

# WATER WORKS

**3** RECTOR STREET  
PHILADELPHIA, PA 19127

**FULL BUILDING OPPORTUNITY**  
**10,980 SF (DIVISIBLE TO 2,742 SF)**

**EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY**

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## PROPERTY DESCRIPTION

The Flynn Company is pleased to announce the availability of The Water Works property at 3 Rector St in the Manayunk section of Philadelphia. The property is comprised of a bi-level, 10,980 SF building which was originally constructed circa 1880 as part of the Union Mills. Fully renovated between 2014 and 2017, the building today is beautiful office environment. The historic structure is in excellent condition and has many attractive features: soaring A-frame ceiling, exposed timber trusses,, large windows and glass-walled offices/conference rooms. The building is a tremendous location in the heart of Manayunk and is walkable to countless restaurants, cafes, bars and shops as well as public parking lots and public transportation.

**Suite A:**

**1<sup>st</sup> Floor - 2,742 SF**

**Suite B:**

**1<sup>st</sup> Floor & Lower Level - 8,238 SF**

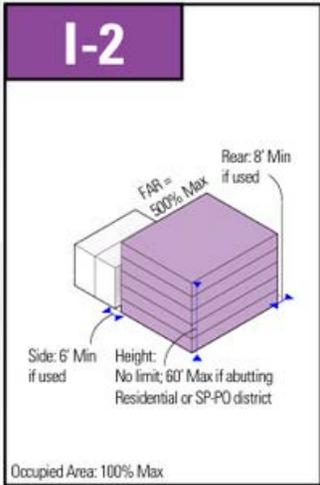
**Entire Building:**

**10,980 SF**

<b>Property Address:</b>	3 Rector St, Philadelphia, PA 19127	 <p><b><u>CLICK HERE FOR PROPERTY VIDEO!</u></b></p>
<b>Building Size:</b>	10,980 SF	
<b>Stories:</b>	2	
<b>Zoning:</b>	I-2	
<b>Heat:</b>	Electric split system	
<b>Air Conditioning:</b>	Electric split system	
<b>HVAC:</b>	4 zones	
<b>Gas:</b>	Yes	
<b>Internet:</b>	Fiber	
<b>Electric Meters:</b>	2 (Suite A and B)	
<b>Elevator:</b>	Yes, lift	
<b>Year Built:</b>	1880; fully renovated between 2014 and 2017	
<b>Construction:</b>	Concrete masonry units w/ food framing. Painted stucco façade with ornamental brick eaves and brick lintels over window openings	
<b>Electric Capacity:</b>	208/12-volt, 3-phase, 4-wire w/ up to 250 amps at the subpanel	
<b>Bathrooms:</b>	Common area as well as in Suite B	

## ZONING: I-2

- Primarily intended for light / moderate impact industrial uses including manufacturing, processing, and distribution.



**Table 14-701-4: Dimensional Standards for Industrial Districts**

Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

## I-2



## Permitted Uses

\*Following are just some of the permitted uses



### Office Use

- Business and professional
- Group practitioner
- Government



### Commercial Services Use

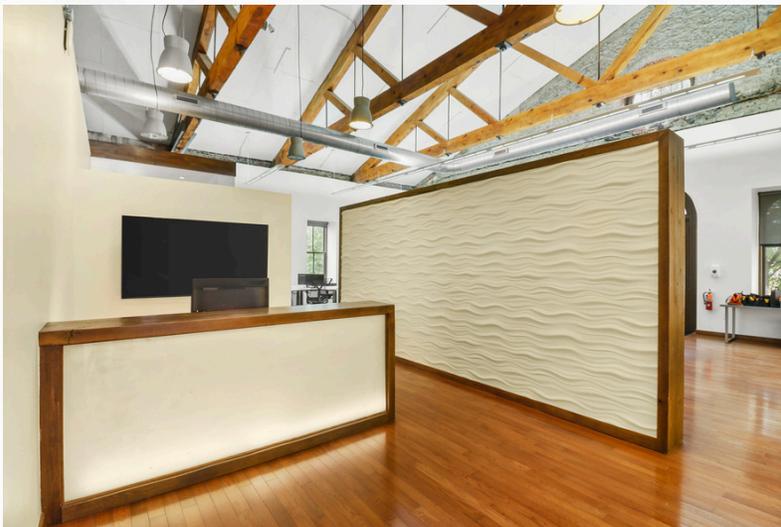
- Building services
- Business support
- Financial services
- Maintenance and repair of consumer goods



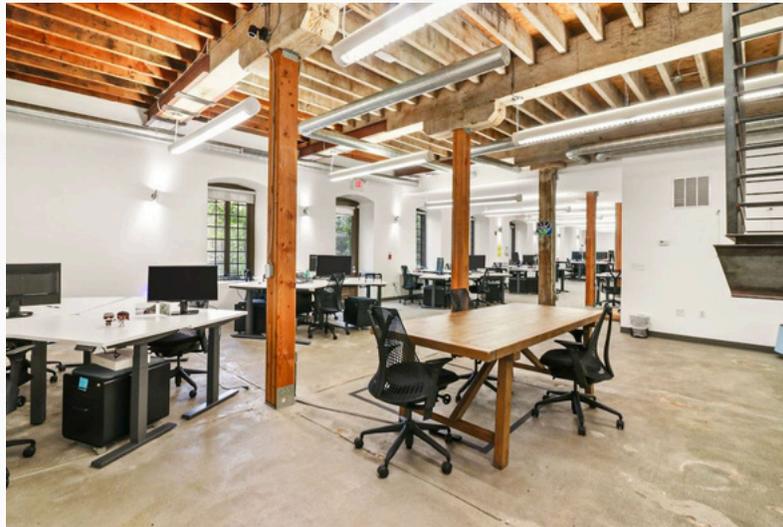
### Industrial Use

- Artist studios or artisan industrial
- Limited industrial

## PROPERTY PHOTOS

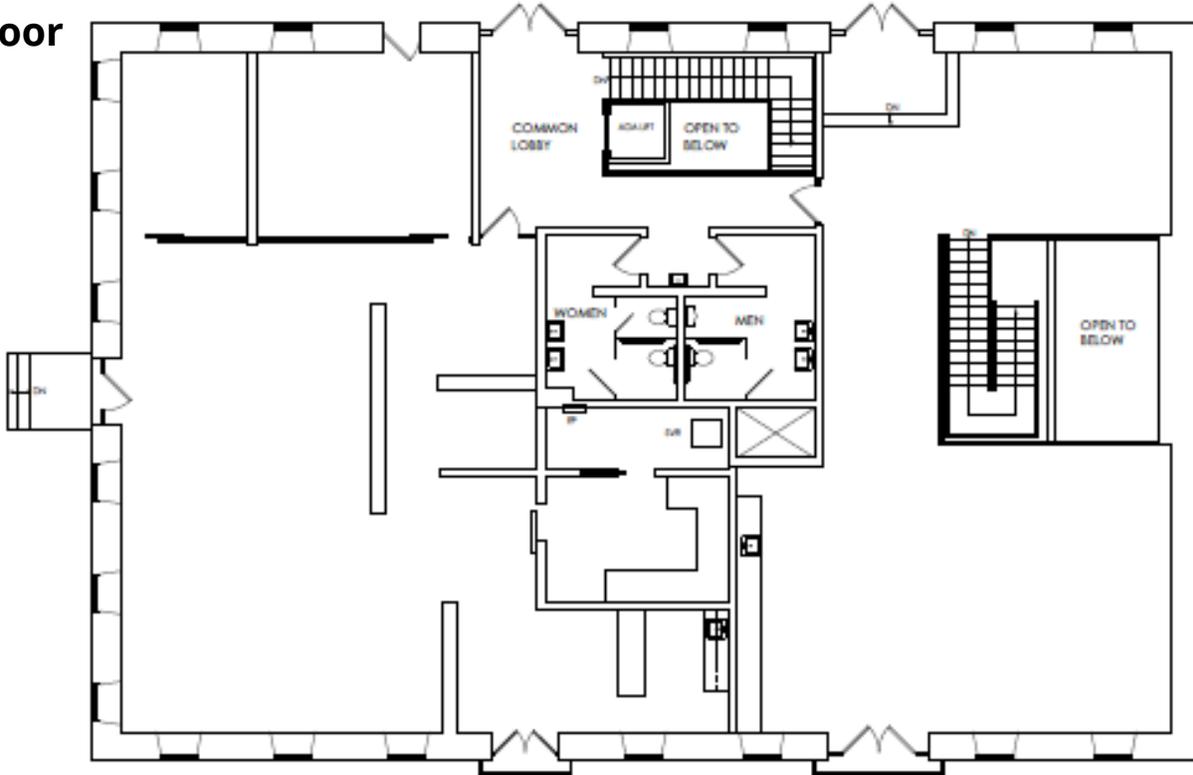


## PROPERTY PHOTOS

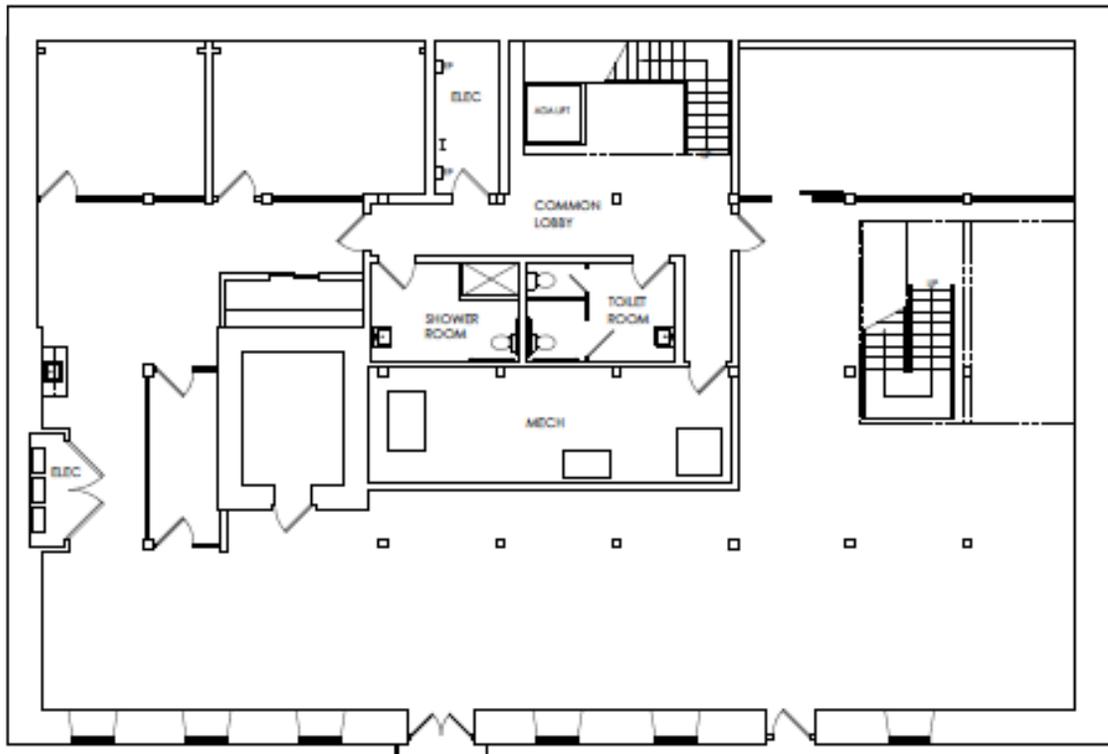


## FLOOR PLANS

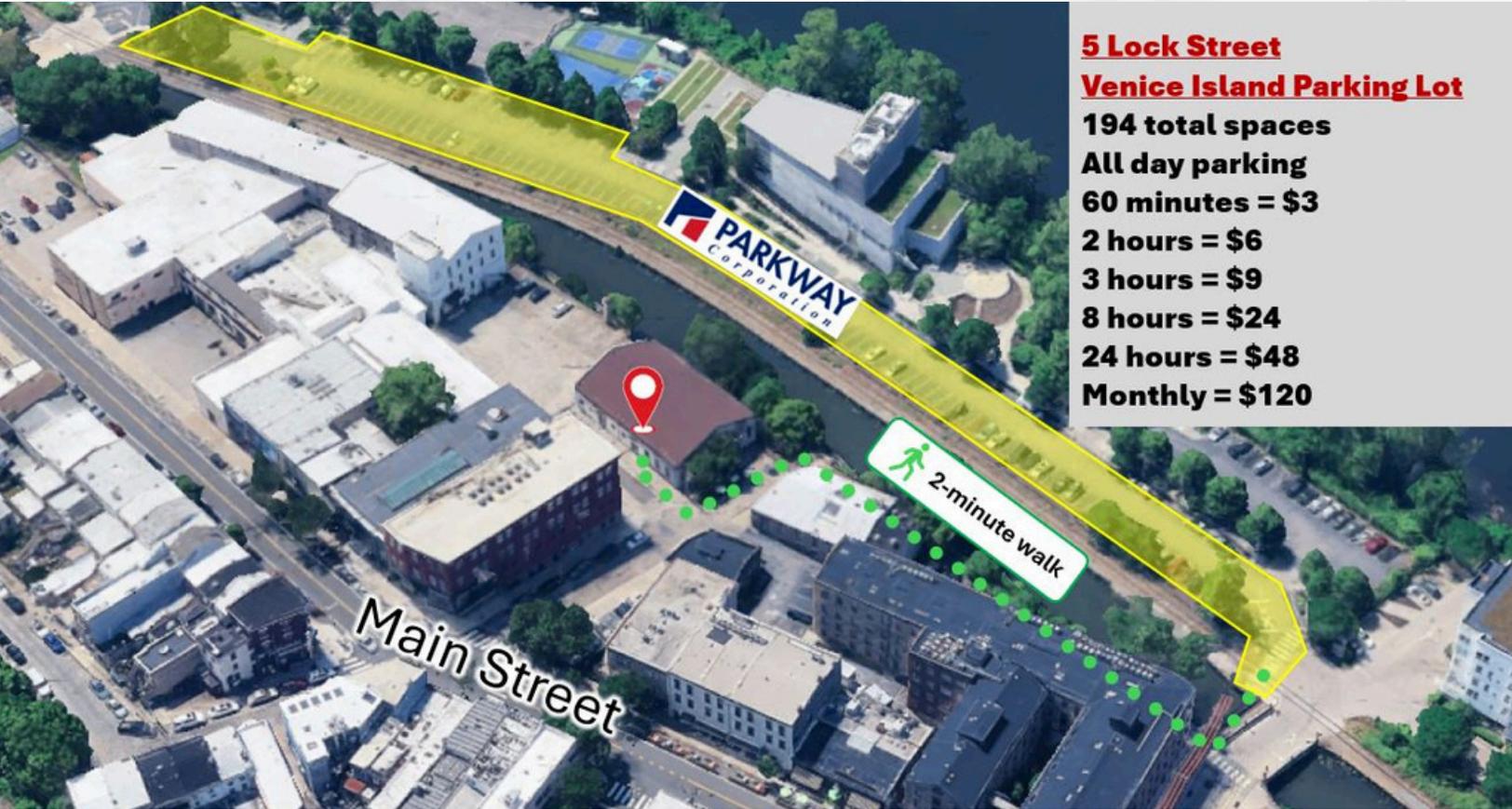
1st Floor



Lower Level



## CONTACT INFORMATION



**5 Lock Street**  
**Venice Island Parking Lot**  
**194 total spaces**  
**All day parking**  
**60 minutes = \$3**  
**2 hours = \$6**  
**3 hours = \$9**  
**8 hours = \$24**  
**24 hours = \$48**  
**Monthly = \$120**

## FOR MORE INFORMATION PLEASE CONTACT:

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