



Piers 2 & 3

24.7 Riverfront Acres

Industrial Sale Opportunity

Penrose Ferry Avenue
Philadelphia, PA 19145

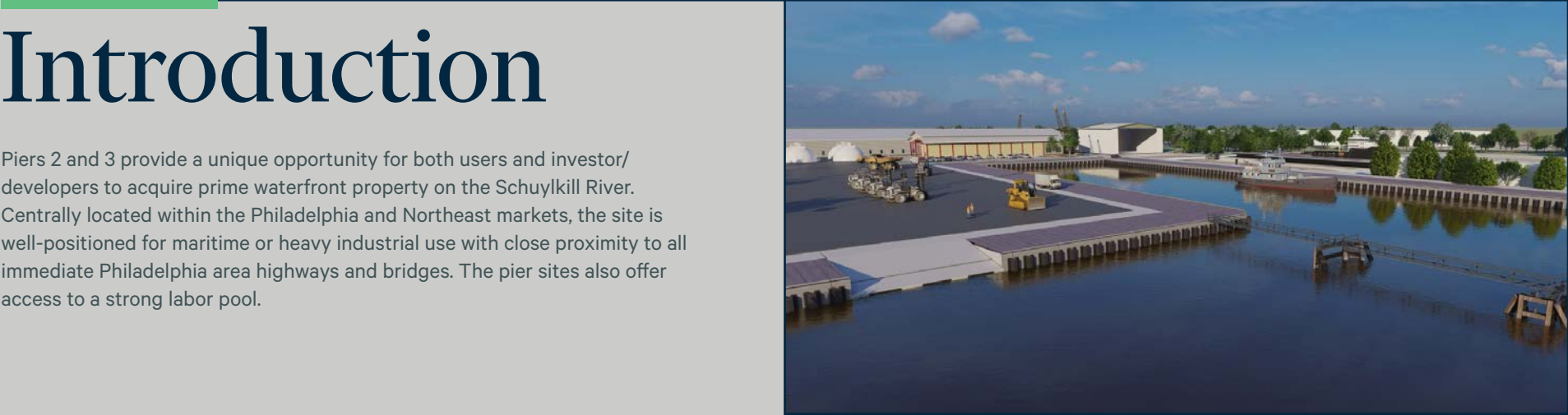
CBRE

Conceptual Renderings | Property to be sold as-is



Introduction

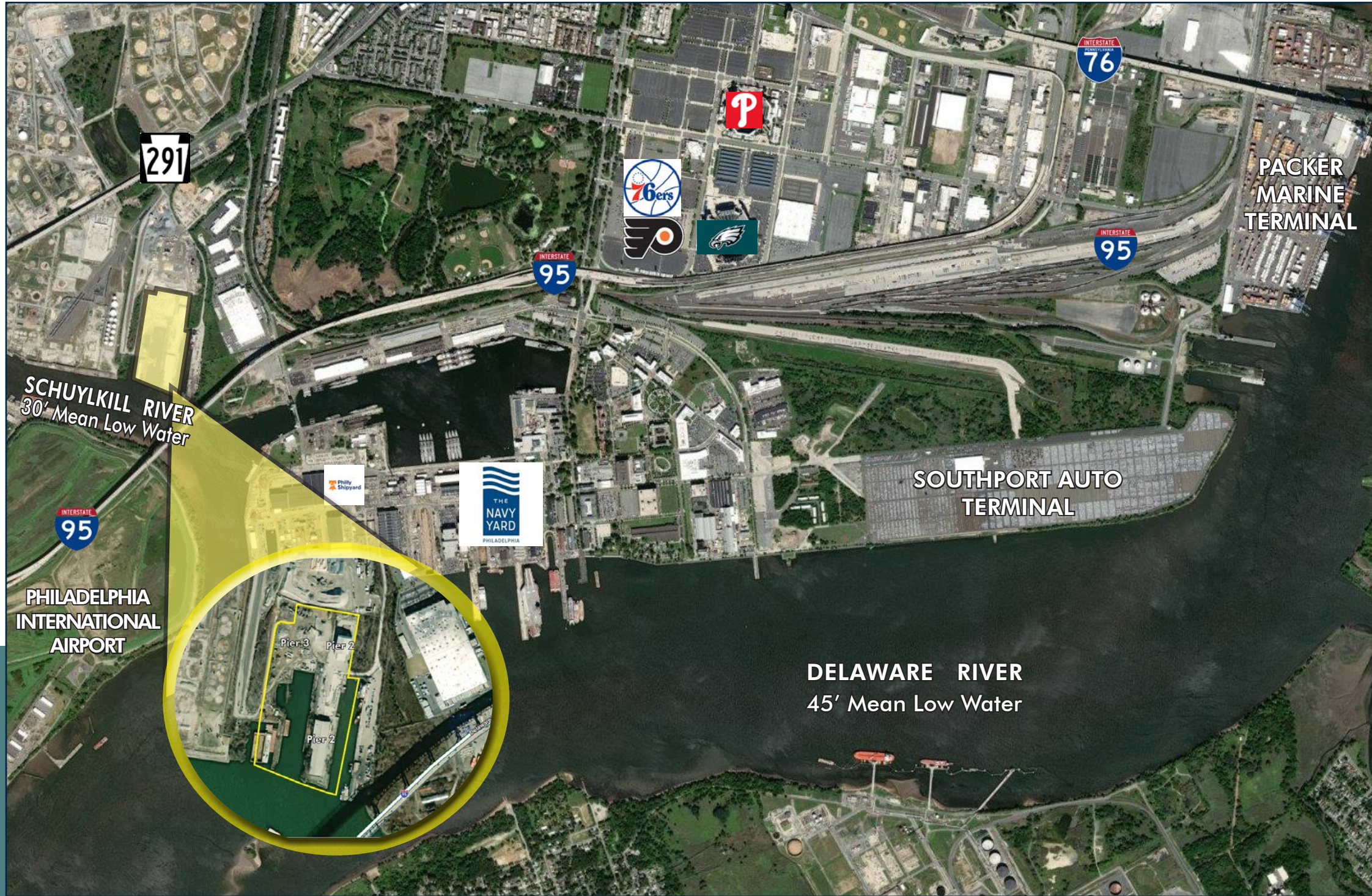
Piers 2 and 3 provide a unique opportunity for both users and investor/developers to acquire prime waterfront property on the Schuylkill River. Centrally located within the Philadelphia and Northeast markets, the site is well-positioned for maritime or heavy industrial use with close proximity to all immediate Philadelphia area highways and bridges. The pier sites also offer access to a strong labor pool.



Property Highlights

- TOTAL ACREAGE: 24.7 Acres
- ZONING: I-3 Industrial
- SCHUYLKILL RIVER CHANNEL AT MLW: 30’
- BRIDGE CLEARANCE AT CENTER ABOVE MEAN HIGH WATER:
 - Girard Point Bridge: 135’
 - Commodore Barry Bridge – 192’
 - Delaware Memorial Bridge – 188’
- HIGHWAY ACCESS: I-95, I-76 and Route 291 are within 1 mile
- RAIL: Possible

	Pier 2		Pier 3
	2706R Penrose Avenue	2700 Penrose Avenue	2600R Penrose Ferry Avenue
Parcel #	88-4297220	88-5924280	87-4167560
Land Size:	10.3 Acres	2.3 Acres	12.0 Acres
Riparian Rights (Water Surface)	+/- 3 Acres	N/A	+/- 4.3 Acres
Fast Land Area (Dry Surface)	+/- 7.32 Acres	2.3 Acres	+/- 7.7 Acres
Length:	West Side: 930’ East Side: 1,050’	N/A	West Side: 400’ East Side: 900’
Slip Width:	West Side: 95’ East Side: 90’	N/A	West Side: 160’ East Side: 95’
Utilities	Electric (PECO)	Electric (PECO)	Electric (PECO)
Building Structures on Site			
Size:	57,673 SF	16,729 SF	N/A
Ceiling Heights	25’ Clear	40’ Clear	N/A



Detailed Aerial

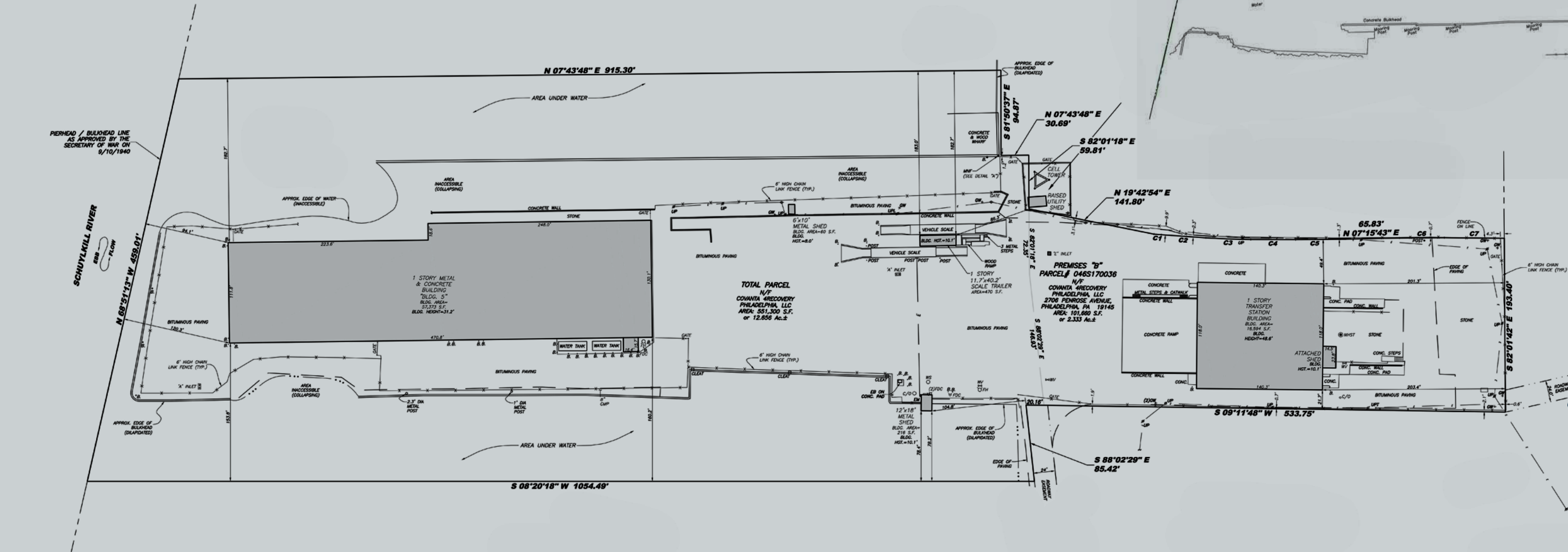
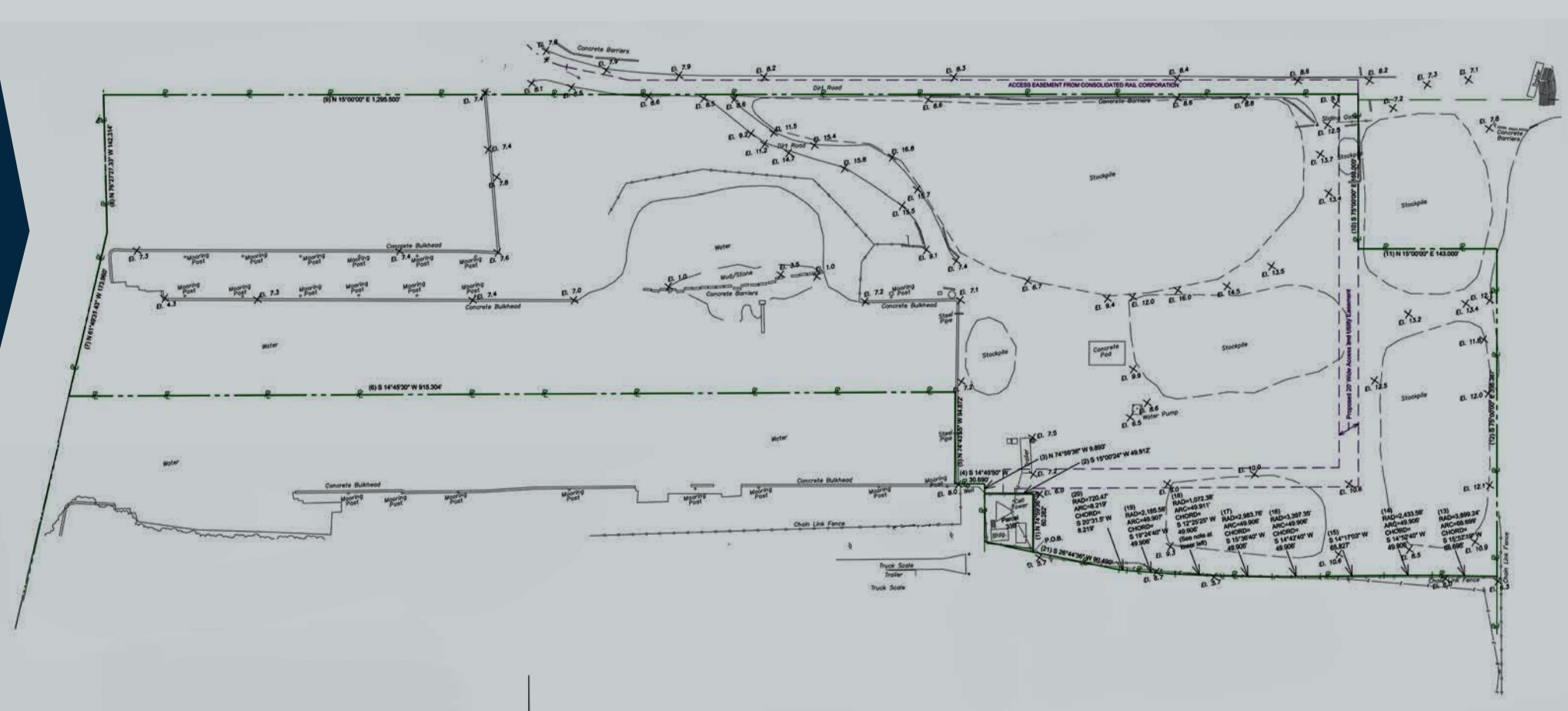
Penrose Ferry Avenue



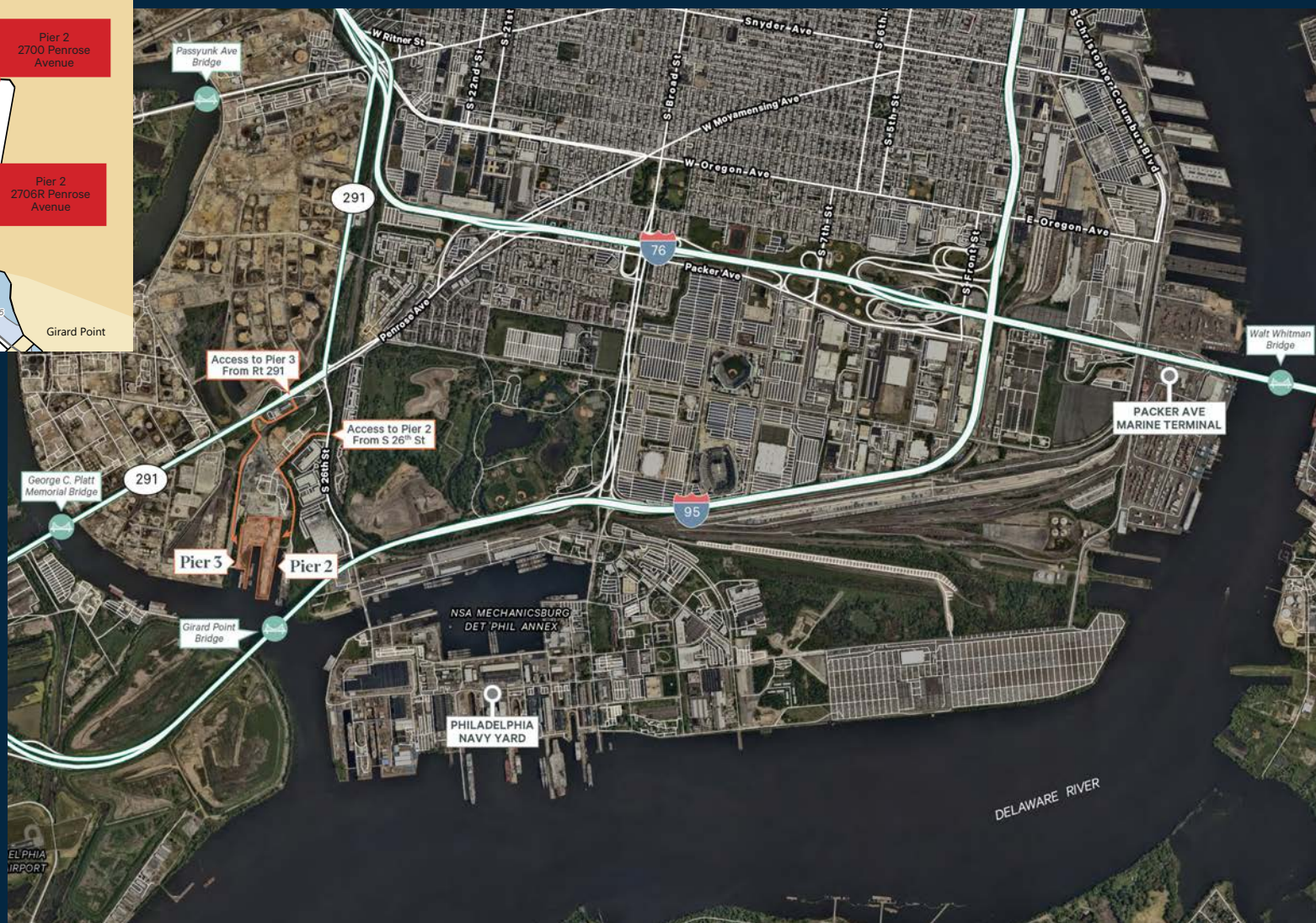
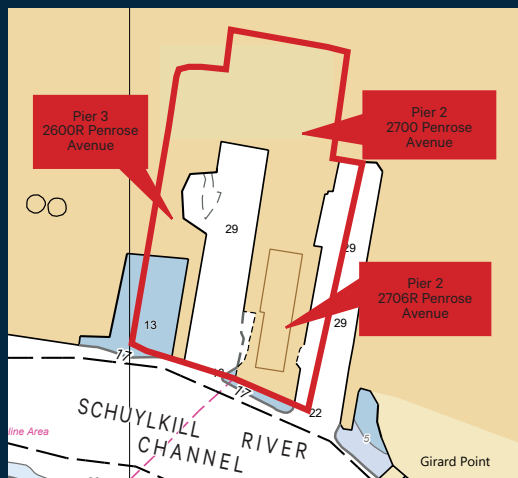


Conceptual Rendering

Pier 3 Survey



Pier 2 Survey



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