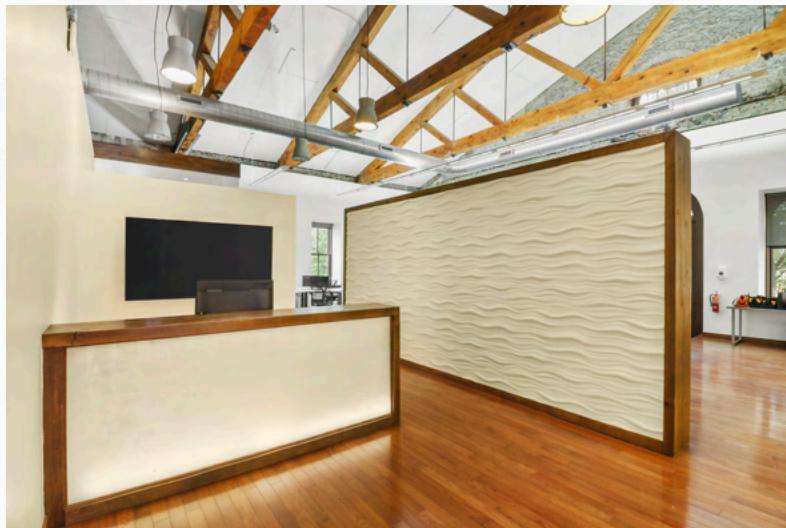
- Building services
- Business support
- Financial services
- Maintenance and repair of consumer goods



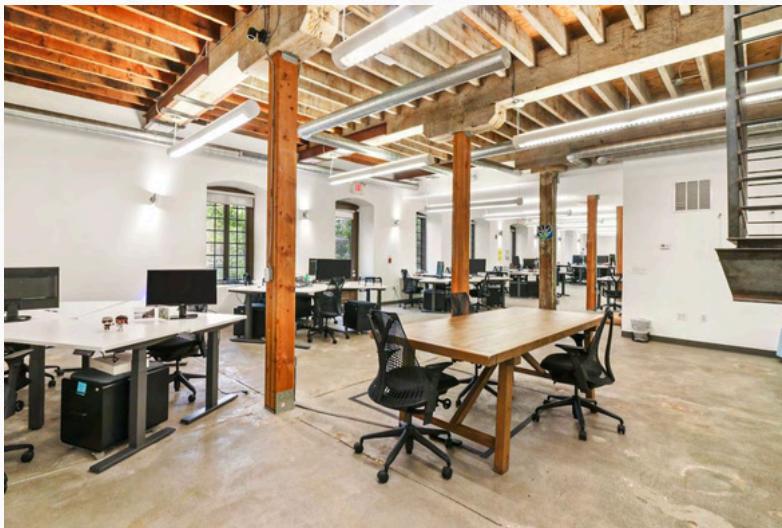
Industrial Use

- Artist studios or artisan industrial
- Limited industrial

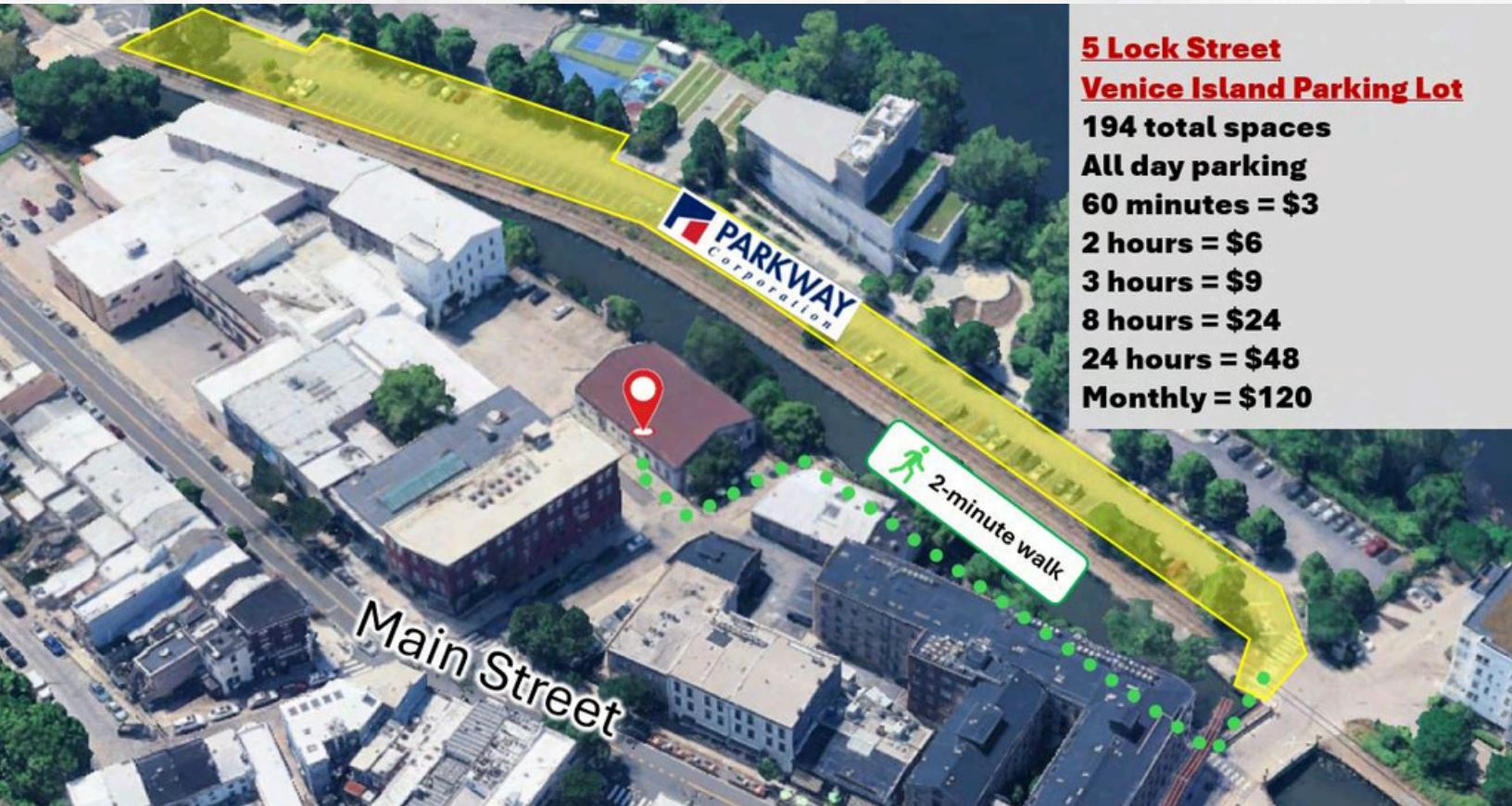
PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT INFORMATION



FOR MORE INFORMATION PLEASE CONTACT:

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