



RD+

INVESTMENT OPPORTUNITY

827 SPRING GARDEN STREET
PHILADELPHIA, PA 19123

PROPERTY



Walk Score | 94



Transit Score | 97

22,851sf Property

17,950sf Single-Story Warehouse

11 Cars - Parking

**14x11ft Drive In Door With
Loading Bay**

**14ft Ceiling Height To Beam,
16ft To Deck**

+ RARELY OFFERED

Corner property at the signalized intersection of N. 9th and Spring Garden Street.

+ ADJACENT TO THE RAIL PARK

The Rail Park, a 3 mile greenway and pedestrian space.

+ ZONED IRMX

Perfectly situated for an owner-user, investor, or developer.

+ CONCEPTUAL MASSING PLAN PER ZONING CODE

Allows 128 units over 5 stories by-right.

+ EXISTING LEASE IN PLACE

Inquire for more details.

INVESTMENT SCENARIOS



Investment: Single/Multitenant Asset

Comparable lease transactions range from \$35-\$70psf, NNN in this submarket

*Data available upon request



Owner/User

Ideal for many users-retailers with loading/distribution, industrial and office



Development Site

5-story mixed-use building perfect for apartments, offices, artist studios, and more. Reference Zoning and Massing Plan on pg. 3

Benefits in ownership and redevelopment:

Potential 10-year tax abatement

Strong appreciation in local submarket. Immediate adjacency to the Rail Park-reference pg. 4

Over \$1B of new development adding significant density and value to the immediate neighborhood.

IRMX ZONING

| Zoning Bonus Summary | | IRMX Additional FAR |
|-------------------------|--------------------|------------------------|
| Mixed Income Housing | Moderate Income | 150% |
| | Low Income | 250% |

DIMENSIONAL STANDARDS FOR INDUSTRIAL DISTRICTS

| | |
|-----------------------|-----------------------------------|
| Max. Occupied Area | Lot: Intermediate 75%; Corner 80% |
| Min. Front Yard Depth | 0 ft. |
| Min. Side Yard Width | 0 ft. |
| Min. Rear Yard Depth | 0 ft. |
| Max. Height | 60 ft. |
| Max. Floor Area Ratio | 500% |

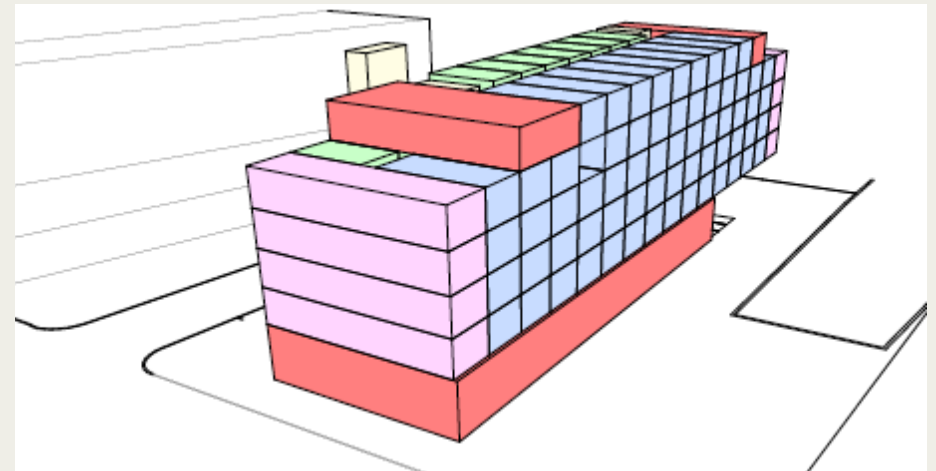
Table Statistics per the Philadelphia Zoning Code

IRMX: Industrial Residential Mixed-Use

Intended to accommodate a mix of very low-impact industrial uses, including artists and artisans, neighborhood-oriented commercial uses, and residential uses.

Height and Occupied Area Exceptions in IRMX District: If industrial use occupies at least 50% of the ground floor area:

- The maximum occupied area can be 85% for intermediate lots and 90% for corner lots.
- Alternatively, the maximum building height can be 72 feet, provided that above 60 feet, the occupied area does not exceed 50% for intermediate lots and 55% for corner lots, and compliance with the 35-foot street frontage rule is maintained.



Conceptual Massing Plan (Available upon request)

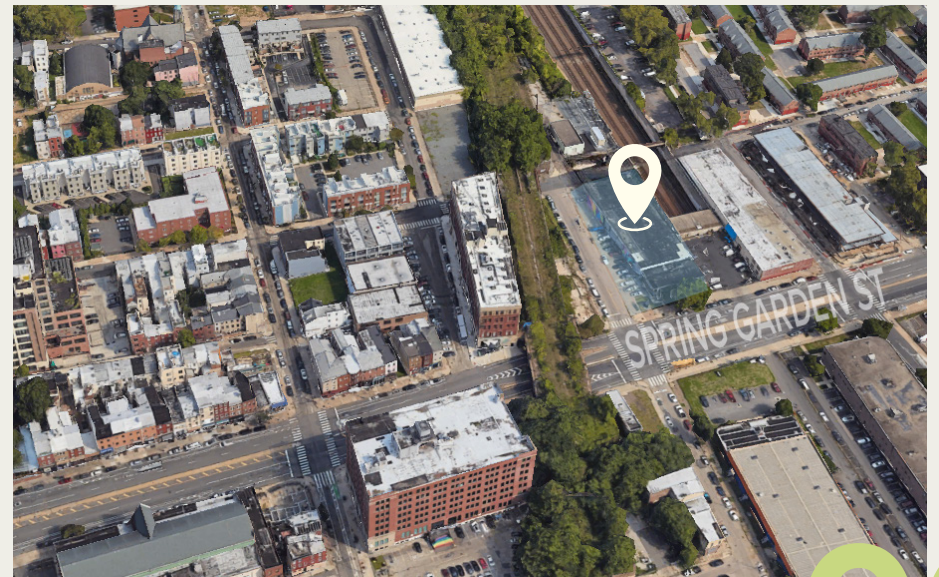
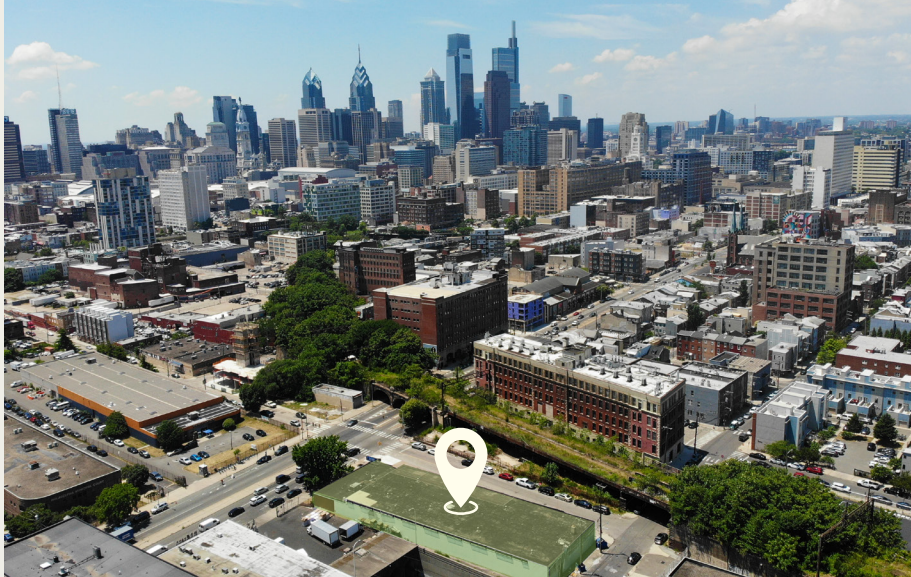
THE RAIL PARK

Phase One of the Rail Park opened in 2018, marking the beginning of an ambitious project. The plans for the park span three miles of historic rail lines, connecting over 10 neighborhoods from Northern Liberties to Brewerytown, with the ultimate goal of revitalizing the entire park.

The vision for the site is to transform it into a vibrant greenway, featuring pathways, lush plantings, open spaces, and welcoming areas. The park will offer a variety of programs and activities designed to serve both Philadelphians and visitors, creating a dynamic and inclusive urban oasis.



PROPERTY



LOCATION

Drive Times

Philadelphia International Airport:
15 Minutes

Benjamin Franklin Bridge:
5 Minutes

Philadelphia City Hall:
10 Minutes

Philadelphia Sports Complex:
15 Minutes

I-95:
8 Minutes



DEVELOPMENT MAP

Adjacent To All Of The Following Recently Completed & Ongoing Developments...



The Rail Park & Viaduct

The first phase of a 3-mile elevated park project converting unused rail tracks to public space. Includes green spaces, park benches, and amazing views of the city.



SoNo

Massive mixed use development including Anchor tenants, Yards Brewing and Target. Additional 4-story, 50-unit apartment building with 11,000sf of ground-floor retail space.



Arts + Crafts Properties

The single largest owner of adaptive reuse properties in the Callowhill Neighborhood. A+C has acquired and redeveloped over 2M sf of commercial real estate including creative offices, retail, & apartments.



417 Callowhill

Under construction development of a 220-unit, 7+ story, luxury apartment with 70 parking spots.



412 N Second

Multiphase \$100M, 1M sf, mixed use development including 750 apartment units and 40,000sf of retail space.



Waterview at Festival Pier

Two, under construction 6-story buildings with 470 residential units, 46,432sf of commercial space, and 313 parking spots.



418 Spring Garden

Under construction, \$200M, 329-unit apartment building with 14,520sf of retail and 89 parking spaces.



501-39 Spring Garden

13-story, 382 unit apartment building with 60,000sf ground-floor commercial space.



650 Fairmount

Under construction, \$100M, 5-Acre, mixed use development, including 297 apartments, 107 townhouses, duplexes, and triplexes, 221 parking spaces, and 21,000sf of retail space.



700 N. Delaware

Two, under construction 7-story buildings with 488 mixed use units.



AMENITY MAP

Food & Restaurants

- | | |
|--------------------------------------|---------------------------|
| 1. Federal Donuts | 13. Radicchio Cafe |
| 2. La Chinesca | 14. Starbucks |
| 3. Liquid Art Barrel House | 15. Yards Brewing |
| 4. The Lucky Well | 16. Silk City |
| 5. Kaiseki | 17. Cafe La Maude |
| 6. Love City Brewing | 18. Honey's Sit 'n' Eat |
| 7. Cafe Lift | 19. Del Rossi's |
| 8. Trestle Inn | 20. El Purepecha |
| 9. Dim Sum Garden | 21. Square Burger |
| 10. David's Mai Lai Wah | 22. Prohibition Taproom |
| 11. Nan Zhou Hand Drawn Noodle House | 23. Triple Bottom Brewing |
| 12. Juno | |

Stores, Retail, & Fitness

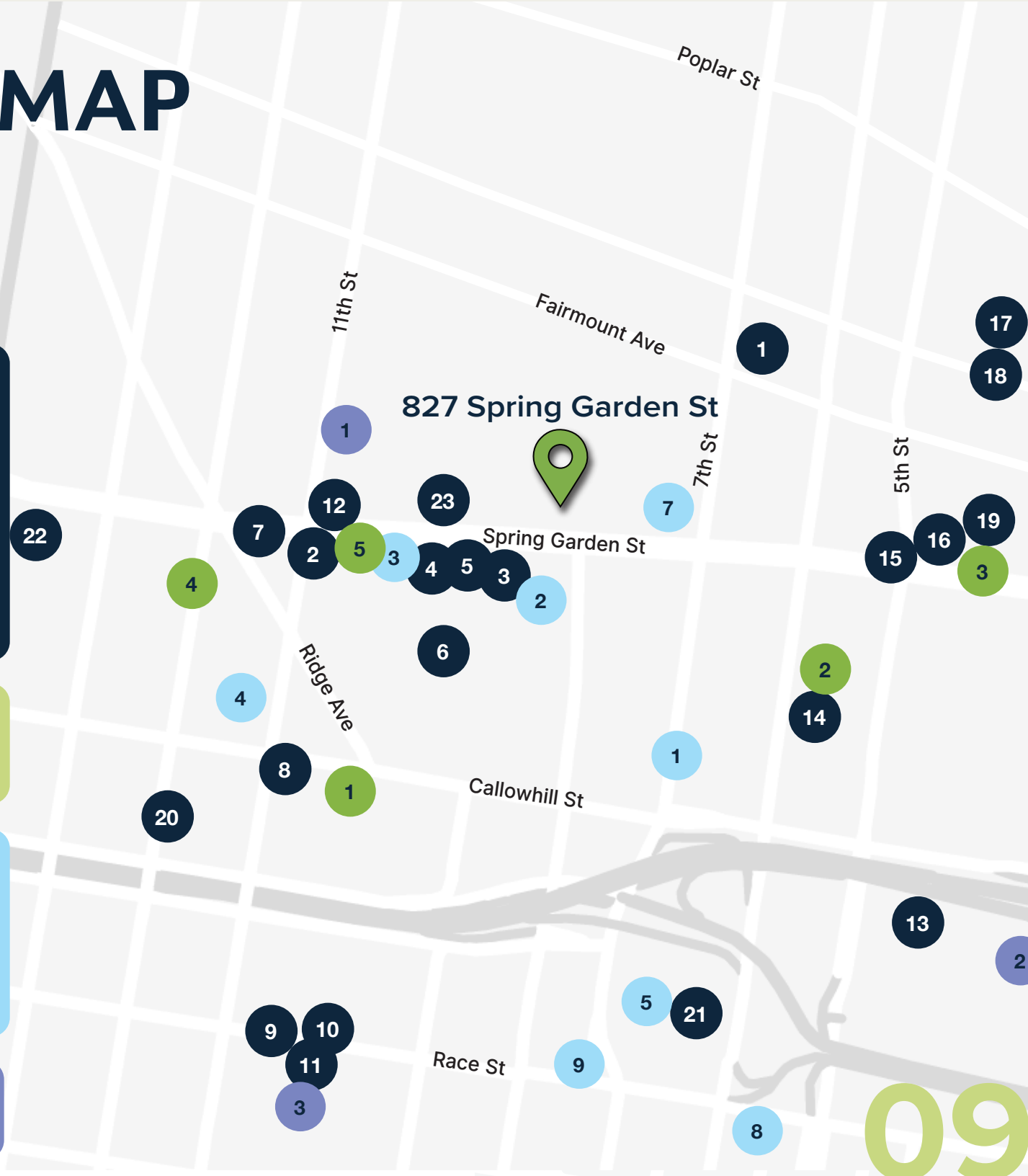
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|-------------------------|-----------------------|
| 1. Cliffs at Callowhill | 4. Iron Works Fitness |
| 2. Target | 5. Russo Music |
| 3. CVS | |

Area Attractions

- | | |
|------------------------|--|
| 1. Franklin Music Hall | 7. Edgar Allan Poe Historic Site |
| 2. Phield House | 8. National Constitution Center |
| 3. Union Transfer | 9. The African American Museum in Philadelphia |
| 4. The Rail Park | |
| 5. Franklin Square | |
| 6. Liberty Lands | |

Hotels

- | | |
|----------------------------------|-----------------------------|
| 1. SoSuite at Independence Lofts | 2. Majestic Penthouse Lofts |
| | 3. Sleep Inn Center City |



TRANSIT MAP

- + SEPTA Market-Frankford
- + SEPTA Bus Routes
- + PATCO STATION
- + Indego Bike Station
- P PARKING

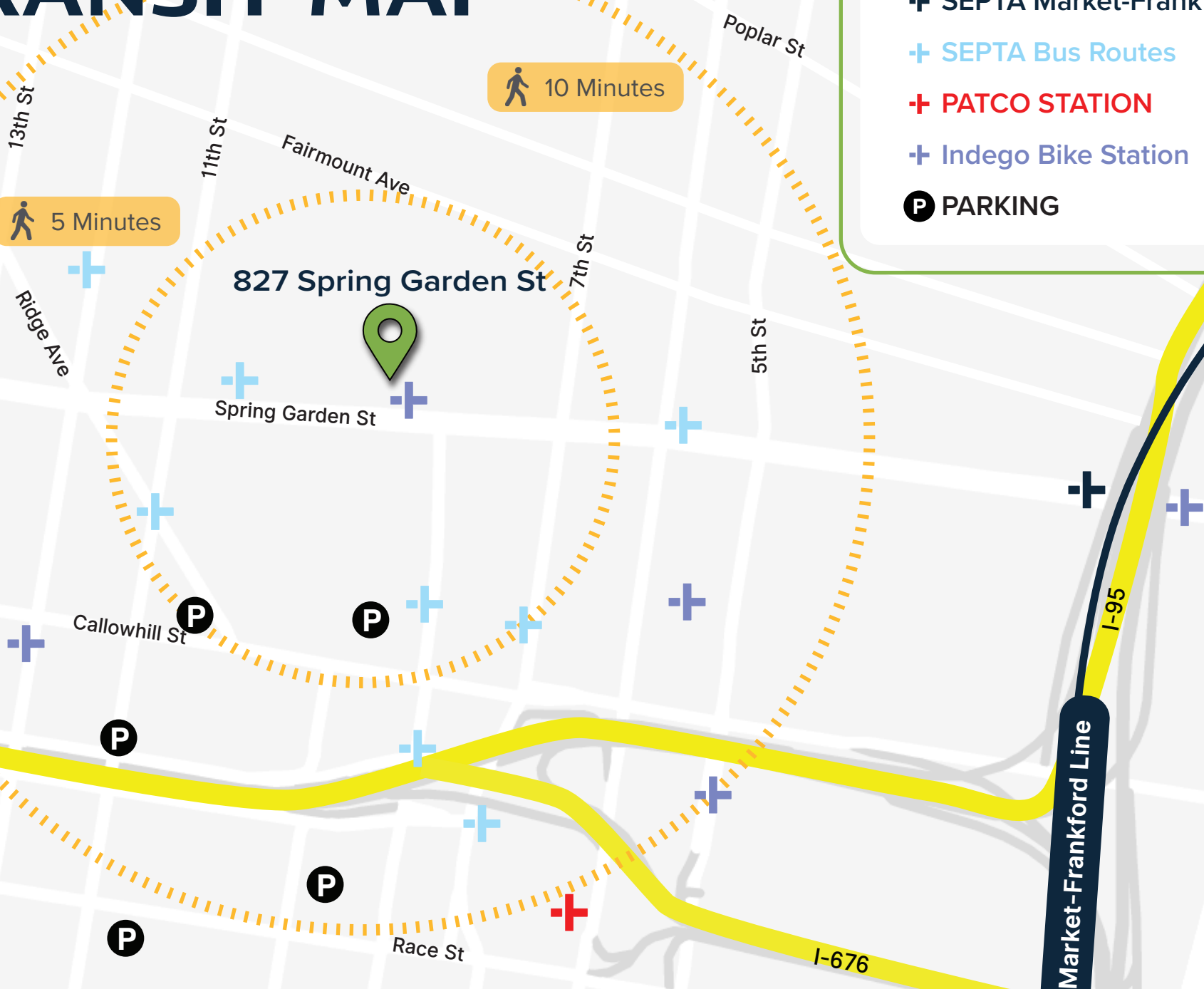
10 Minutes

5 Minutes

827 Spring Garden St



Spring Garden St





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