

2501 S. Front Street
South Philadelphia, PA

33,448 SF Industrial/Office/Manufacturing

1.87 acre (81,457 SF) site in prime South Philadelphia, accessible to I-95, Delaware Avenue, and Walt Whitman Bridge

6,324 SF Office and

**27,124 SF warehouse with
multiple loading docks**



**Exceptional ceiling heights
From 16'- 40' and flexible
floor plates workable for a
variety of uses**

**Geis Realty
Group, Inc.**

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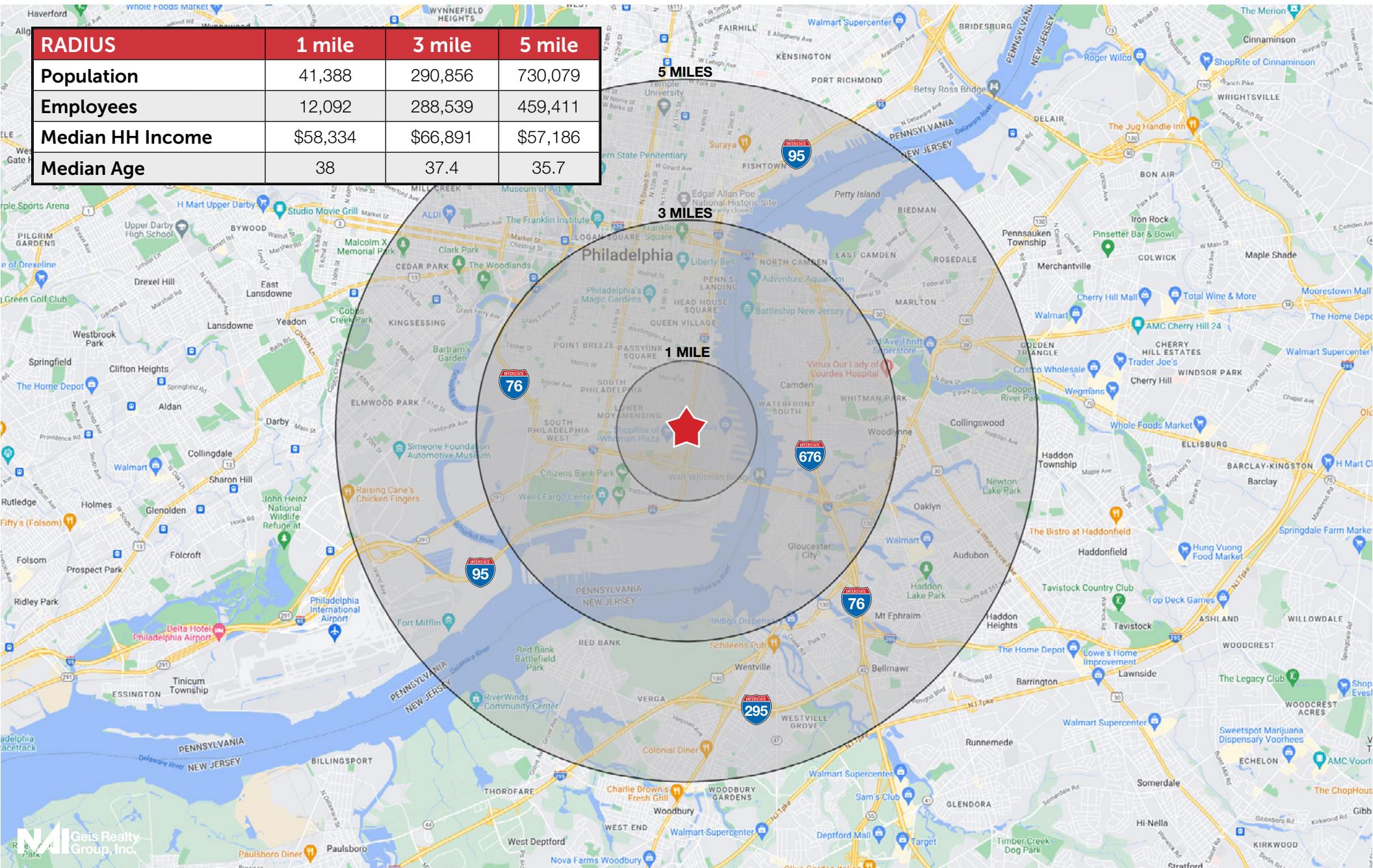
Property Highlights

Square Footage	33,448 SF
Office Square Footage	6,324 SF
Warehouse Square Footage	27,124 SF
Ceiling Height	16' to 40'
Loading Dock Doors	Three (3) front, one (1) rear
Drive In Doors	Two (2) small warehouse
Column Spacing	Please refer to floor plan below
Roof	New roof being installed
Zoning	ICMX-Mixed Use



Demographics

RADIUS	1 mile	3 mile	5 mile
Population	41,388	290,856	730,079
Employees	12,092	288,539	459,411
Median HH Income	\$58,334	\$66,891	\$57,186
Median Age	38	37.4	35.7



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Site



Description



1 Section #1 consists of the warehouse space on the north side of the overall warehouse building. This warehouse is a one story, steel bar joist framed building with multi-wythe brick masonry exterior walls. The roof consists of both concrete plank and metal roof decking. There were two overhead doors at both the east and west ends. At the southwest corner of Section #1, there is a steel framed mezzanine space housing a bathroom and storage space. The floor slab in this section is even with the finished grade around the site.

2 Section #2 consists of the large warehouse space within the overall warehouse building. This warehouse is a one story, steel framed structure with masonry exterior walls. The roof consists of both concrete plank and metal roof decking. The roof height increases in the middle portion of this section where the steel roof framing changes from standard post and beam construction to steel trusses and steel beams. At the southwest corner of this space, there is a wood truss framed mezzanine space. The exterior walls are a combination of brick masonry, CMU masonry and metal window panels. The concrete floor slab is raised several feet above the exterior finish grade to accommodate a loading dock.

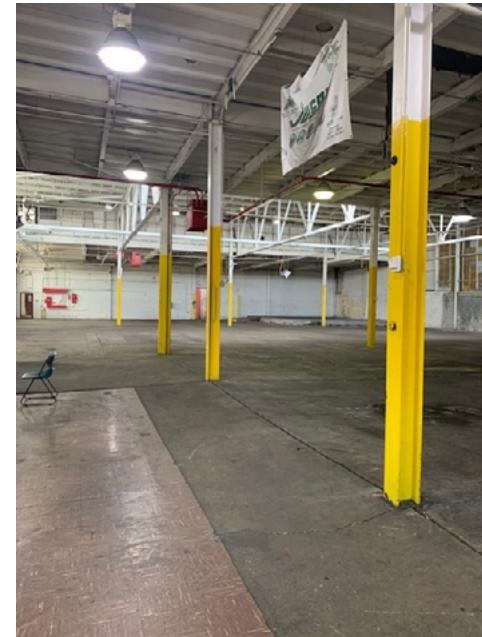
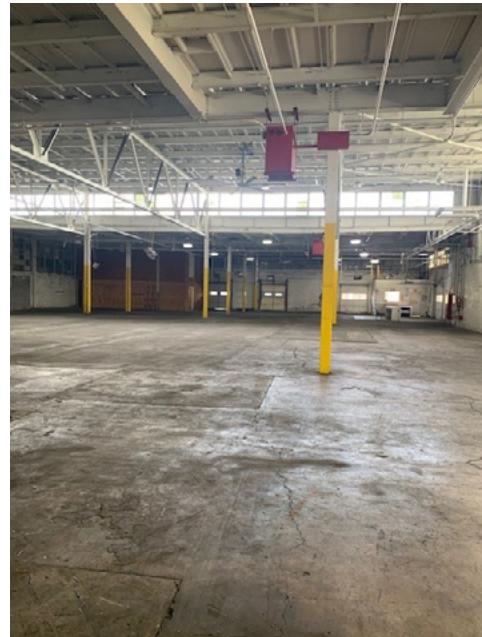
3 Section #3 consists of another large single story warehouse space at the east side of the overall warehouse building. The roof framing consists of deep steel trusses that clear span east/west across this warehouse space. There is a steel framed mezzanine in the northwest corner in this section. The exterior walls are a combination of brick masonry, CMU masonry and metal window panels. The concrete floor slab is raised several feet above the exterior finish grade. There is a single room wood framed office located in the northeast corner in this section.

4 Section #4 consists of a free standing one-story steel framed office building with brick masonry exterior walls. Roof framing consists of steel beams and bar joists. The roof is flat and maintains a consistent height throughout. The concrete floor slab is even with the exterior finish grade.

5 There is a steel framed suspended awning with concrete roof panels that is wrapped around the west and north side of Section #2. Beneath the awning is a concrete loading dock with several concrete stairs. At the north side of Sections #2 & #3, there is a wood framed awning supported on wood posts that extends to the east end of the building. On the east side of the larger warehouse building, there is a steel ramp leading to an overhead

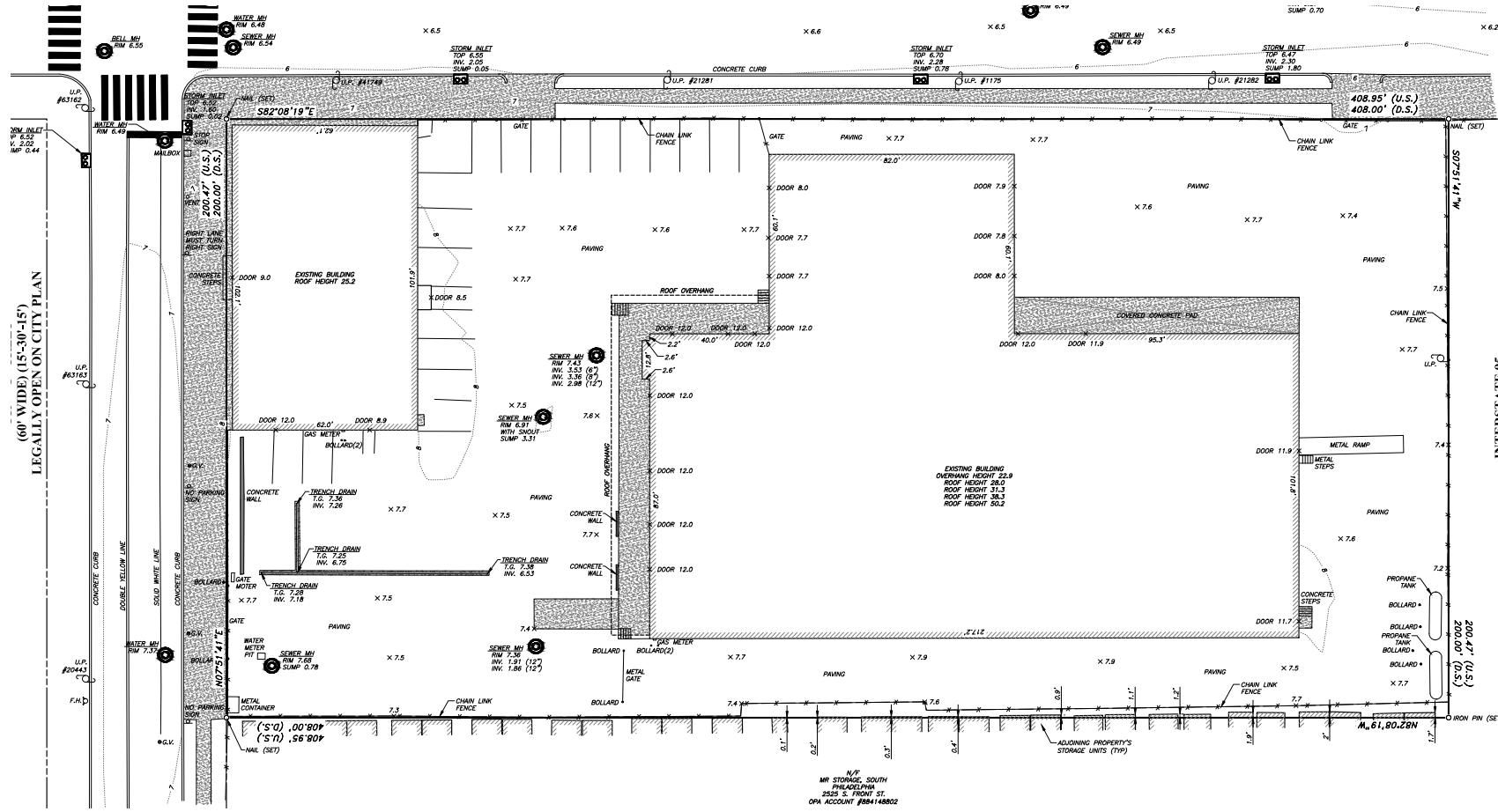
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Interior Photos



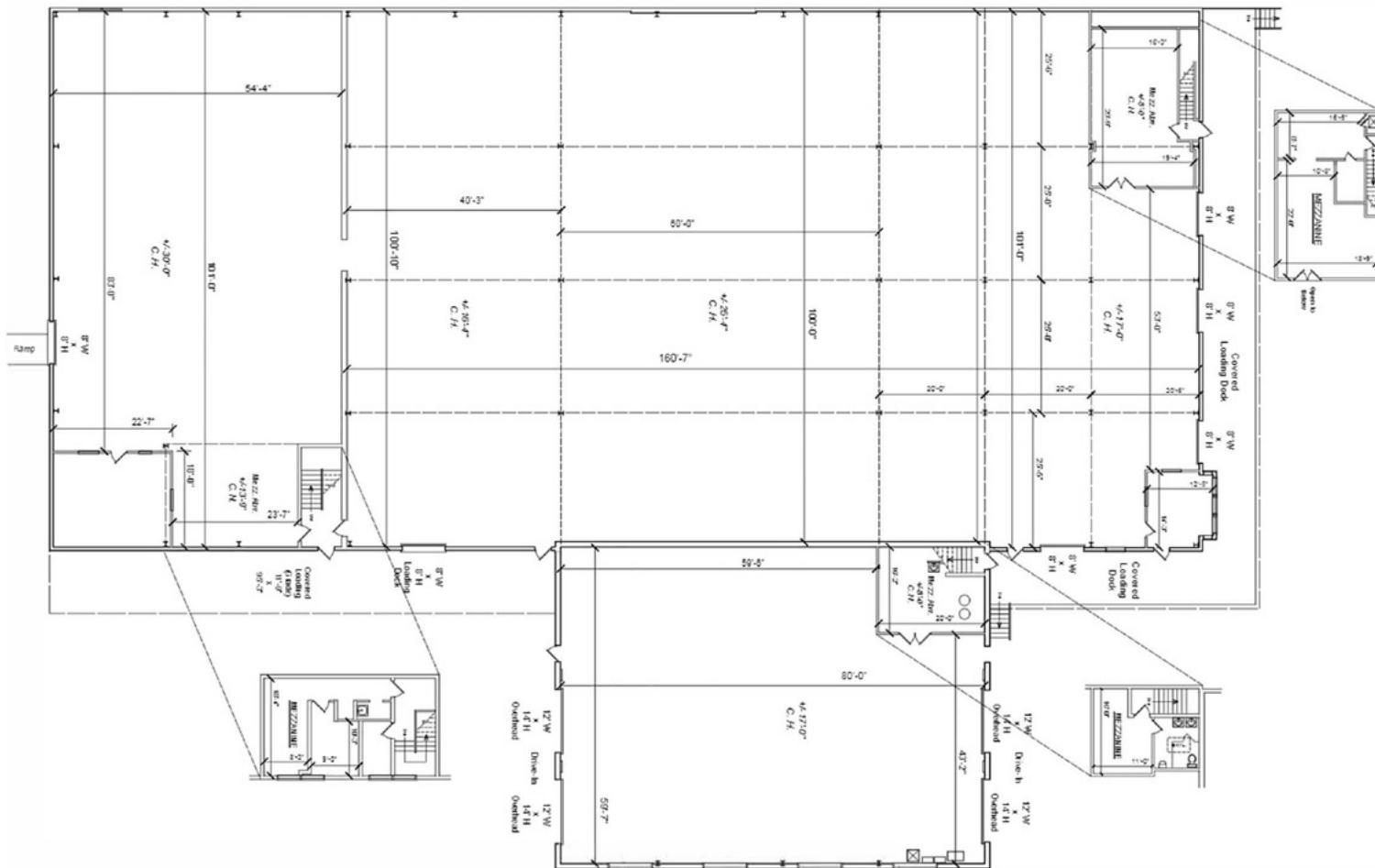
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ALTA Site Plan



Warehouse Floor Plan

27,134 SF

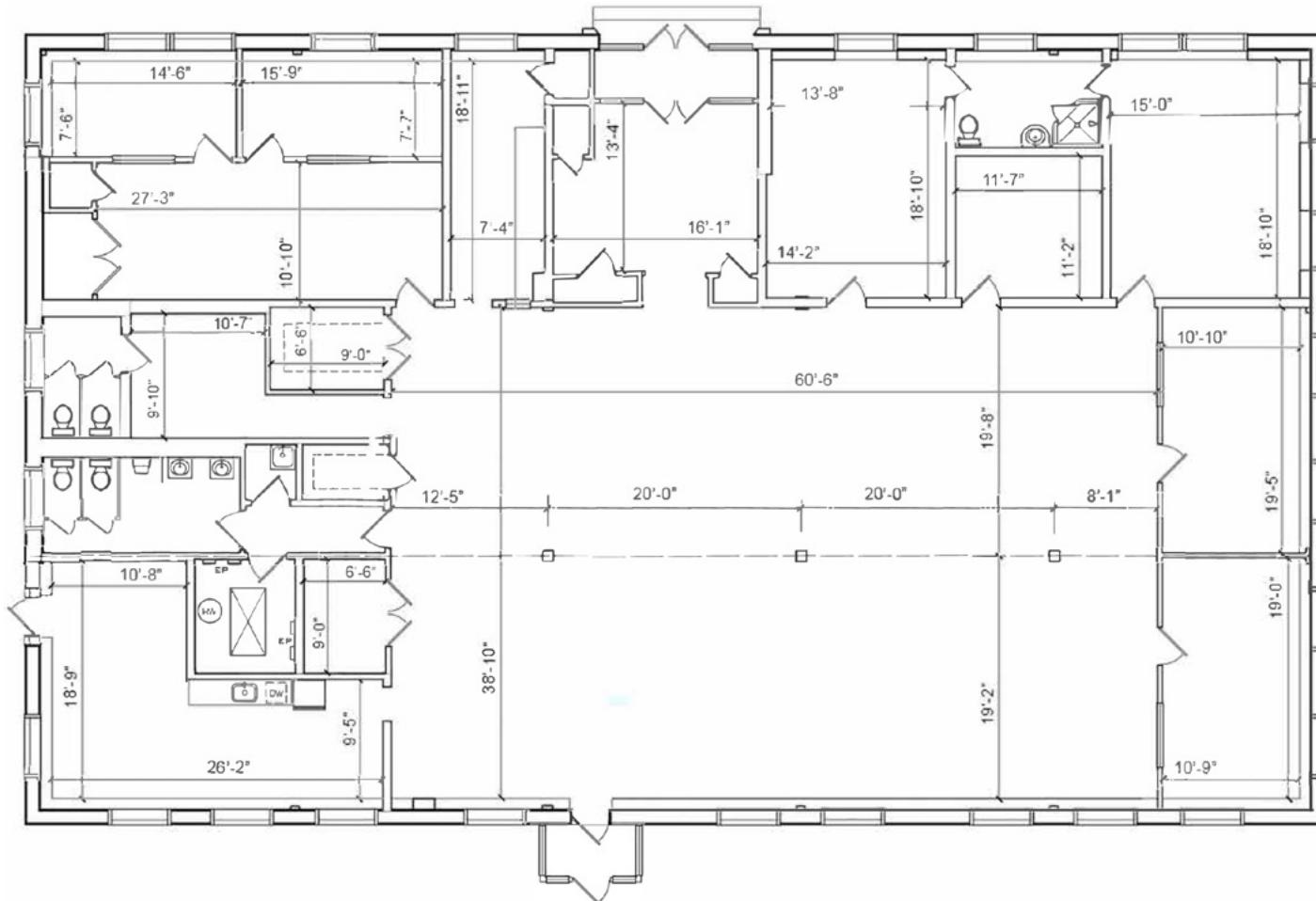


Warehouse Building

- The rear high roof was installed in October 2018. It is a 60mil EDPM roof.
- The front, middle, and small warehouse roof is being replaced.
- The heating system are individual propane units located through out the warehouse. Roof mounted AC units for front office areas.

Office Floor Plan

6,324 SF



Office Building

- There are two York 10 ton units. They have been under service and well maintained.
- There is another unit in the rear computer room.
- There is also a Weil McLain cast iron gas fired boiler that was installed in the early 80s and has also been maintained.

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Location

