

3800 Frankford Avenue Philadelphia, PA



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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 investment proposal but is merely a solicitation of interest with respect to the investment 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.

TABLE OF CONTENTS



Executive Summary
Page 04

Property Overview
Page 05

Industrial Market
Page 06

Zoning
Page 07

Bid Process
Page 08

Contact
Page 09

EXECUTIVE SUMMARY

Binswanger is pleased to offer this investment opportunity in the North Philadelphia Submarket. The property consists of approximately 132,000 SF on approx. 4.87 acres and is conveniently located near I-95 and the Aramingo Avenue Interchange

Year-over-year, market rents have increased by 1.6% for logistics buildings, 2.0% for flex buildings, and 2.8% for specialized industrial buildings. In Northeast Philadelphia, the estimated industrial market pricing stands at \$100 per square foot, notably below the market average of \$131 per square foot. The area's estimated market capitalization rate is 7.5%, slightly higher than the market average of 7.2%.

The industrial market has seen significant acceleration, driven by rising demand for e-commerce and online order fulfillment. This has fueled growth in last-mile warehousing needs and led to a corresponding increase in institutional ownership across the sector.



PROPERTY INFORMATION

SIZE: 132,000 SF

ACREAGE: 4.87 AC

LOADING: Ample tailgate dock and drive-in loading capabilities

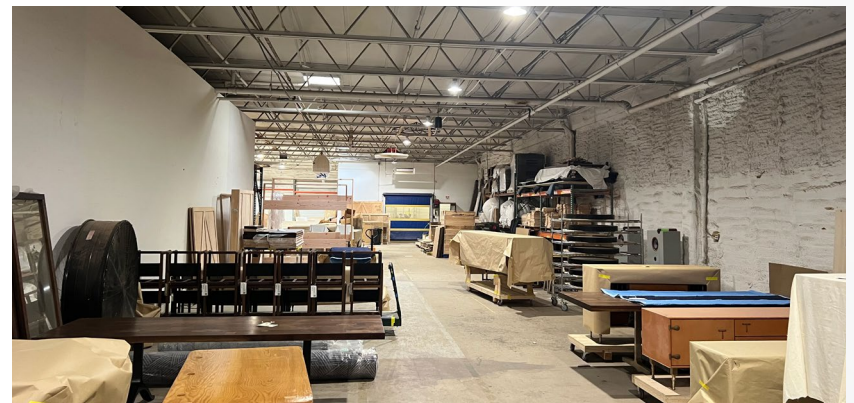
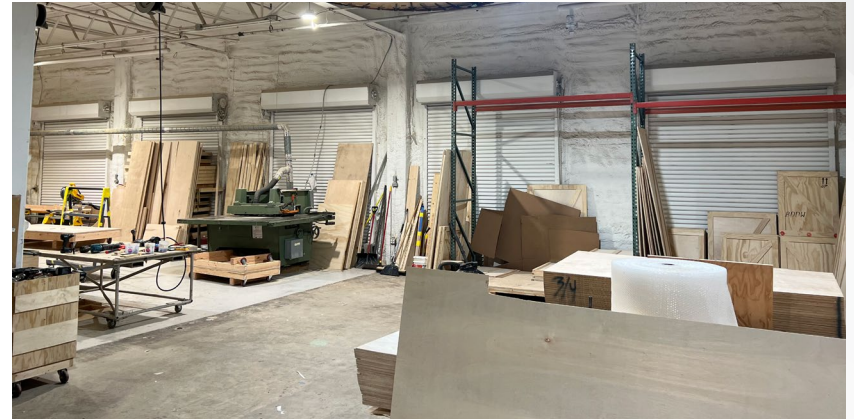
CEILING HEIGHT 16' clear to bar joist

ZONING I-1 District

ESTIMATED 2025 TAXES: \$34,343

PARKING Ample parking

AMENITIES Fenced yard



NORTHEAST PHILADELPHIA SUBMARKET

Northeast Philly is a large submarket relative to the national norm and contains about 14.5 million SF of industrial space. Like in the city, logistics facilities account for the largest proportion of local supply, and these properties contain around 11.0 million SF. The local inventory pool is rounded out by 3.2 million SF of specialized space and 320,000 SF of flex space.

STRATEGIC LOCATION

The subject property has convenient access to I-95, the Betsy Ross Bridge, and the Tacony-Palmyra Bridge.



14.4%

Vacancy Rate
(Q4 2025)



\$8.50

Average Lease
Price per SF
(Q4 2025)

NORTHEAST PHILADELPHIA INDUSTRIAL MARKET

\$11.62

Market Rent/SF
(Q4 2025)

\$131

Market Sale
Price/SF
(Q4 2025)

7.2%

Market Cap Rate
(Q4 2025)

961K SF

12-month Net
Absorption SF
(Q4 2025)

9.4%

(5 year average)
Annual Rent Growth
(Q4 2025)

ZONING

I-1 DISTRICT

This zoning allows for low impact uses, including light industrial, fabrication, offices, and research and development.

WHOLESALE, DISTRIBUTION, & STORAGE USE:

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

INDUSTRIAL USE:

- Limited Industrial
- Research & Development
- Trucking & Transportation Terminals
- Artist Studios/Artisan Industrial

ADDITIONAL PERMISSIBLE USES:

- Transit Station
- Commercial/Personal Vehicle Repair & Maintenance
- Commercial Vehicle Sales & Rental
- Vehicle Fueling Station
- Vehicle Paint Finishing Shop



SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the property located at 3800 Frankford Avenue, Philadelphia, PA.

The property is being offered to prospective purchasers through an offer process. The property 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

The property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer 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.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

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)
- References
- Documentation of previously completed transactions
- 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.

CONTACT



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