

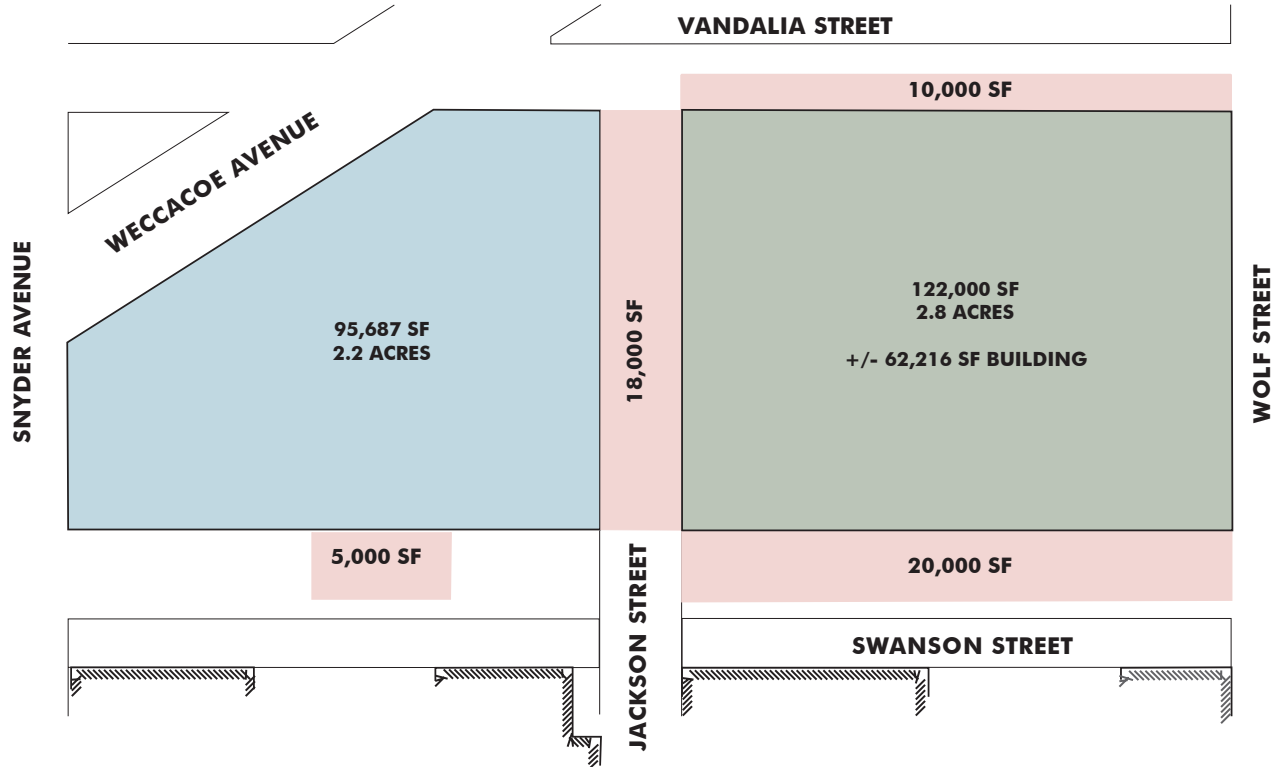
2101 SOUTH SWANSON STREET (aka 16 SNYDER AVENUE) PHILADELPHIA, PA



FOR SALE

6.22 ACRES ZONED I-2

FOR SALE



ENTIRE PROPERTY:

Acreage

6.22 Acres

Annual Real Estate Taxes

\$24,691

Zoning

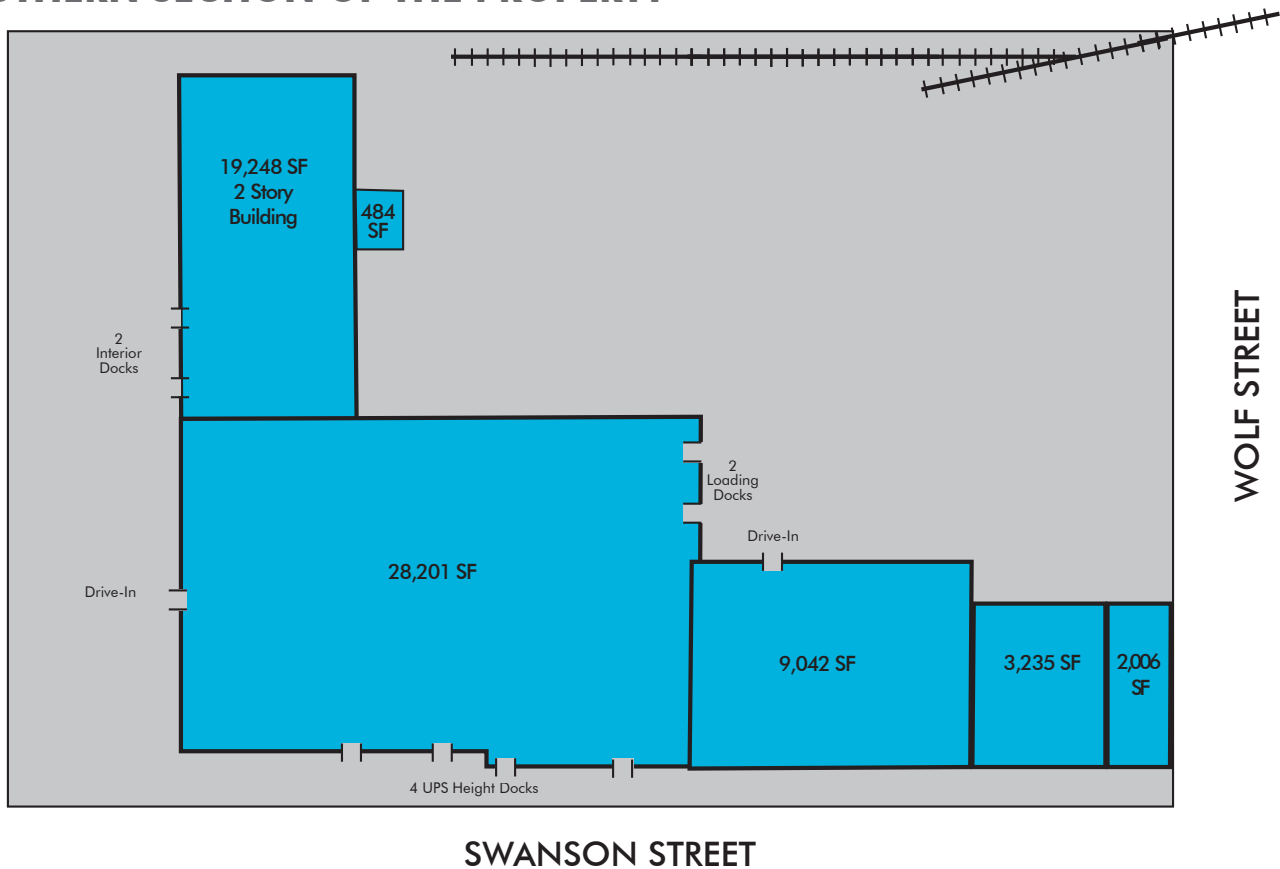
I-2 (Medium Industrial)

Monthly Stormwater

\$3,052.76

Central Delaware Riverfront Overlay District

SOUTHERN SECTION OF THE PROPERTY

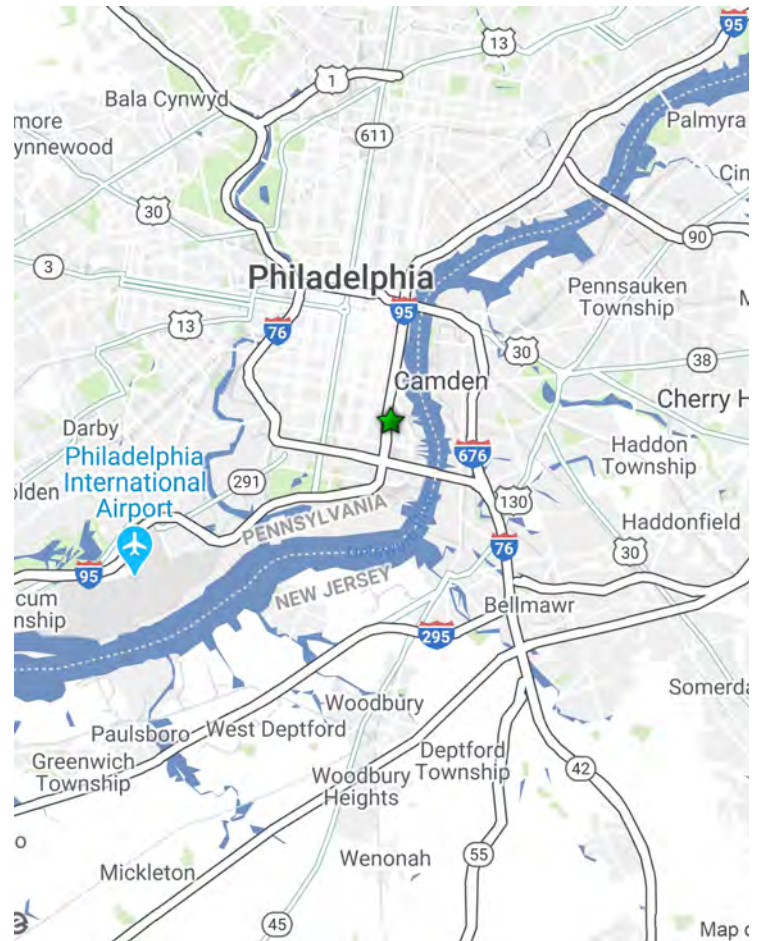


BUILDING INFORMATION

TOTAL BUILDING SIZE:	62,216 SF	YEAR BUILT:	1920, Renovated in 2015
OFFICE:	9,624 SF on the 2nd floor	ACREAGE:	2.8 Acres
CONSTRUCTION:	Wood and steel frame; brick exterior	SPRINKLERS:	Dry system
LOADING:	4 Loading docks 4 Van height docks 2 Drive-ins	RAIL:	Possible
ELECTRICAL:	Primary	GAS:	PGW
WATER & SEWER:	City of Philadelphia	OTHER:	Fenced, gated lot

2101 SOUTH SWANSON STREET PHILADELPHIA, PA

- + Minutes to the North/South entrance of I-95
- + Easy access to the Schuylkill Expressway (I-76) and the Walt Whitman Bridge
- + 2 Miles to Port of Philadelphia
- + 3 Miles to Center City Philadelphia
- + 5 Miles to Philadelphia International Airport
- + 28 Miles to Wilmington, DE
- + 75 Miles to New York, NY
- + Excellent access to Labor of all skill levels
- + Accessible to Public Transportation
 - Septa Bus Route 79 at door; Routes 7, 15, 29 and 64 are nearby
- + Close proximity to retail/restaurants



PLEASE CONTACT:

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