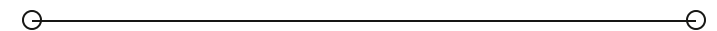


OFFERING MEMORANDUM

Warehouse Space w/ Drive-in Door

251 W CAYUGA ST

Philadelphia, PA 19140



PRESENTED BY:

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PA #RM423727

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PA #RS 293807

EXCLUSIVELY MARKETING BY:



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (MG)
AVAILABLE SF:	2,844 SF±
LOT SIZE:	0.13 AC±
YEAR BUILT:	1930
ZONING:	I-2
MARKET:	Philadelphia
SUBMARKET:	Lower North Philadelphia
CEILING HEIGHT:	30'

PROPERTY OVERVIEW

SVN is pleased to offer an outstanding opportunity to lease a versatile commercial flex warehouse space in Philadelphia, PA. This property features an 18-foot drive-in door, 30-foot ceilings, open warehouse space, and a functional office area, all ready for immediate occupancy. Previously utilized as a car repair center, the property is ideally located in an amenity rich area surrounded by dense commercial and residential developments. Zoned Medium Industrial (I-2), it permits a wide range of uses permitted by right. Prime location with excellent connectivity to major highways, including Roosevelt Boulevard (0.3 miles), Broad Street (1 mile), and I-95 (3.6 miles).

LOCATION OVERVIEW

The property is located in Lower North Philadelphia, located immediately north of Center City and below Upper North Philadelphia. It offers a unique blend of urban living and historic charm with more than 430,000 residents living within 3 mile radius. High traffic area with convenience of public transportation, including buses, trolleys, and regional rail lines providing easy connections to other parts of the city and beyond.

PROPERTY DETAILS

LEASE RATE	\$14.00 SF/YR (MG)
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LOCATION INFORMATION

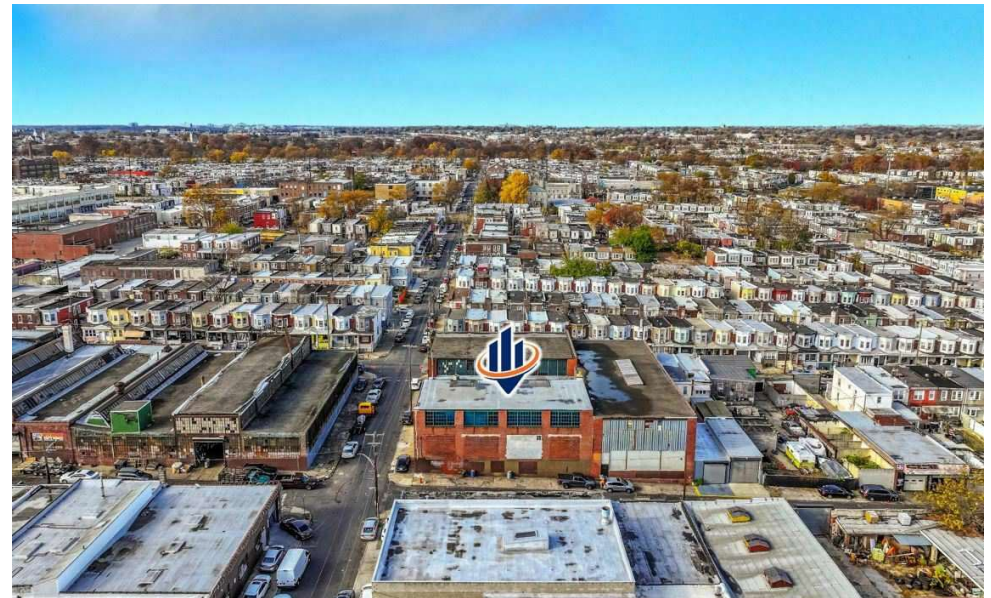
STREET ADDRESS	251 W Cayuga St
CITY, STATE, ZIP	Philadelphia, PA 19140
COUNTY	Philadelphia
MARKET	Philadelphia
SUB-MARKET	Lower North Philadelphia
CROSS-STREETS	N. American Street
TOWNSHIP	City of Philadelphia
MARKET TYPE	Medium
NEAREST HIGHWAY	West Roosevelt Boulevard - 0.3 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 16.6 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse Space
ZONING	I-2, Medium Industrial
LOT SIZE	0.13 AC±
APN #	882966470
LOT FRONTAGE	68 ft
LOT DEPTH	82 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	12,551 VPD
TRAFFIC COUNT STREET	N. 9th Street & Cayuga St

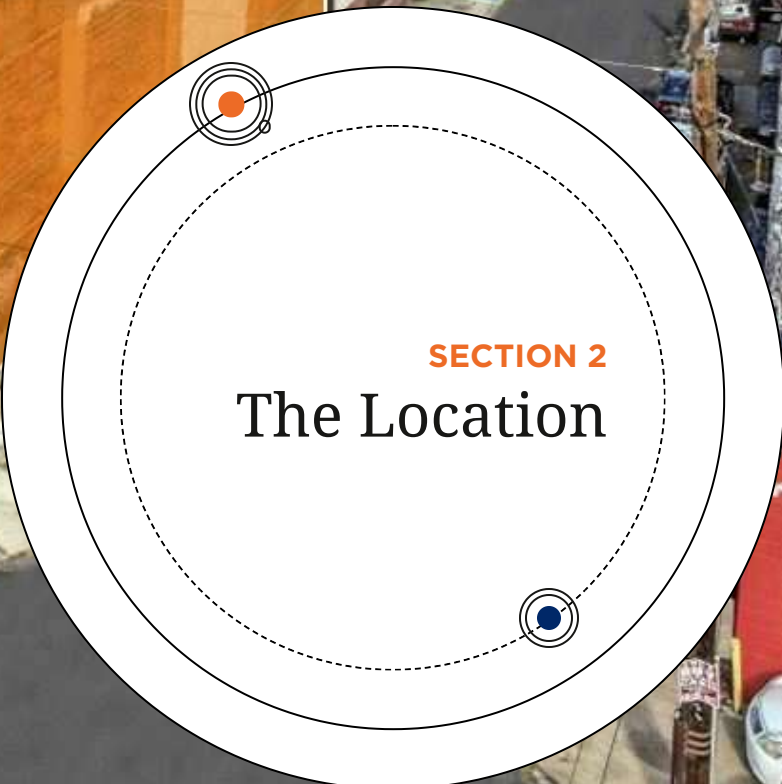
PROPERTY HIGHLIGHTS

- Available for lease
- ±2,844 SF warehouse
- Space dimensions: 36'W x 79'L
- One (1) drive-in door (18'H x 16'W)
- 30' ceilings
- Highly accessible
- Immediate occupancy available
- Ideally positioned for business and consumer access
- Immediate access to Roosevelt Blvd
- Close commuting proximity to/from Philadelphia
- Dense residential and commercial neighborhoods
- Medium Industrial (I-2) zoning district allowing for abundant permitted uses



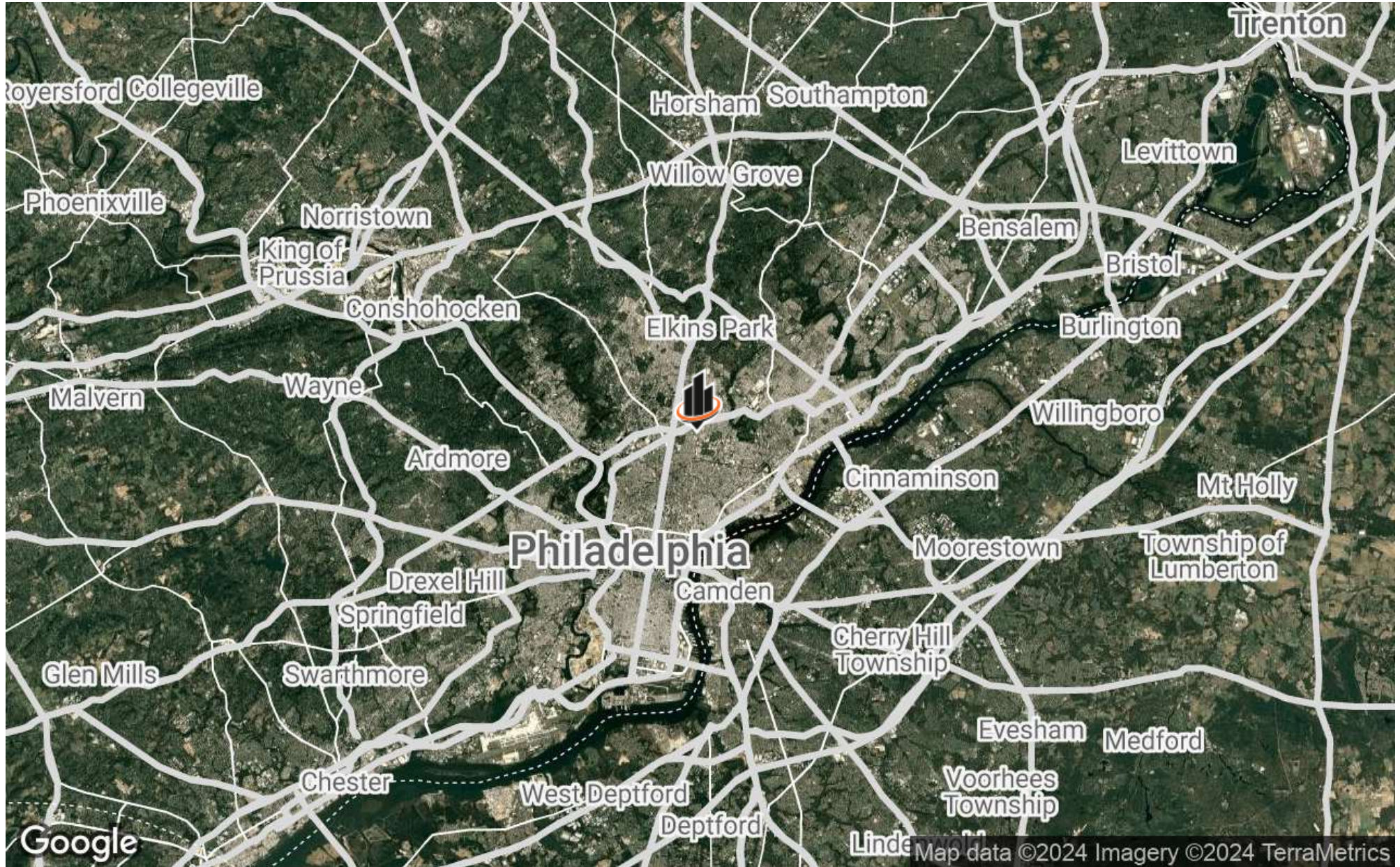
ADDITIONAL PHOTOS



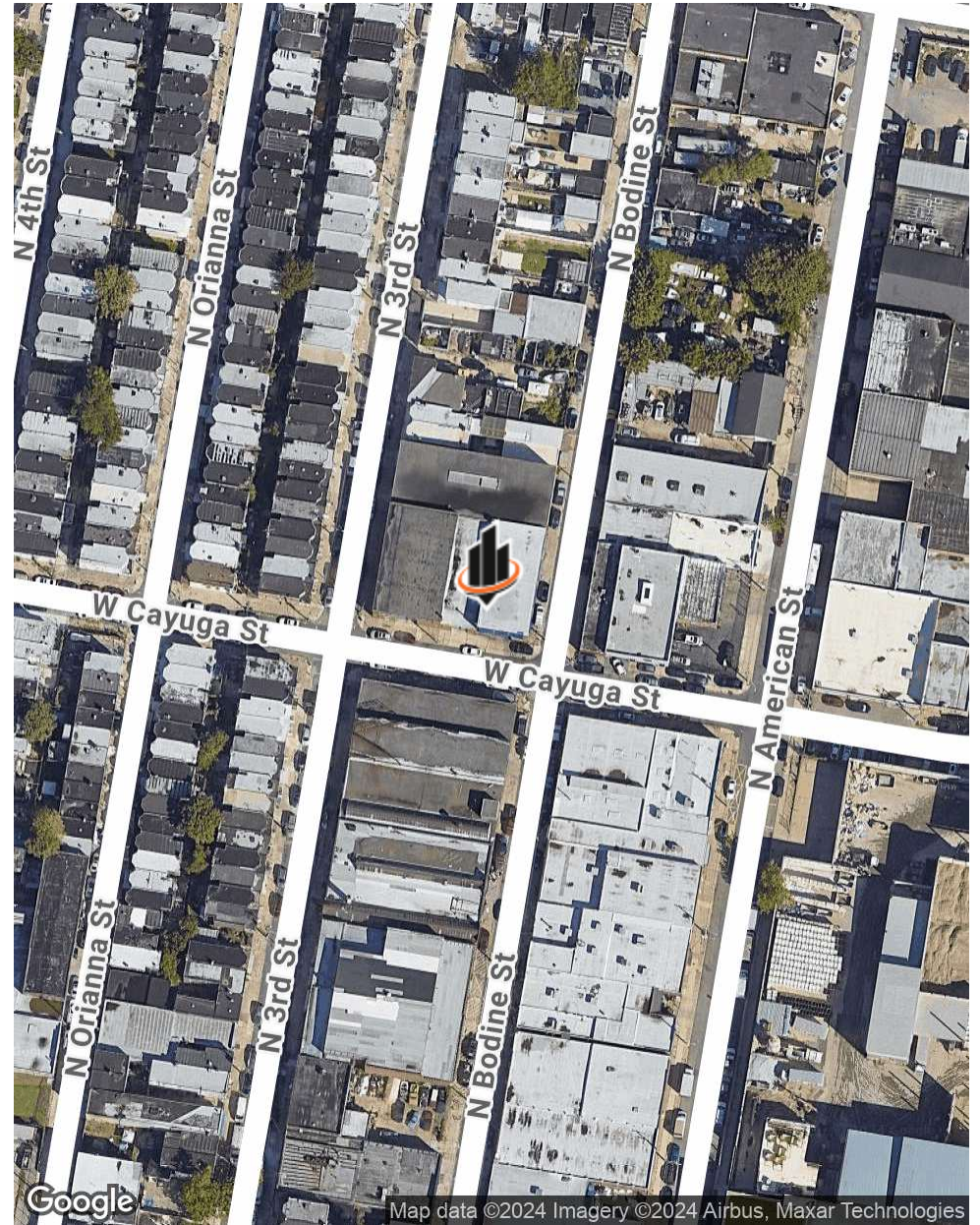
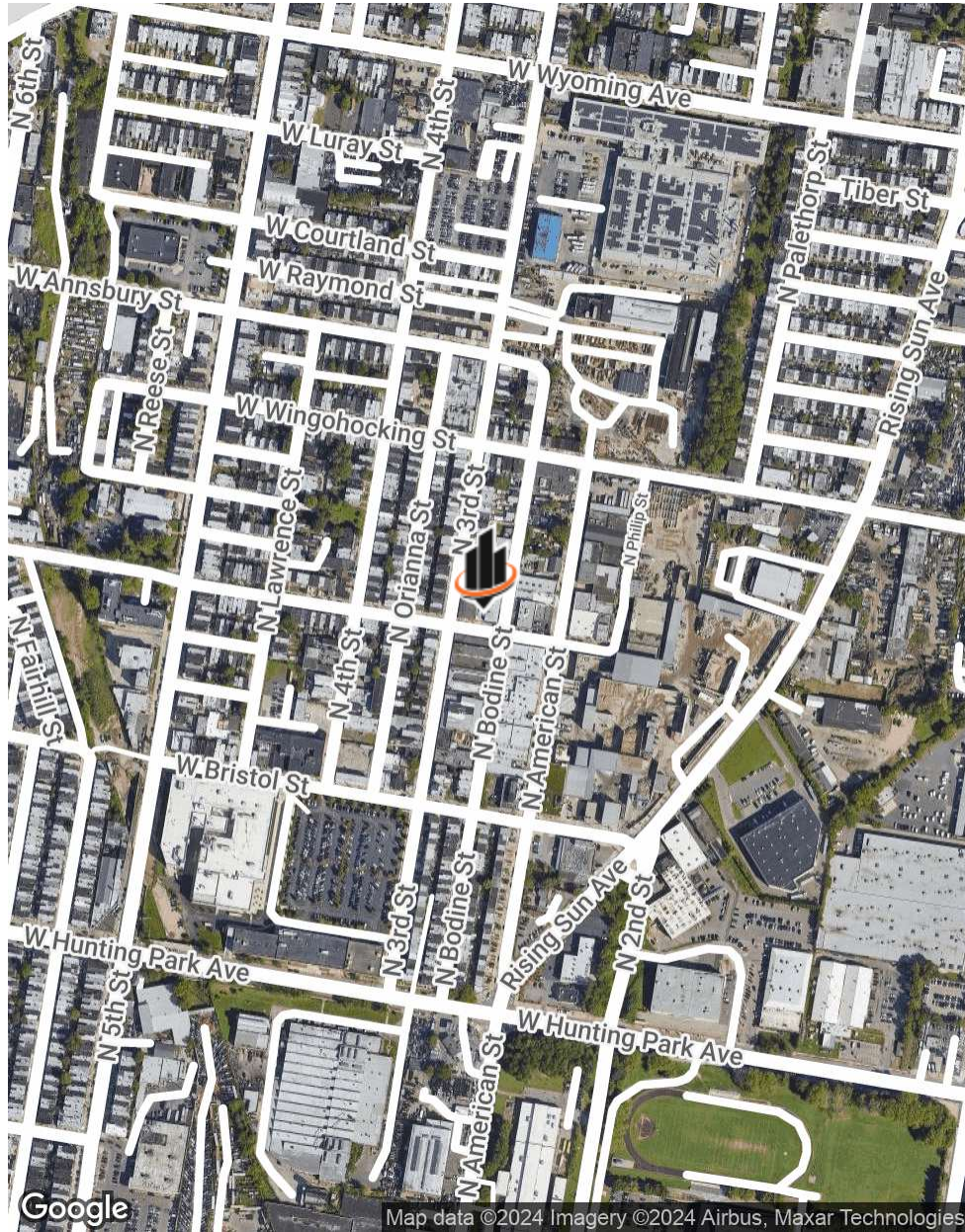


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The Zoning

INDUSTRIAL

INTENT:

Low-impact uses including light industrial, fabrication, offices, and research and development

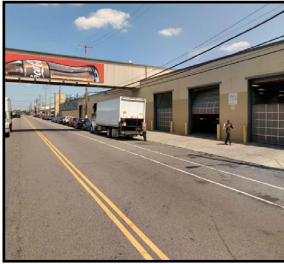
I-1



INTENT:

Light/moderate impact industrial uses including manufacturing, processing, and distribution

I-2



INTENT:

Intensive, high-impact uses, including extractive industries and petroleum processing and storage

I-3



INTENT:

Marine-related industrial uses such as docks, wharves, piers, and transit sheds

I-P



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

Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

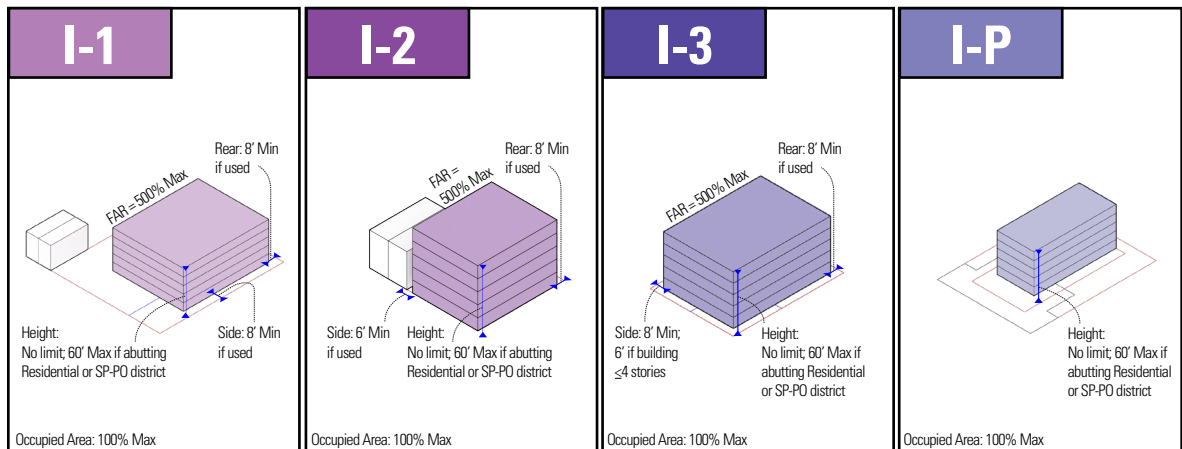


Table 14-602-3: Uses Allowed in Industrial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY					
Household Living (as noted below)					
Multi-family	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	
Group Living	N	N	N	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	N	N	N	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY					
Adult Care	N	N	N	N	
Child Care	N	N	N	N	14-603 (5)
Detention and Correctional Facilities	N	S	Y	N	14-603 (13)
Educational Facilities	N	N	N	N	
Fraternal Organization	N	N	N	N	
Libraries and Cultural Exhibits	N	N	N	N	
Re-Entry Facility	S	S	Y	S	14-603 (12)
Religious Assembly	N	N	N	N	
Safety Services	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	
Utilities and Services, Major	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	14-603 (16)(17)
OFFICE USE CATEGORY					
Business and Professional	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	Y	N	N	N	
Group Practitioner	Y	Y	Y	N	
Government	Y	Y	N	N	
RETAIL SALES USE CATEGORY [4]					
Adult-Oriented Merchandise	N	S	Y	N	14-603 (13)
Building Supplies and Equipment	Y	Y	Y	Y	14-603 (3)
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	S	Y	N	14-603 (13)
Gun Shop	N	S	Y	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	
Pets and Pet Supplies	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
COMMERCIAL SERVICES USE CATEGORY					
Adult-Oriented Service	N	S	Y	N	14-603 (13)
Animal Services (except as noted below)	Y	Y	Y	N	
Boarding and Other Services	S	S	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	N	N	N	14-603 (18)
Casino	N	N	N	N	
Building Services	Y	Y	Y	Y	
Business Support	Y	Y	Y	N	
Eating and Drinking Establishments (as noted below)	N	N	N	N	
Take-Out Restaurant	N	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	Y	Y	
Personal Credit Establishment	N	S	Y	N	14-603 (13)
Funeral and Mortuary Services	N	N	N	N	
Maintenance & Repair of Consumer Goods	Y	Y	Y	Y	
Marina	Y	Y	N	N	
Parking, Non-Accessory	Y	Y	Y	Y	14-603 (10)
Personal Services	N	N	N	N	
Radio, Television, and Recording Services	Y	Y	Y	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES					
Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	Y	Y	N	
Vehicle Fueling Station	Y	Y	Y	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
Vehicle Paint Finishing Shop	Y	Y	Y	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY					
Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
Moving and Storage Facilities	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	
Wholesale Sales and Distribution	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603 (1)
INDUSTRIAL USE CATEGORY					
Artist Studios and Artisan Industrial	Y	Y	Y	N	
Limited Industrial	Y	Y	Y	N	
General Industrial	N	Y	Y	N	
Intensive Industrial	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	S	Y	N	14-603 (9)
Marine-Related Industrial	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	Y	Y	Y	N	
Mining/Quarrying	N	N	Y	N	
Research and Development	Y	Y	Y	N	
Trucking and Transportation Terminals	Y	Y	Y	Y	
URBAN AGRICULTURE USE CATEGORY					
Community Garden	Y	Y	Y	N	14-603 (15)
Market or Community-Supported Farm	Y	Y	N	N	14-603 (15)
Animal Husbandry	Y	Y	Y	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

See page 48 for information pertaining to bracketed numbers (e.g., “[2]”) in use table cells.



SECTION 4
The
Demographics

DEMOGRAPHICS MAP & REPORT

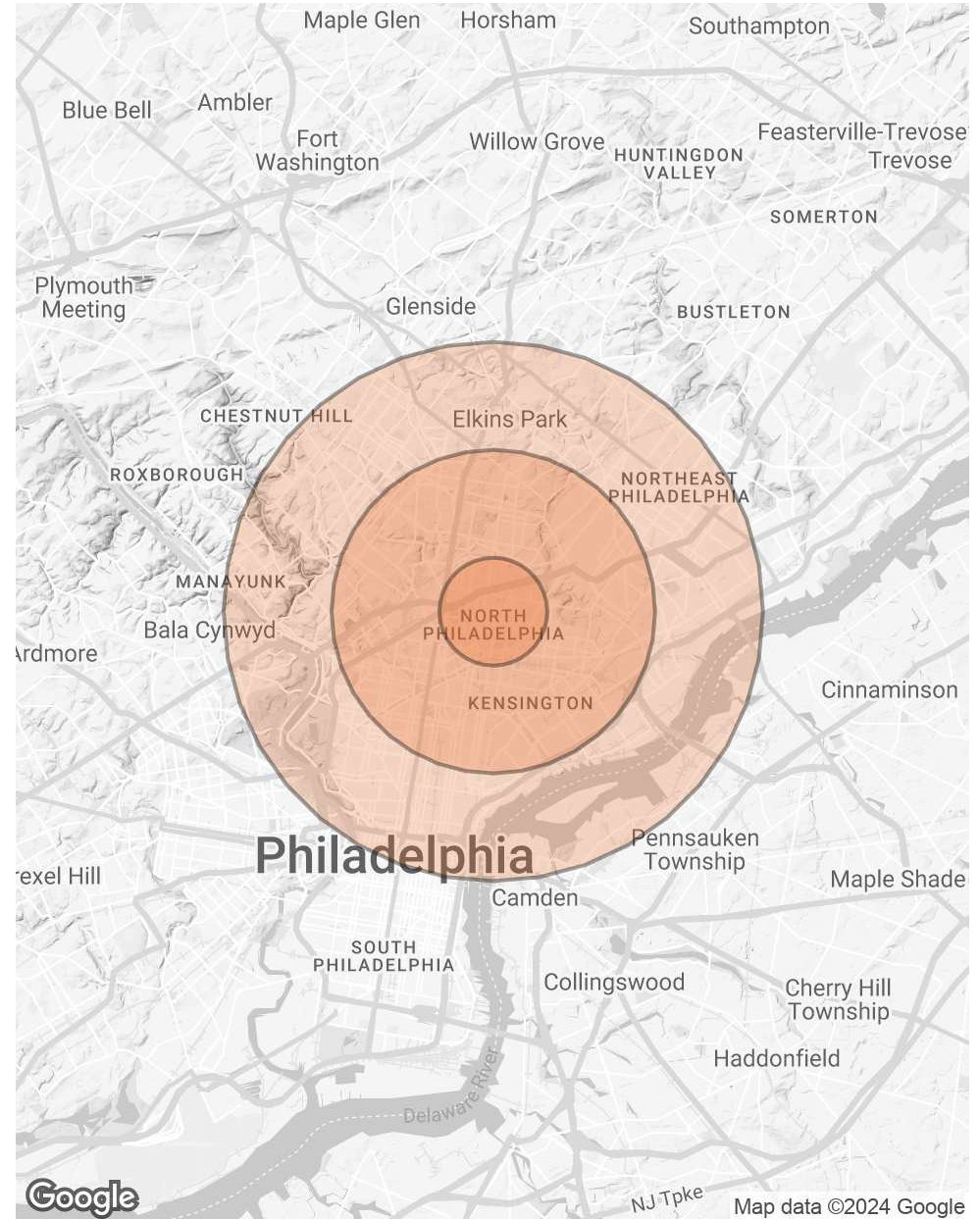
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	48,041	434,729	943,156
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	38	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	16,471	164,025	382,061
# OF PERSONS PER HH	2.9	2.7	2.5
AVERAGE HH INCOME	\$48,161	\$61,742	\$80,277
AVERAGE HOUSE VALUE	\$129,182	\$189,496	\$282,338

Demographics data derived from AlphaMap





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