



## ARSENAL BUSINESS CENTER Philadelphia, PA



**Building #222**  
**11,299 Square Feet**

**DESCRIPTION:**

One story office and industrial building

**SIZE:**

11,299 square feet

**HEAT:**

Gas fired ceiling mounted units / Gas fired ac/heating for office area

**LOADING:**

Three (3) 8' wide overhead doors

**POWER:**

200 amp, 3 phase

**WATER & SEWER:**

Public

**PARKING:**

Ample free parking

**LOCATION:**

The Arsenal Business Center is located at the Bridge Street exit of I-95 with immediate access to the Tacony Palmyra & Betsy Ross Bridges. It's within minutes of Center City Philadelphia, The Ben Franklin Bridge and Walt Whitman Bridge and just minutes from US 1 Exit PA Turnpike

**PUBLIC TRANSPORTATION:**

Septia Bus routes 73 & 84 stop at the Arsenal Business Center gates and the R-7 rail station is within two blocks of the campus.

**SECURITY:**

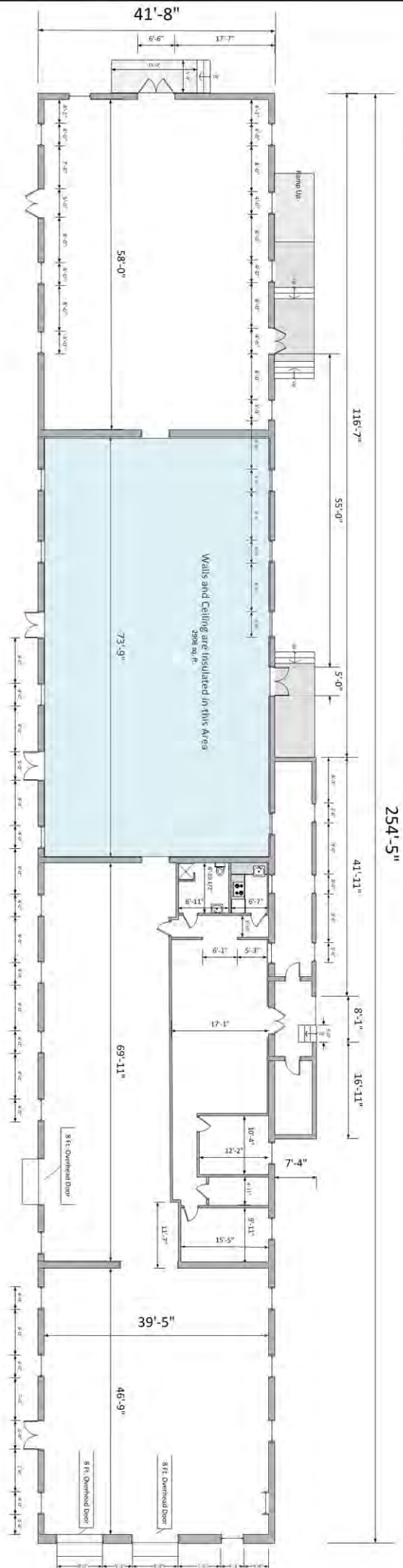
Being a historic former military facility, the campus is completely enclosed by a stone wall and fencing. The Arsenal Business Center has security guard posts at both main gates and the security service monitors and patrols the campus 24 hours a day, 365 days a year.

**LANDSCAPING:**

Regular landscape maintenance is performed in order to maintain the campus-like setting of a suburban office campus.

**MANAGEMENT:**

On-site management is provided by Hankin Management Company.



Arsenal Business Center  
**BUILDING 222**

All information furnished on the plan regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions or change.