



VACANT FLEX PROPERTY ALONG I-76: OWNER-USER / INVESTOR OPPORTUNITY

3100 Penrose Ferry Road, Philadelphia, PA

**Approx. 82,269 SF on 10.41 Acres
Available For Sale**



PRESENTED BY:

TOMMY CHOI
TOMMY.CHOI@GREENWOODCRE.COM
908.938.7638

BRIAN EDMONDS, SIOR
BRIAN@GREENWOODCRE.COM
215.868.5785



PROPERTY DESCRIPTION

3100 Penrose Ferry Road, a unique and strategically located industrial asset in South Philadelphia is situated on 10.41 acres. This property features a modern facility built in 2009 and offers exceptional potential for industrial users, public sector agencies, or developers seeking a large-scale site with excellent regional access.

Positioned near the heart of Philadelphia's industrial corridor, the property benefits from immediate access to I-95 and I-76, and is in close proximity to the PhilaPort marine terminal. This location supports a wide range of uses, including distribution, warehousing, light manufacturing, or public utility operations, and is especially appealing for users with large vehicle or equipment fleets, or those requiring outdoor storage or yard space.

The site is approximately six miles from Center City Philadelphia and 15 miles from Philadelphia International Airport, offering a central location with strong connectivity to regional and national transportation networks.

3100 PENROSE FERRY RD

Building Class:	Class B Flex Industrial
RBA:	Approx. 82,269 SF
Land Acreage:	10.41 acres; 453,645 SF
Zoning:	ICMX
Ceiling Height:	12'-6" to 17'-8"
Parking:	468 Spaces (5.69 per 1,000 SF)
Proximity:	Philadelphia Intl. Airport - 4.6 mi PhilaPort - 10.3 mi Center City Philadelphia - 5.5 mi

SALE PRICE

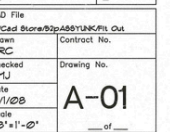
\$10,000,000.00

Sold As-Is, Where-Is

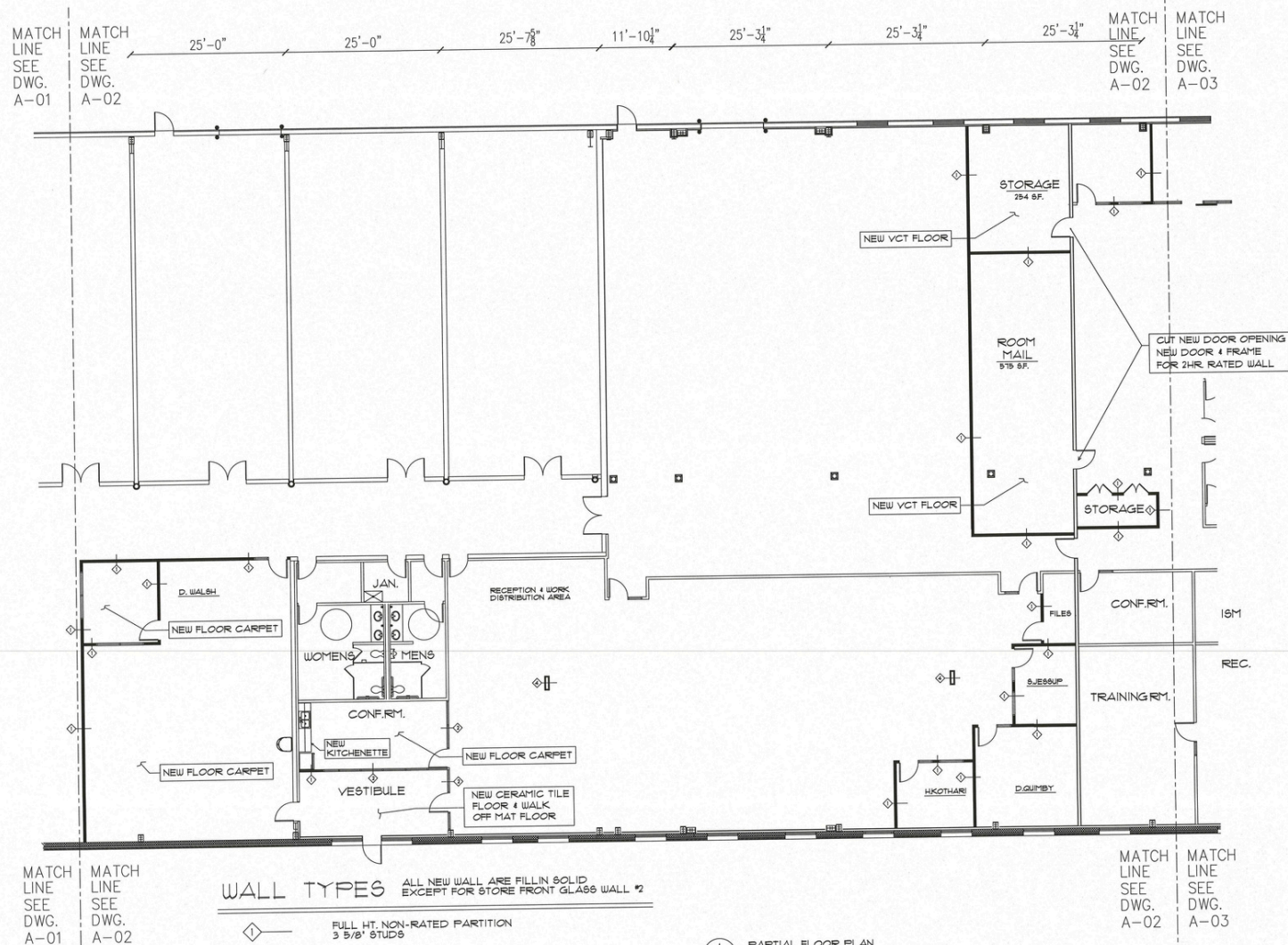
Note: Seller is a tax-exempt entity. Purchaser must pay all taxes on the sale of this property.

The site plan for the PHA Office Building shows a rectangular building with a central entrance and several wings. The building is surrounded by parking lots and landscaped areas. The storm sewer system is shown with various manholes, catch basins, and pipes. The system includes a main storm sewer line running along the Schuylkill Expressway, with several branches connecting to the building and surrounding areas. The plan also shows the Schuylkill River to the west and the Schuylkill Expressway to the south. The building is labeled "PHA OFFICE BUILDING" and "PHASE 1". The plan includes detailed notes for the storm sewer system, including pipe sizes, depths, and materials. The plan also shows the location of the building relative to the Schuylkill Expressway and the Schuylkill River. The plan includes a north arrow and a scale bar.

Greenwood
CRE
Powered By Excellence



FLOOR PLANS



WALL TYPES

- 1 FULL HT. NON-RATED PARTITION 3 5/8" STUDS
- 2 FULL HT. NON-RATED PARTITION 3 5/8" STUDS W/STORE FRONT GLASS
- 3 5'-6" HT. NON-RATED PARTITION 3 5/8" STUDS W/WOOD CAP
- 4 FULL HT. NON-RATED CHASE PARTITION 2 1/2" STUDS
- 5 FULL HT. 1HR. RATED PARTITION 3 5/8" STUDS UL = U465

1
A-02
PARTIAL FLOOR PLAN
SCALE: 1/8"=1'-0"



Philadelphia Housing Authority
Building Beyond Expectations

Program Development and Design
12 s. 23rd Street
Philadelphia, PA 19103
215-684-5743

Seal

No.	Revision	Description	Date

Project Title
PHA - PASSYUNK BUILDING
PHA OFFICES
Drawing Title
FLOOR PLANS - FIT OUT

CAD File
N:\Cad Store\92\92PASSYUNK\FR Out

Drawn
RC

Contract No.

Checked
MJ

Drawing No.


Date
8/1/08

Scale
1/8"=1'-0"

A-02

of

Greenwood
CRE
Powered By Excellence



Signature _____ Reg.No. _____

[illegible]

PHA - PASSYUNK BUILDING
PHA OFFICES

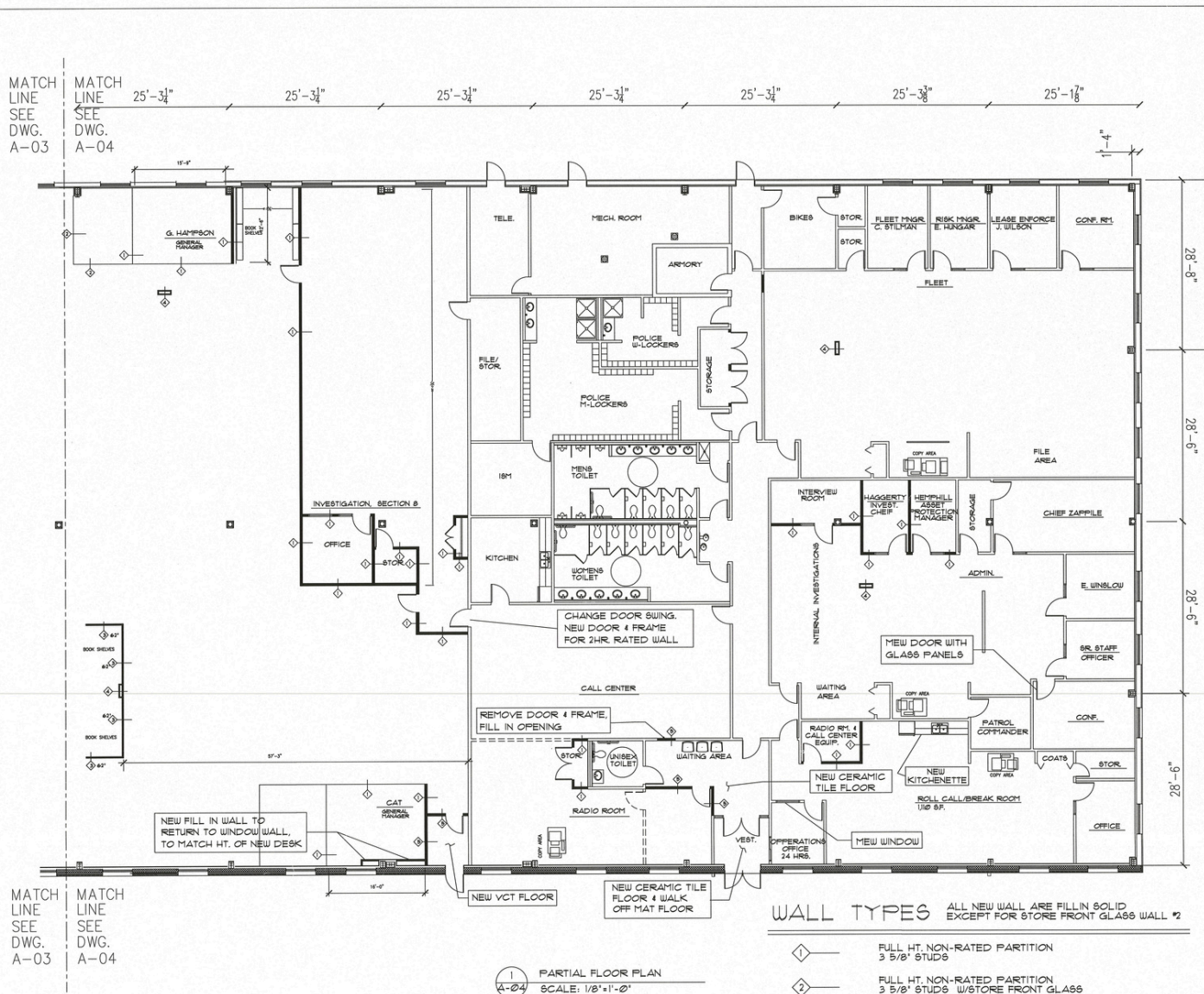
The
FLOOR PLANS - FIT OUT

Project Title

CAD File N:\Cad Store\52pA85YUNK\Fit Out	
Drawn RC	Contract No.
Checked MJ	Drawing No.
Date 8/1/08	A-03
Scale 1/8" = 1' - 0"	



FLOOR PLANS



1 PARTIAL FLOOR PLAN
A-04 SCALE: 1/8" = 1'-0"

- WALL TYPES ALL NEW WALL ARE FILL IN SOLID EXCEPT FOR STORE FRONT GLASS WALL #2
- 1 FULL HT. NON-RATED PARTITION 3 5/8" STUDS
 - 2 FULL HT. NON-RATED PARTITION 3 5/8" STUDS W/STORE FRONT GLASS
 - 3 5'-6" HT. NON-RATED PARTITION 3 5/8" STUDS W/WOOD CAP
 - 4 FULL HT. NON-RATED CHASE PARTITION 2 1/2" STUDS
 - 5 FULL HT. 1HR. RATED PARTITION 3 5/8" STUDS UL = U465

Philadelphia Housing Authority
Building Beyond Expectations

Program Development and Design
12 s. 23rd Street
Philadelphia, PA 19103
215-684-5743

Seal

Signature _____ Reg. No. _____

No.	Revision	Description	Date

Project Title
PHA - PASSYUNK BUILDING

Drawing Title
PHA OFFICES

FLOOR PLANS - FIT OUT

Drawn
RC

Checked
MJ

Date
8/1/08

Scale
1/8" = 1'-0"

Contract No.

Drawing No.
A-04

of









