

# 6215 Ardleigh Street

Philadelphia, PA



**For Sale: Investment or Owner/User Industrial Opportunity**

46,000 SF Warehouse / Distribution Building In East Germantown

**AVISON  
YOUNG**

# Executive Summary

**6215**  
Ardleigh Street

## PROPERTY OVERVIEW

- Consists of a fully air conditioned 46,000 sf warehouse / distribution building on 3.4 acres
- Has nine (9) dock doors and three (3) drive in doors on opposite sides of building allowing for multi-tenancy
- Dual access off Ardleigh Street and Washington Lane
- Previously used for the storage and distribution of flowers – includes two large cold storage boxes
- Ceiling heights range from 12'6" to 19' clear
- Located 1.5 miles from Route 309 which provides convenient regional access
- Heavy in-fill location with no competing properties in a three-mile radius
- Market rental rates for similar space range from \$10.50 - \$12.72 psf NNN

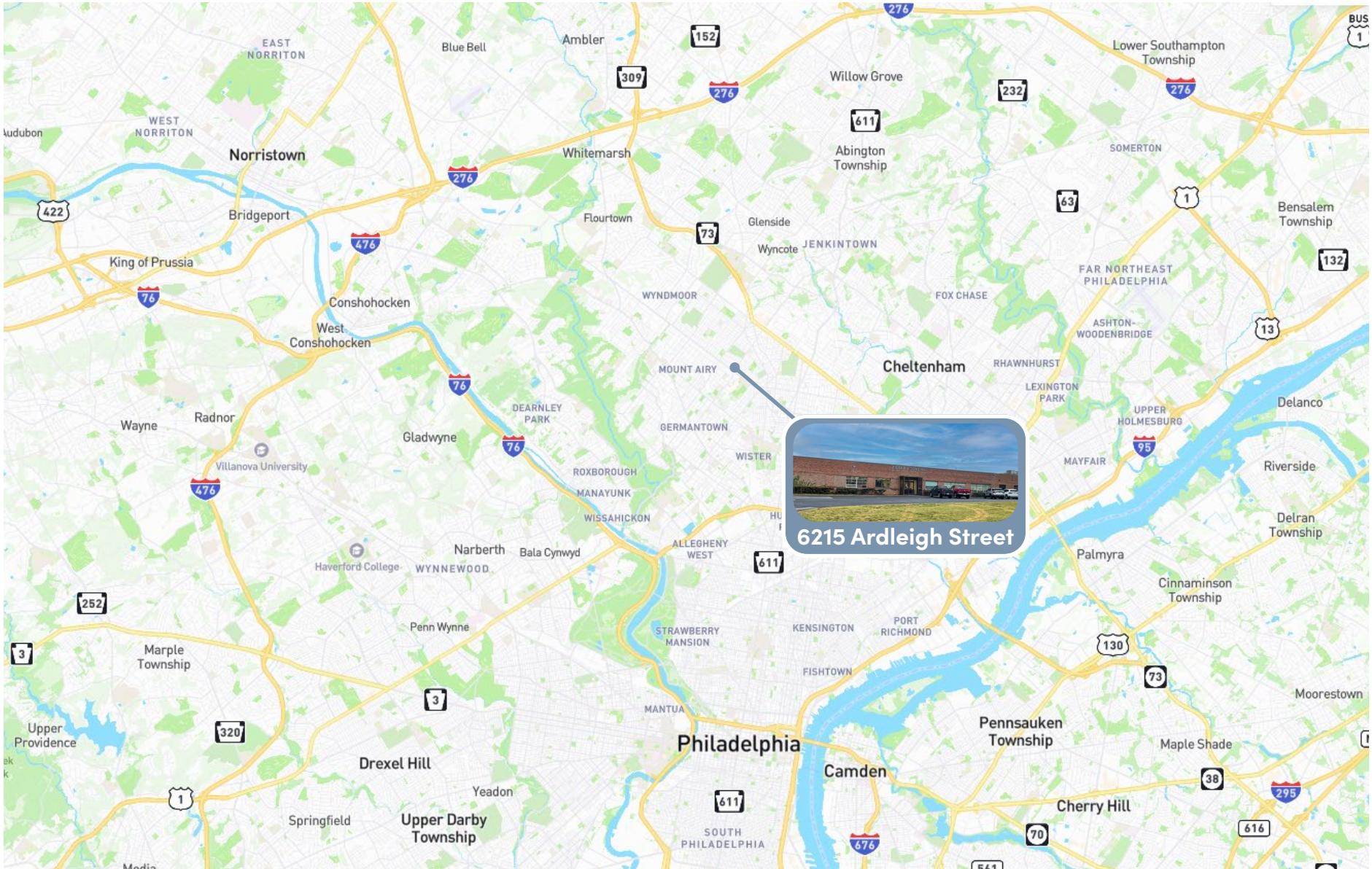


Overview	
Address	6215 Ardleigh Street Philadelphia, PA 19138-1595
SF	46,000
Acreage	3.4
Ceiling Height	12'6" - 19' Clear
Loading	9 Docks and 3 Drive Ins
Access	Entrance from Ardleigh Street & Washington Lane
Power	3 Phase, 800 Amp
Roof	Metal and rubber roofs with work completed 2012-2020
Occupancy at Sale	Delivered vacant
OPA Account Number	884246804
2025 Tax Expense	\$21,480
Water / Sewer	Public
Misc.	Includes 3 bedroom, 1 bath house on the same lot with market rental rate of \$2,000/mo.
Zoning	RSA-2
Price	\$4,900,000

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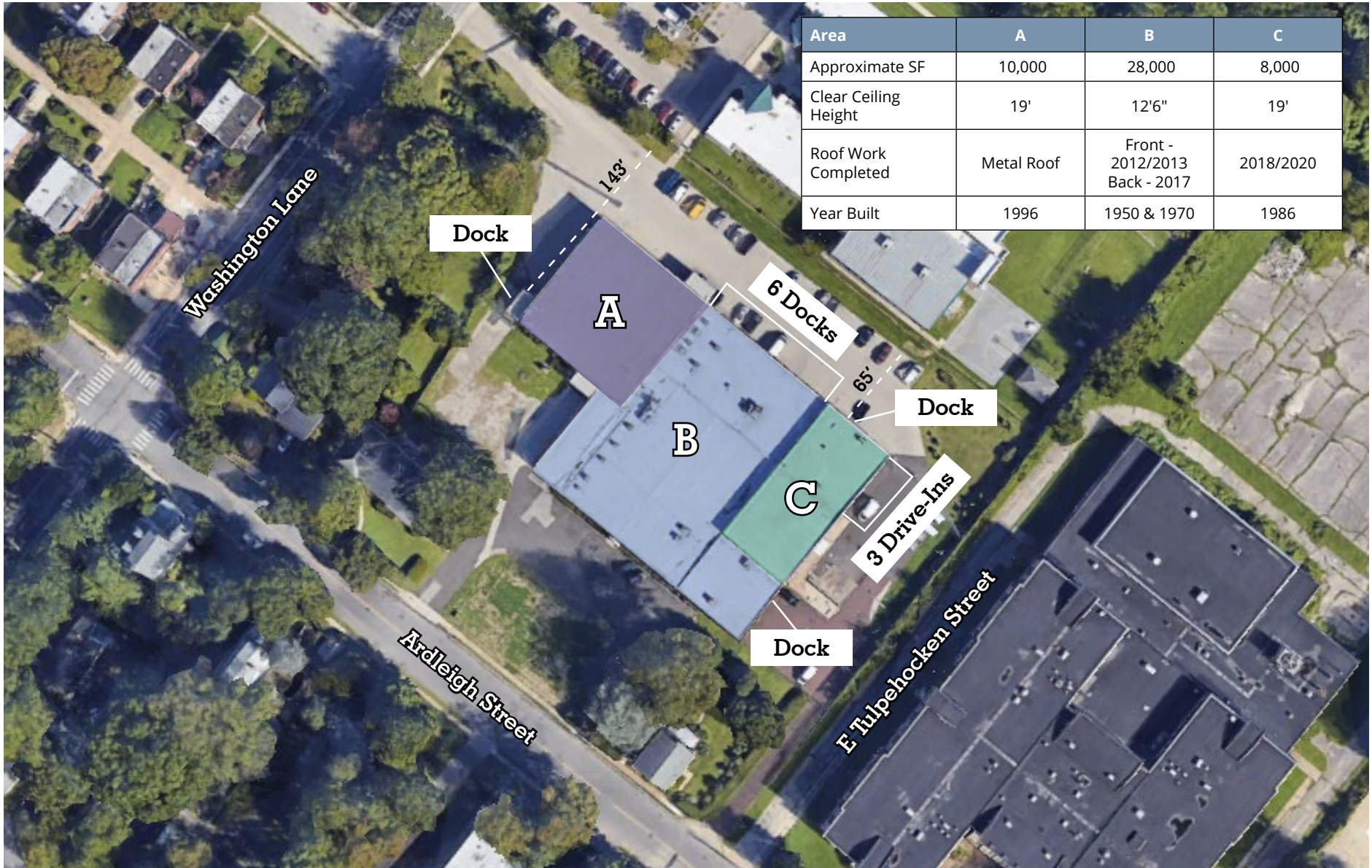
## HIGHWAY ACCESS



# Executive Summary

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## SITE MAP



# Executive Summary

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## MARKET ANALYSIS

6215 Ardleigh Street is located within the Northwest Philadelphia submarket, which contains 6.5 million sf of industrial space. Like in the metro, logistics facilities account for the largest proportion of local supply, and these properties contain around 4.3 million sf. The local inventory pool is rounded out by 1.8 million sf of specialized space and 390,000 sf of flex space.

Vacancy, currently 2.1%, has declined over the past year, but there is little room left for further tightening. The submarket posted 80,000 sf of net absorption over the past year, but on average, annual absorption has been essentially flat over the past five years. Rents grew by 9.3% over the past 12 months, easily exceeding the 5.4% average annual change over the past decade. There are no supply-side pressures on vacancy or rent in the near term, as nothing is underway. Moreover, the inventory has contracted over the past 10 years, as demolition activity has outpaced new construction.

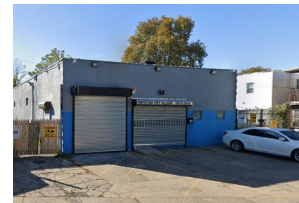
Key Market Indicators	Q1 2022	Q1 2023	Q1 2024
<b>Supply (SF)</b>			
Supply	6,500,000	6,500,000	6,500,000
Net Deliveries	- 35,000	0	0
<b>Demand</b>			
Vacancy	3.5%	2.8%	2.1%
Net Absorption (SF)	- 35,000	12,733	0
<b>Pricing</b>			
Market Rent % Change	9.26%	8.70%	9.30%



# Lease Comparables

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Ardleigh Street

The following four lease comparables range in size from 7,500 - 15,000 sf. They represent a mix of industrial leases in the surrounding areas of Philadelphia County and serve as a benchmark for the property's leasing assumptions. Rent comparables range from \$10.50 - \$12.72 psf NNN.



	3111 W. Allegheny Ave Philadelphia, PA	3111 W. Allegheny Ave Philadelphia, PA	3954 Old York Road Philadelphia, PA	3502 Scotts Lane Philadelphia, PA
<b>Tenant</b>	Main Factor	Philadelphia Share Food	Perfection Auto Collision	Perfection Auto Collision
<b>Size</b>	12,000	15,000	7,500	10,330
<b>Rent SF</b>	\$10.50 NNN	\$10.50 NNN	\$10.89 NNN	\$12.72 NNN
<b>Escalations</b>	3%	3%	3%	3%
<b>Term</b>	62 Months, 2 Months FR	48 Months	36 Months	36 Months
<b>Condition of Space</b>	Fully conditioned with two loading docks	Broom clean warehouse with two loading docks	Broom Clean with two garages	Flex Space
<b>Clear Height</b>	14' - 17'	14' - 17'	14'	14'
<b>Date Signed</b>	May-24	Sept-24	May-24	Oct-24

# Offering Price & Procedure

6215  
Ardleigh Street



## Offering Price and Procedure

**6215 Ardleigh Street is offered for sale at a price of \$4,900,000** to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

For information or to schedule a site inspection please contact one of the below listed exclusive property sales agents from Avison Young:

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