



# AVAILABLE FOR LEASE

## Industrial Facility

## PROPERTY HIGHLIGHTS

### Numerous renovations underway by new ownership

- 111,120 SF on 7.01 Acres
- 5,000 SF Office Space
- 18'9" – 22'3" ceiling heights
- Fourteen (14) tailgate loading docks
- Four (4) exterior tailgate loading docks
- Taxes: \$55,891 (estimated 2025)
- Lower North Philadelphia is in a central location within the City of Philadelphia, providing quick access to the major cities on the east coast. Additionally, there is an ample supply of available workers in the area. The subject property is located in close proximity to the Roosevelt Expressway, providing ease of access to Interstates 76, 95, and the Ben Franklin Bridge.



# ZONING

## I-2 (MEDIUM INDUSTRIAL) DISTRICT

- This zoning district permits light/moderate impact industrial uses included manufacturing, processing, and distribution

### WHOLESALE, DISTRIBUTION, & STORAGE USE:

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

### INDUSTRIAL USE :

- Limited Industrial
- General Industrial
- Research and Development
- Trucking and Transportation Terminals
- Artist Studios/Artisan Industrial

### ADDITIONAL PERMISSIBLE USES:

- Caretaker Quarters
- Passive Recreation
- Safety Services
- Transit Station
- Basic Utilities and Services
- Major Utilities and Services
- Wireless Service Facility
- Business and Professional Office
- Group Practitioner
- Building Supplies and Equipment
- Building Services
- Financial Services
- Maintenance and Repair of Consumer Goods
- Marina
- Radio, Television, and Recording Services
- Commercial/Personal Vehicle Repair and Maintenance
- Commercial/Personal Vehicle Sales and Rental
- Vehicle Fueling Station
- Vehicle Paint Finishing Shop
- Government Office



## LOWER NORTH PHILADELPHIA INDUSTRIAL SUBMARKET

### STRATEGIC LOCATION

Lower North Philadelphia is in a central location within the City of Philadelphia, providing quick access to the major cities on the east coast. Additionally, there is an ample supply of available workers in the area. The subject property is located in close proximity to the Roosevelt Expressway, providing ease of access to Interstates 76, 95, and the Ben Franklin Bridge.



**13.6%**

Vacancy Rate  
(Q3 2024)



**\$11.52**

Average Lease Rate  
per SF (Q3 2024)

## THE PHILADELPHIA INDUSTRIAL MARKET

**7%**

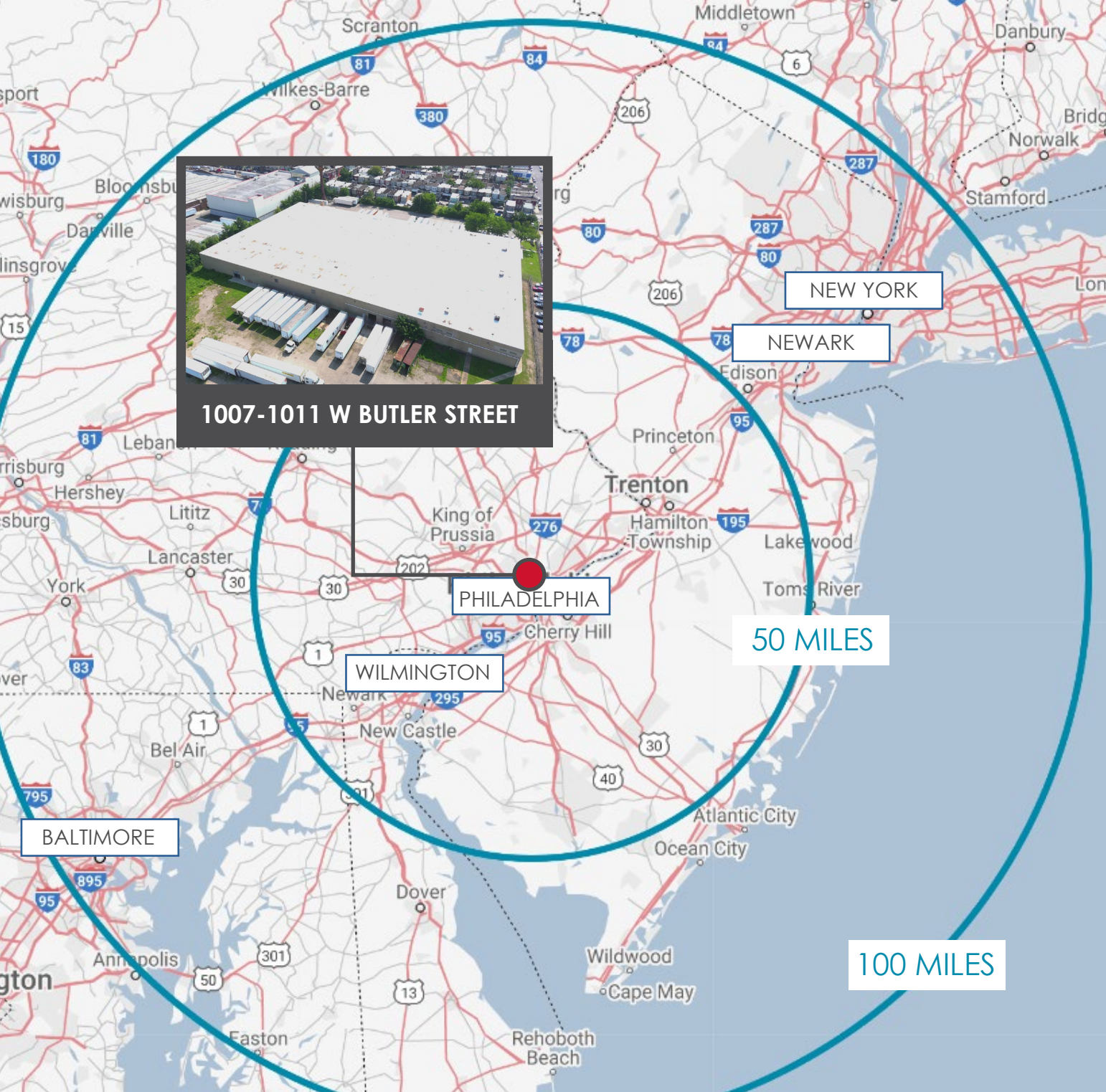
Vacancy Rate  
(Q3 2024)

**\$11.25**

Average Lease  
Rate per SF  
(Q3 2024)

**66,100**

12-month Net  
Absorption SF  
(Q3 2024)



## DRIVING DISTANCE TO MAJOR LOCATIONS

Philadelphia International Airport

**16 miles**

Center City Philadelphia, PA

**4.5 miles**

Port of Philadelphia – Container City

**4.8 miles**

Port of Baltimore, MD

**107 miles**

Baltimore, MD

**107 miles**

Port of Newark, NJ

**87 miles**

New York, NY

**94 miles**

## CONTACT



**Chris Pennington**

Partner & Senior Vice President

**215.448.6053**

[cpennington@binswanger.com](mailto:cpennington@binswanger.com)



**Jason Ostach**

Vice President

215-448-6021

[jostach@binswanger.com](mailto:jostach@binswanger.com)



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA, 19103  
Phone: 215.448.6000  
[binswanger.com](http://binswanger.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.