



## INDUSTRIAL PROPERTY FOR SALE

**40,136 SF on 1.48 Acres**

4001-11 North American Street  
Philadelphia, PA 19140





# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- 40,136 SF Food Processing Plant on 1.48 Acres
- Parcel/ OPA No.: 884039007
- Clear Height: 13'5" to 16'
- Dock Doors: Three (3) (2 - 10' x 8', 1 - 12' x 8')
- Loading Docks: Truck: 2, Van: 1
- Drive-ins: One (1) - (14' x 12')
- Storage Elevator: 10,000 lb capacity
- Lot: Fenced and Paved with approximately 11 Car Spaces
- Zoning: I2 – Medium Industrial (City of Philadelphia)
- Estimated 2025 Taxes: \$19,664
- Fire Protection: Fully sprinklered, (2) Dry Sprinkler Systems serve freezers.
- Power: 13,200 V primary electric service, with secondary at 480/ 277 V



# HVAC DETAILS

## PRIMARY REFRIGERATION SYSTEM

- Main plant refrigeration supplied by: Five (5) Ammonia Chiller Systems and associated evaporators with fans in refrigerated/freezer sections

## SPECIFIC EQUIPMENT

- Krack Condenser Unit
- HVAC Rooftop Package Units: Supply office wings

## HEATING/VENTILATION

- Plant general areas heated by gas-fired unit heaters
- Provided by: Exhaust fans, Rooftop hoods

## PROCESS STEAM SYSTEM

- Supplied by gas-fired Cleaver Brooks Packaged Steam Boiler with a Max operating pressure of 150 PSI
- Includes a water softener system for boiler make-up water

## DETAILS

- Temp Rating: -10 F, 22 F, 34 F, 40 - 50 F, 50 - 60 F
- Area (SF): 10,300, 3,000, 1,250, 4,100, 8,900 - Subtotal: 27,550
- Total Refrigerated/Freezer Area: 27,550 SF
- Acceptable Temperature Range: 30 to 45 Degrees Fahrenheit
- Blast Freezer Size: 4,300 SF +/-
- Temperature Box Size: 4,900 SF +/-
- Cooked Packaging Room: 4,000 SF +/-



ter areas were as reported, verify.  
as confirm



# CONSTRUCTION DETAILS

## CONSTRUCTION

- Date of Construction: 1965
- Construction: Steel structure, concrete slab
- Exterior/ Façade: Main: Masonry block; Metal siding panels at upper section along N American Street; Corrugated metal siding at rear.



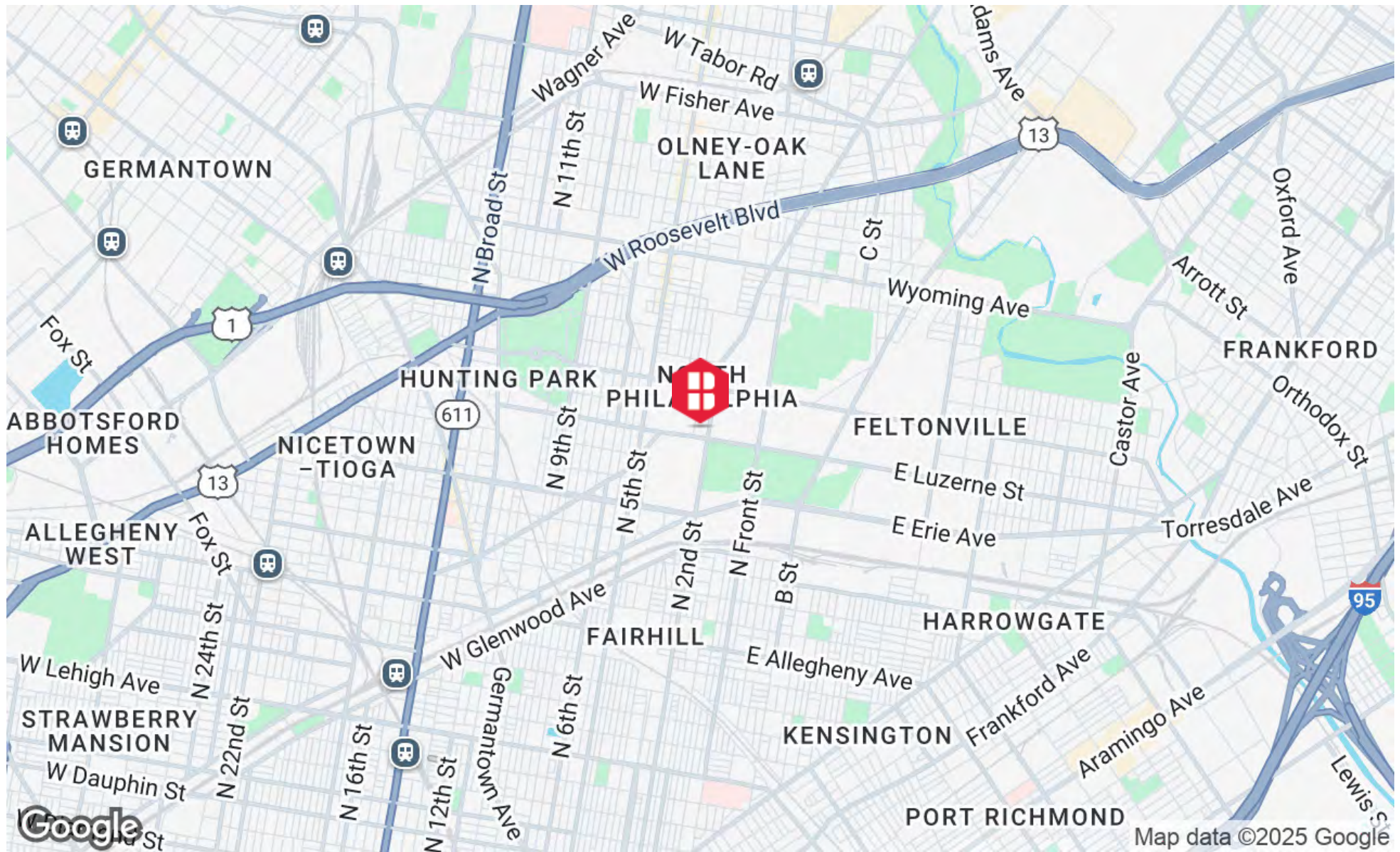


## ADDITIONAL PHOTOS

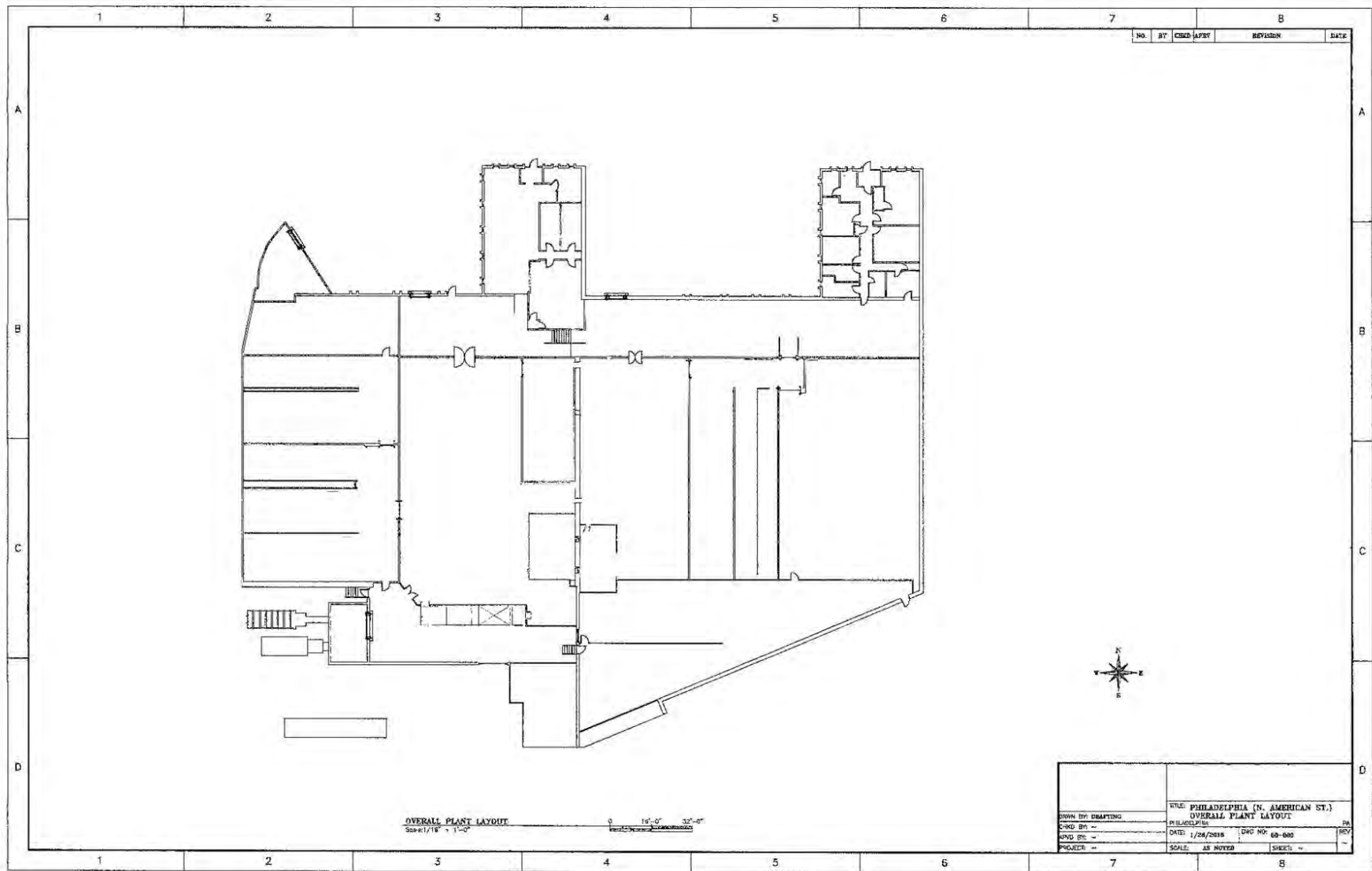




# LOCATION MAP



# FLOOR PLAN







**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>

## PRIMARY CONTACTS



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