



ARSENAL BUSINESS CENTER Philadelphia, PA



Building #9 - Offices 1,526 Square Feet

DESCRIPTION:

2,843 square foot two story, free standing office building.

SIZE:

1,689 square feet first floor.

1,154 square feet second floor.

HEAT:

Gas fired.

POWER:

100 amp - 3 phase; mechanical.

60 amp - 3 phase house.

WATER & SEWER:

Public

PARKING:

Ample free parking

LOCATION:

The Arsenal Business Center is located at the Bridge Street exit of I-95 with immediate access to the Tacony Palmyra & Betsy Ross Bridges and is within minutes of Center City Philadelphia, The Ben Franklin Bridge and Walt Whitman Bridge and just minutes from US 1 Exit PA Turnpike

PUBLIC TRANSPORTATION:

Septia Bus routes 73 & 84 stop at the Arsenal Business Center gates and the R-7 rail station is within two blocks of the campus.

SECURITY:

Being a historic former military facility, the campus is completely enclosed by a stone wall and fencing. The Arsenal Business Center has security guard posts at both main gates and the security service monitors and patrols the campus 24 hours a day, 365 days a year.

LANDSCAPING:

Landscaping is performed in order to maintain the campus-like setting of a suburban office campus.

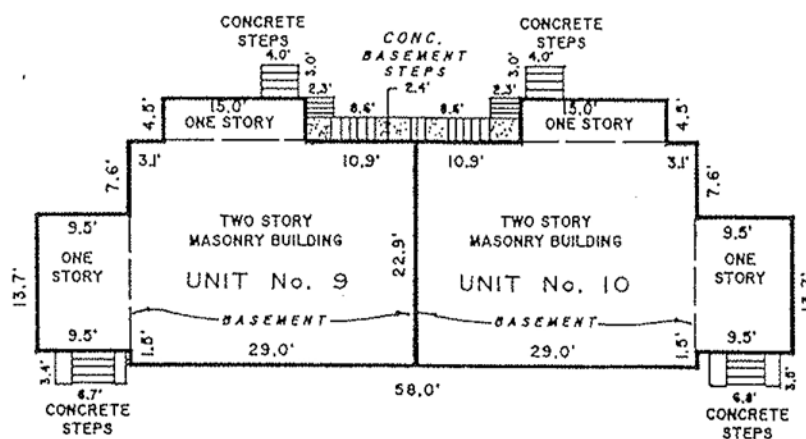
MANAGEMENT:

On-site management is provided by Hankin Management Company.

UNIT AREA

UNIT No. 9		
BASEMENT	664	S.F.
FIRST FL.	862	S.F.
SECOND FL.	664	S.F.
TOTAL	2190	S.F.
LCE-CLASS 1	67	S.F.

UNIT No. 10		
BASEMENT	664	S.F.
FIRST FL.	862	S.F.
SECOND FL.	664	S.F.
TOTAL	2190	S.F.
LCE-CLASS 1	67	S.F.



UNIT BOUNDARY

LIMITED COMMON ELEMENT - CLASS 1

LIMITED COMMON ELEMENT - CLASS 2

NOTES:

1. SEE "FRANKFORD ARSENAL DECLARATION PLAT" FOR UNIT LOCATION.
2. UNIT DIMENSIONS SHOWN ARE MEASURED ALONG THE EXTERIOR FACE OF THE BUILDING WALL.

"THE FRANKFORD ARSENAL CONDOMINIUM"

PLAN OF UNITS 9 & 10

45th WARD
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA