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2401-39 N American St. | Philadelphia, PA

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This rare opportunity spans an entire city block in a thriving industrial and commercial hub, offering exceptional potential for development, industrial use, or adaptive reuse.

The first parcel, 2401-11 N American St, is a 12,175 sqft vacant corner lot with excellent visibility and accessibility, ideal for industrial, commercial, or mixed-use projects. Adjacent to it, 2413-23 N American St features a 5-story industrial warehouse with an additional floor below grade, totaling 110,000+ sqft of internal space. The 22,960 sqft parcel has a 19,000 sqft building footprint, including 2 freight elevators, 2 stairwells, and 3 loading docks, making it ideal for warehousing, manufacturing, or creative workspaces.

Completing the assemblage, 2425-39 N American St expands the footprint, providing even greater flexibility for large-scale development. Zoned ICMX (Industrial Commercial Mixed-Use), this entire block is primed for transformation in one of Philadelphia's most rapidly growing corridors.

With excellent proximity to major transportation routes and a surge of new development surrounding the site, this is a rare chance to secure a significant foothold in the area. Contact us today to explore this outstanding investment opportunity!



ASKING - \$10,000,000

Land Highlights

2401-11 N American St

- 12,175 sqft
- 100 x 1212.75
- Corner Parcel
- Zoned ICMX
- Clean Phase I & II
- QOZ

2425-39 N American St

- 25,739 sqft
- 211.4 x 121.75
- Corner Parcel
- Zoned ICMX
- Clean Phase I & II
- QOZ



Building Highlights

2413-23 N American St

- 5 story warehouse
 - 91,310 sqft Abv Grade
 - Additional floors below grade
 - 110,000+ sqft total internal sqft
- Lot Size: 22,960
- 121.75 x 188.59
- 3 Loading Docks
- 2 Freight Elevators
- 2 Stairwells
- Clean Phase I & II
- Zoned ICMX
- QOZ

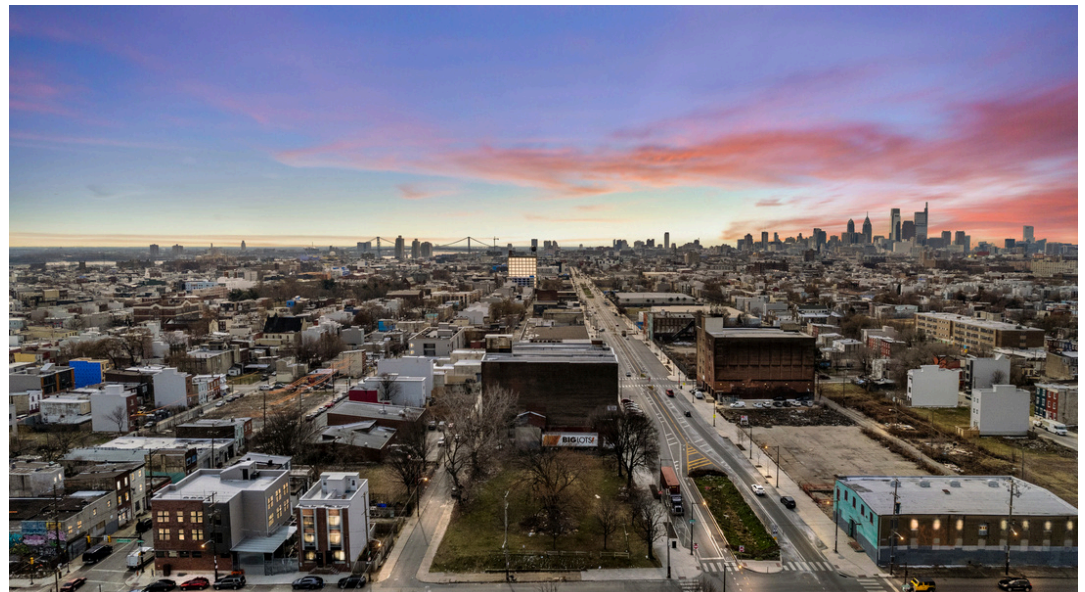


01 | LISTING DESCRIPTION

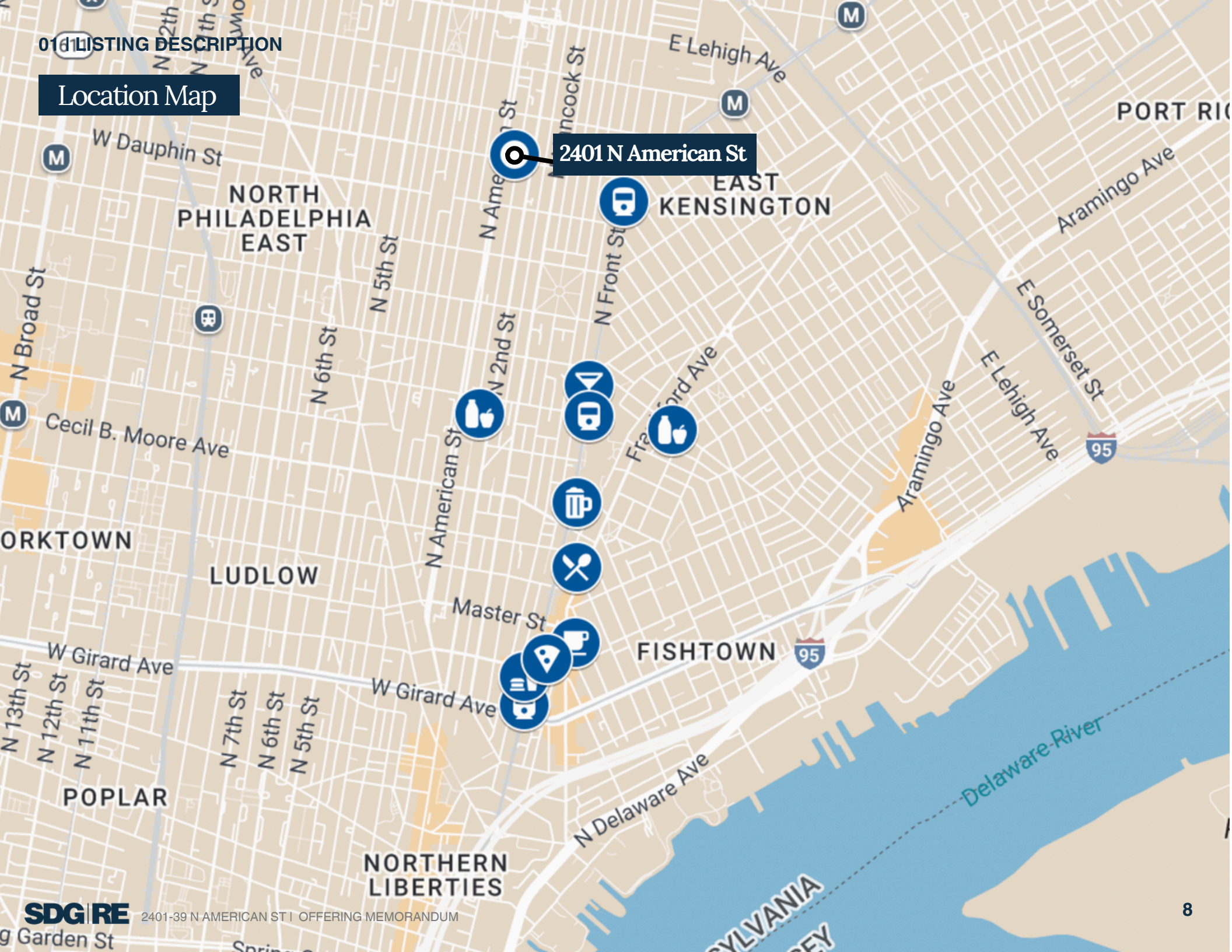
The American Street Corridor has embarked on an inspiring journey of revitalization after decades of neglect. Once a bustling hub of industry dating back to the late 1800s, the corridor thrived with the presence of the Reading and Philadelphia Railroads, fostering a bustling commercial strip teeming with factories, repair shops, and freight yards.

In recent years, this historic corridor, adjacent to sought-after neighborhoods like Fishtown and Northern Liberties, has experienced a remarkable resurgence. The burgeoning growth of its neighboring areas has brought renewed attention and investment to the American Street Corridor, attracting a diverse array of businesses eager to make their mark in the community.

Once characterized by its industrial roots, the North American Corridor has experienced a dramatic renaissance, with former factories and warehouses repurposed into trendy lofts, art studios, creative workspaces, and more. This influx of new housing options heralds an exciting chapter for the corridor, offering residents a wealth of modern amenities and conveniences within a historic urban setting.

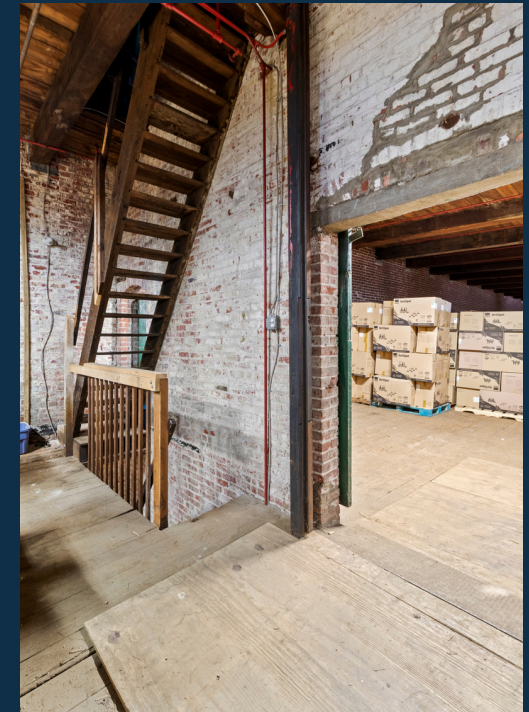


Location Map



2401 N American St





03 | THE TEAM

Meet the Team



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