

**AVISON
YOUNG**

230 S. HANSON STREET

PHILADELPHIA, PA



FOR SALE

Investment or Owner/User Industrial Opportunity

34,500 SF WAREHOUSE / DISTRIBUTION BUILDING IN UNIVERSITY CITY

Property overview

Located in University City, 230 S Hanson Street is a 34,500 SF two-story warehouse and distribution facility offering strong multi-tenancy versatility. Delivered vacant, this property provides an ideal opportunity for owner-users or investors to capitalize on a prime in-fill location with strong regional market fundamentals.

- 34,500 sf two-story warehouse / distribution building with University City location
- Three (3) drive in doors on opposite sides of building allowing for multi tenancy
- Currently used for automotive storage – will be delivered vacant
- Interior, drivable ramp with heavy floor load rating
- Ceiling heights range from 12-14' clear
- Located 2.5 miles from the Girard Ave exit of I-76
- Heavy in-fill location
- Market rental rates for similar space range from \$8.00-9.00 psf NNN



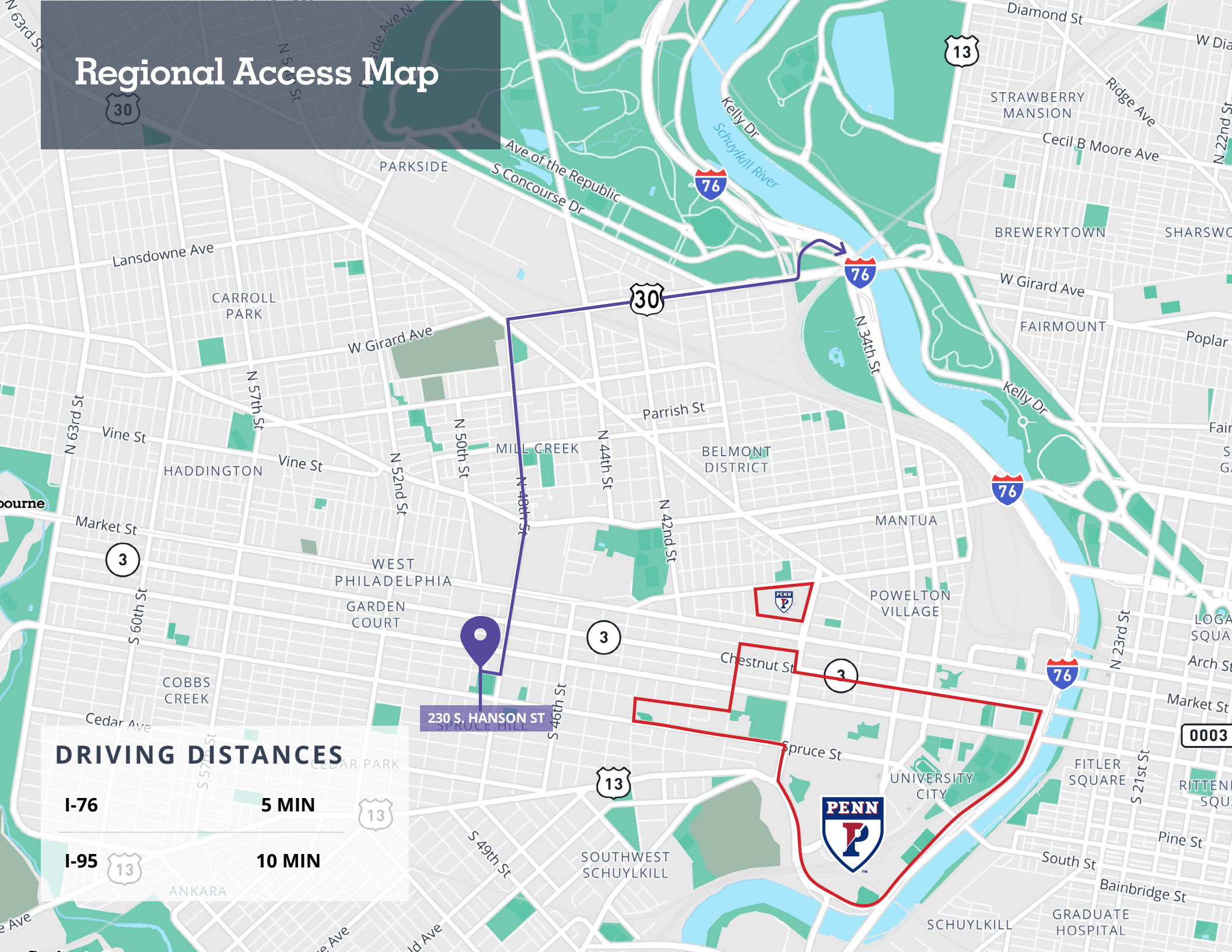
PROPERTY SUMMARY

Address	230 S. Hanson Street, Philadelphia, PA
Square Footage	34,500 SF
Acreage	0.4 AC
Ceiling Height	12' - 14' clear
Loading	Three (3) drive-ins
Power	3 Phase, 480 Volt, 400 Amp
Occupancy at Sale	Delivered vacant
OPA Account Number	884213700
2027 Tax Expense	\$36,703 (Equates to a Philadelphia Assessed Market Value of \$2,622,017)
Water/Sewer	Public
Location	Located between Walnut and Locust Streets & 48th and 49th Streets in University City, Philadelphia
Zoning	RM-1
Current Use	Automotive Storage
Price	\$2,070,000 (\$60 PSF)

Aerial photo



Regional Access Map





230 S. HANSON STREET

PHILADELPHIA, PA

230 S Hanson Street is offered for sale at a price of \$2,070,000 to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

Adam Gillespie

Principal

215.384.6040

adam.gillespie@avisonyoung.com

Ben Fabiszewski

Associate

267.222.2023

ben.fabiszewski@avisonyoung.com

300 Barr Harbor Dr #150, Conshohocken, PA 19428

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