

3111 GRAYS FERRY AVE PHILADELPHIA, PA

GRAYS FERRY INDUSTRIAL OUTDOOR STORAGE SITE





The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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EXECUTIVE SUMMARY



3111 GRAYS FERRY AVENUE

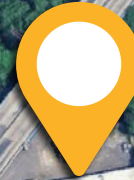


Binswanger is pleased to offer 3111 Grays Ferry Avenue, a 2.36-acre industrial property located in the Grays Ferry neighborhood of Philadelphia. The site features a 9,240-square-foot structure and is zoned I-3 (Heavy Industrial), offering flexibility for a range of industrial, storage, or creative redevelopment uses. The site benefits from excellent visibility and access, with prominent frontage on Grays Ferry Avenue and immediate proximity to I-76 access ramps.

Strategically positioned between the Pennovation Works innovation campus and University City’s expanding medical and research hubs, the site offers connectivity to some of Philadelphia’s strongest growth drivers. Its location near institutions like the University of Pennsylvania and Children’s Hospital of Philadelphia (CHOP) positions it well for users aligned with life sciences, research, logistics, or supporting industries. With strong fundamentals, flexible use potential, and meaningful tax advantages, 3111 Grays Ferry Avenue presents a compelling opportunity for value-add investment or ground-up development in one of Philadelphia’s most dynamic submarkets.



PROPERTY OVERVIEW





BUILDING SIZE	Approximately 10,000 SF, with flexible office space
LOT SIZE	2.36 Acre Lot (0.91 Acres covered by I-76)
DRIVE-THRU	Four (4) 10' x 9' 6" One (1) 12' x 11' 6" One (1) 10' 5" x 10' One (1) 11' 6" x 10'
DRIVE-INS	11.5' x 10"
ZONING	I-3 Heavy Industrial (City of Philadelphia)
CEILING HEIGHT	12' 6" - 14' 6"
ESTIMATED 2025 REAL ESTATE TAXES	\$19,789
OTHER	Fenced Lot Qualified Opportunity Zone (QOZ)

INDUSTRIAL ZONING

I-3 Heavy Industrial District (City of Philadelphia)

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



RESIDENTIAL USES

- Household Living
- Single Family
- Two-Family
- Multi-Family
- Caretaker Quarters
- Group Living
- Personal Care Home
- Single-Room Residence



VEHICLE AND VEHICULAR EQUIPMENT SALES & SERVICES

- Commercial Vehicle Repair & Maintenance
- Commercial Vehicle Sales & Rental
- Gasoline Station
- Personal Vehicle Repair & Maintenance
- Personal Vehicle Sales & Rental
- Vehicle Equipment & Supplies Sales & Rentals
- Vehicle Paint Finishing Shop



WHOLESALE, DISTRIBUTION, & STORAGE USE

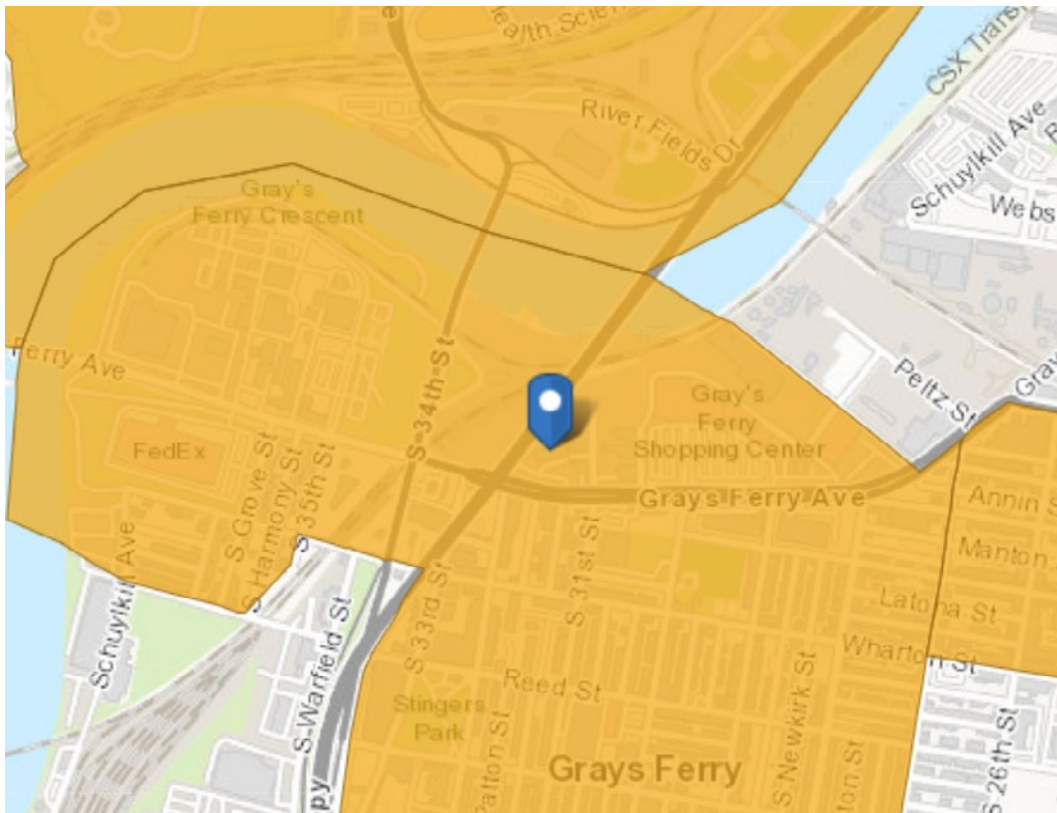
- Equipment & Materials Storage Yards & Buildings
- Moving and Storage Facilities
- Warehouse
- Wholesale Sales & Distribution
- Distributor of Malt or Brewed Beverages



INDUSTRIAL USE

- Artist Studios & Artisan Industrial
- Limited Industrial
- General Industrial
- Intensive Industrial
- Junk & Salvage Yards & Buildings
- Marine-Related Industrial
- Medical marijuana growing/processing facility
- Mining/Quarrying
- Research & Development
- Trucking & Transportation Terminals

FEDERAL QUALIFIED OPPORTUNITY ZONE TRACT: 3300



[CLICK HERE FOR MORE INFORMATION](#)

CAPITAL GAINS TAX DEFERRAL:

Investors can defer federal taxes on prior capital gains by reinvesting in a Qualified Opportunity Fund (QOF).

TAX-FREE APPRECIATION:

After holding the investment for 10+ years, any gains on the QOF investment are 100% tax-free.

STEP-UP IN BASIS:

After 5 years, investors receive a 10% reduction in the original capital gains tax liability (or 30% if in a rural QOZ).

ENHANCED LONG-TERM ROI:

The combination of tax incentives and urban revitalization potential makes QOZ properties attractive for long-term growth.

POTENTIAL INVESTMENT ADVANTAGES FOR DEVELOPMENT:

"Under the newly extended Qualified Opportunity Zone program, developers can still benefit from a 10-year capital gains tax exclusion for commercial and multifamily ground-up developments, provided the investment is held for at least 10 years in a Qualified Opportunity Fund. While federal QOZ incentives do not include property tax abatements, local jurisdictions may offer separate abatements for qualifying projects."

MARKET INFORMATION





7.4%

Vacancy rate
(Q3 2025)



\$13.40

Market Rent/SF
(Q3 2025)



\$130

Market Sale Price/SF
(Q2 2025)



7.2%

Market Cap Rate
(Q3 2025)



2.3M

**12-month Net
Absorption SF**
(Q3 2025)



9.0%

Annual Rent Growth
(Q3 2025)

SUMMARY OF OFFER PROCESS





Binswanger is advising Ownership regarding the disposition of the property located at **3111 Grays Ferry Avenue in Philadelphia, PA.**

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to cpennington@binswanger.com.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer's ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

PRIMARY CONTACTS



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