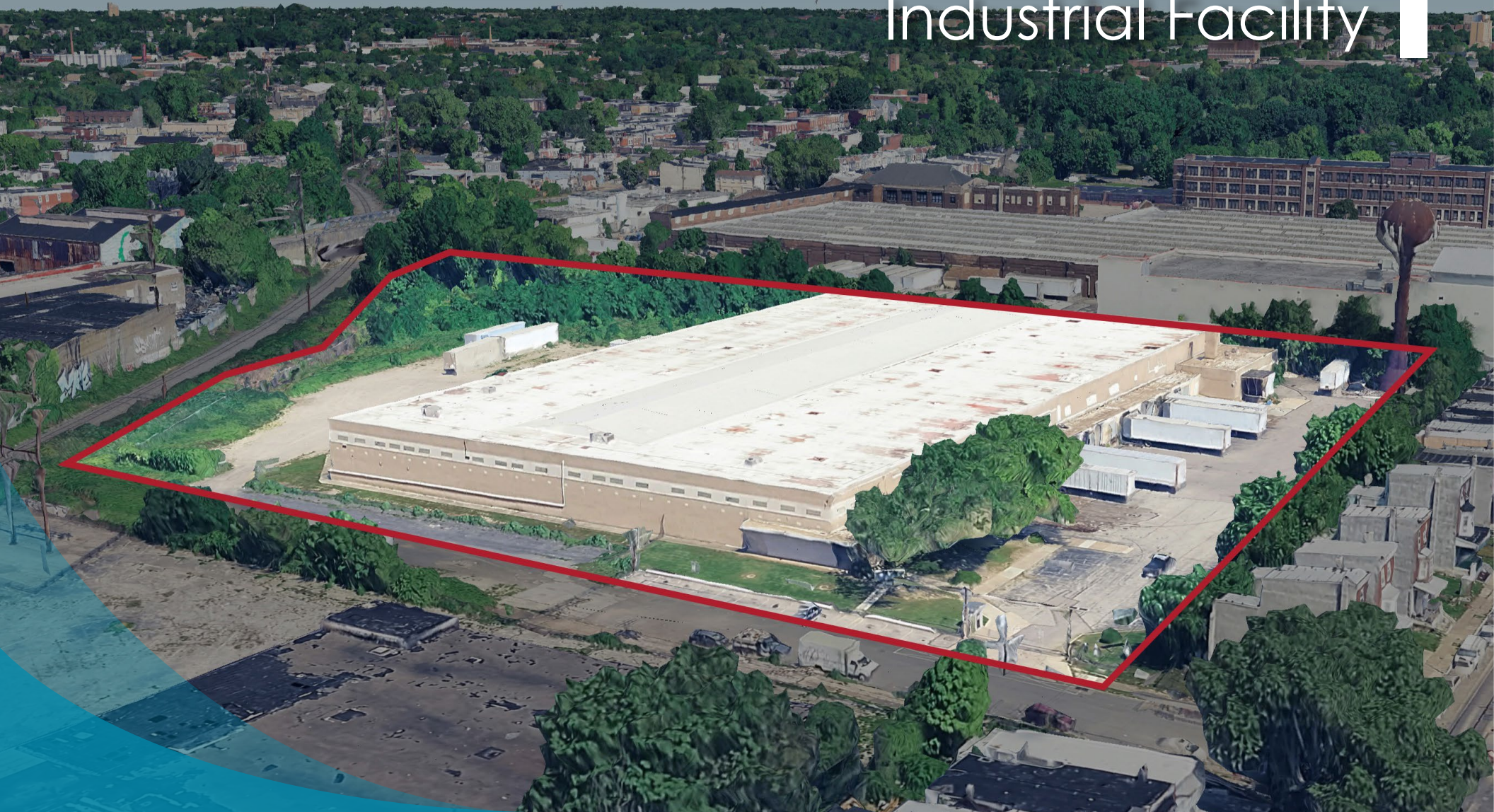


AVAILABLE FOR SALE

Industrial Facility



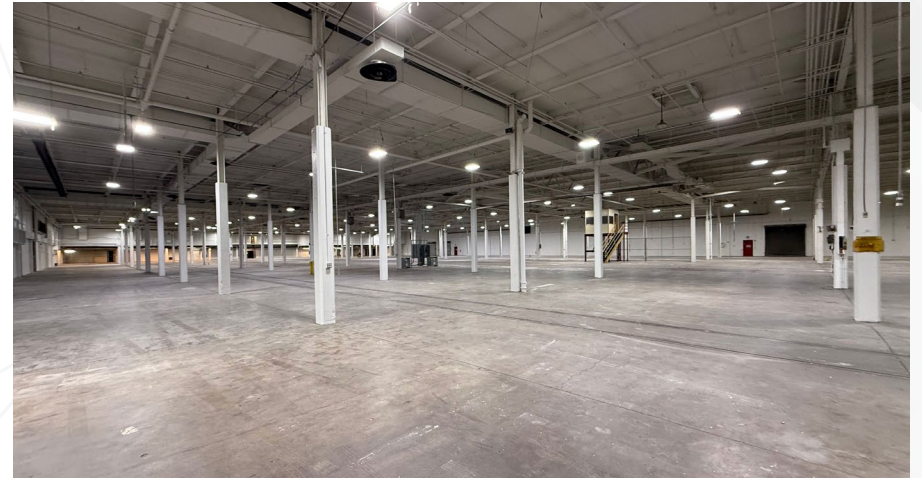
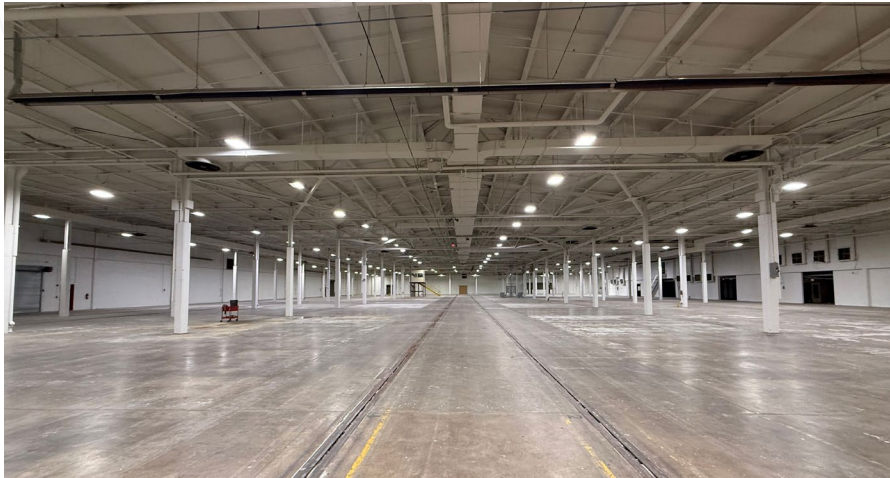
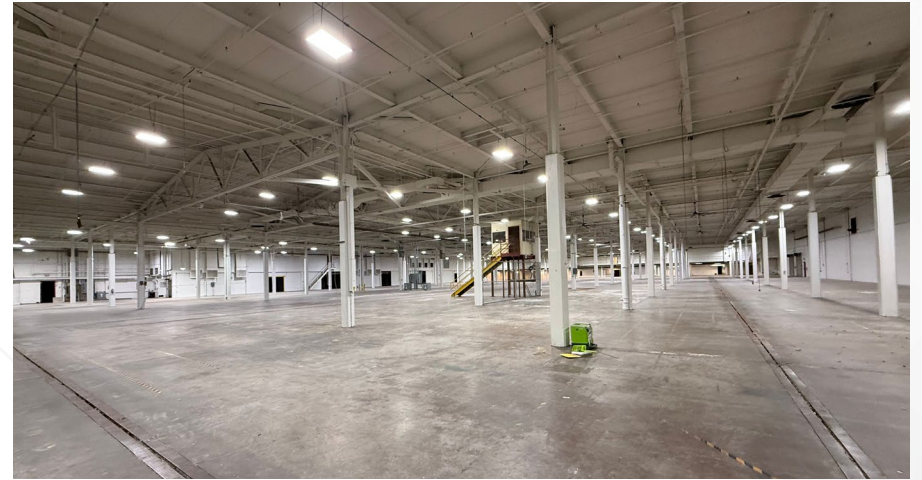
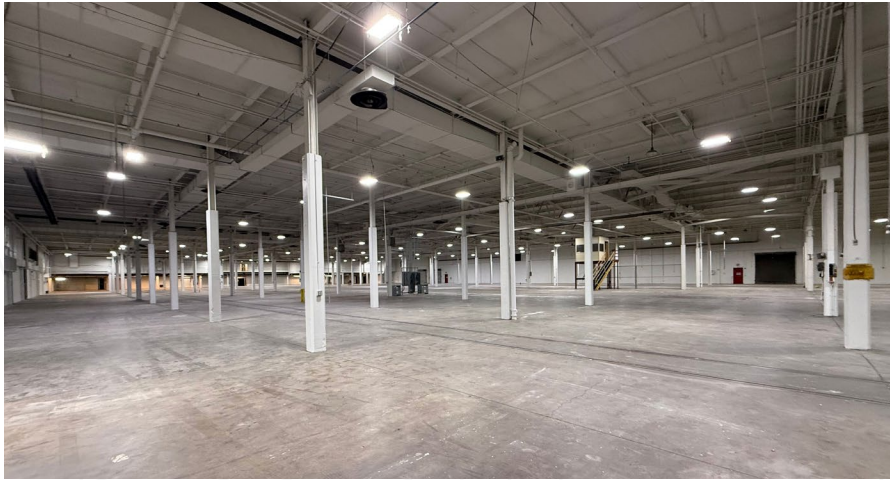
PROPERTY HIGHLIGHTS

Numerous renovations underway by new ownership

- **Building Size:** Up to 111,120 SF on 7.01 AC Available
- **Office Space:** 5,000 SF
- **Ceiling Height:** 18'9" - 22'3"
- **Docks: 21 Total**
 - 4 - 8' x 8' Docks with external loading platform
 - 13 - 8' x 8' Docks
 - 1 - 8'6" x 9' Dock
 - 2 - 10' x 10' Docks with external loading platform
 - 1 - 12' x 12' Dock with external loading platform
- **Fire Protection:** Wet System
- **Taxes:** \$55,891 (estimated 2025)
- **Location:** Lower North Philadelphia is in a central location within the City of Philadelphia, providing quick access to the major cities on the east coast. Additionally, there is an ample supply of available workers in the area. The subject property is located in close proximity to the Roosevelt Expressway, providing ease of access to Interstates 76, 95, and the Ben Franklin Bridge.



NEW LANDLORD IMPROVEMENTS



***Additional Improvements: New Roof and New LEDs**

ZONING

I-2 (MEDIUM INDUSTRIAL) DISTRICT

- This zoning district permits light/moderate impact industrial uses included manufacturing, processing, and distribution

WHOLESALE, DISTRIBUTION, & STORAGE USE:

- Equipment & Material Storage Yards & Buildings
- Moving and Storage Facilities
- Warehouse
- Wholesale Sales and Distribution
- Distributor of Malt or Brewed Beverages

INDUSTRIAL USE :

- Limited Industrial
- General Industrial
- Research and Development
- Trucking and Transportation Terminals
- Artist Studios/Artisan Industrial

ADDITIONAL PERMISSIBLE USES:

- Caretaker Quarters
- Passive Recreation
- Safety Services
- Transit Station
- Basic Utilities and Services
- Major Utilities and Services
- Wireless Service Facility
- Business and Professional Office
- Group Practitioner
- Building Supplies and Equipment
- Building Services
- Financial Services
- Maintenance and Repair of Consumer Goods
- Marina
- Radio, Television, and Recording Services
- Commercial/Personal Vehicle Repair and Maintenance
- Commercial/Personal Vehicle Sales and Rental
- Vehicle Fueling Station
- Vehicle Paint Finishing Shop
- Government Office



LOWER NORTH PHILADELPHIA INDUSTRIAL SUBMARKET

STRATEGIC LOCATION

Lower North Philadelphia is in a central location within the City of Philadelphia, providing quick access to the major cities on the east coast. Additionally, there is an ample supply of available workers in the area. The subject property is located in close proximity to the Roosevelt Expressway, providing ease of access to Interstates 76, 95, and the Ben Franklin Bridge.



13.6%

Vacancy Rate
(Q3 2024)



\$11.52

Average Lease Rate
per SF (Q3 2024)

THE PHILADELPHIA INDUSTRIAL MARKET

7%

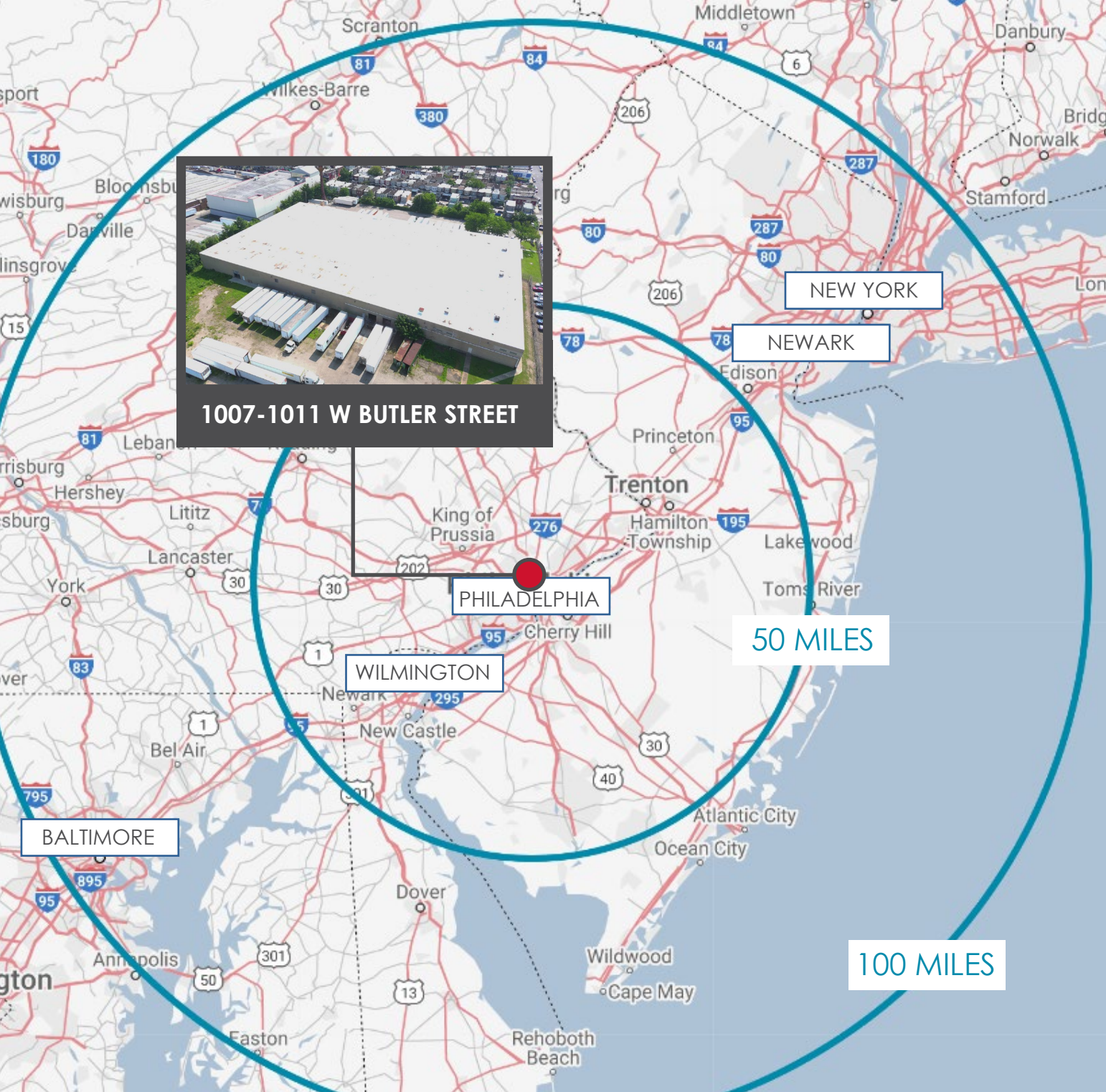
Vacancy Rate
(Q3 2024)

\$11.25

Average Lease
Rate per SF
(Q3 2024)

66,100

12-month Net
Absorption SF
(Q3 2024)



DRIVING DISTANCE TO MAJOR LOCATIONS

Philadelphia International Airport
16 miles

Center City Philadelphia, PA
4.5 miles

Port of Philadelphia – Container City
4.8 miles

Port of Baltimore, MD
107 miles

Baltimore, MD
107 miles

Port of Newark, NJ
87 miles

New York, NY
94 miles

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