



300
E Godfrey Ave

ADAPTIVE REUSE INDUSTRIAL
NET INVESTMENT OPPORTUNITY

241,237 SF ON 4.53 AC | AVAILABLE IN PHILADELPHIA, PA

DISCLAIMER AND LIMITING CONDITIONS

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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.

TABLE OF CONTENTS



04 EXECUTIVE SUMMARY

05 PROPERTY DETAILS

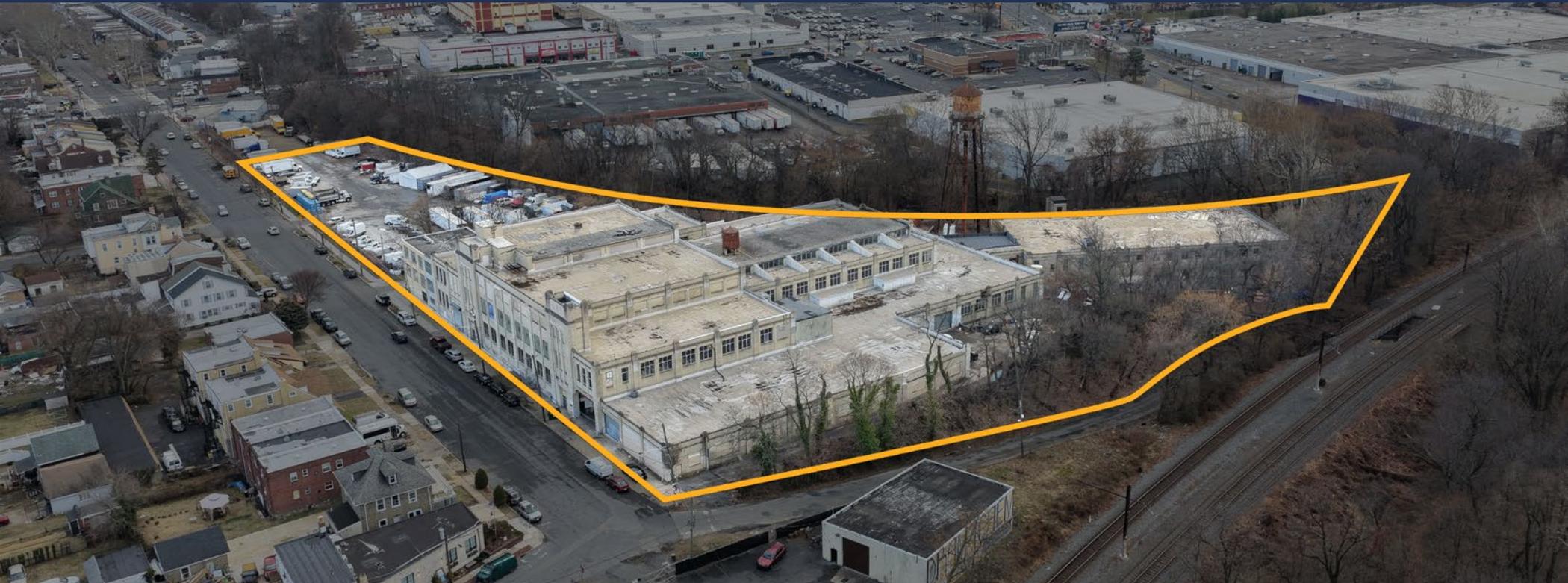
13 MARKET OVERVIEW

16 PROPERTY ZONING

18 FINANCIALS



300 EAST GODFREY AVENUE PHILADELPHIA, PA



EXECUTIVE SUMMARY

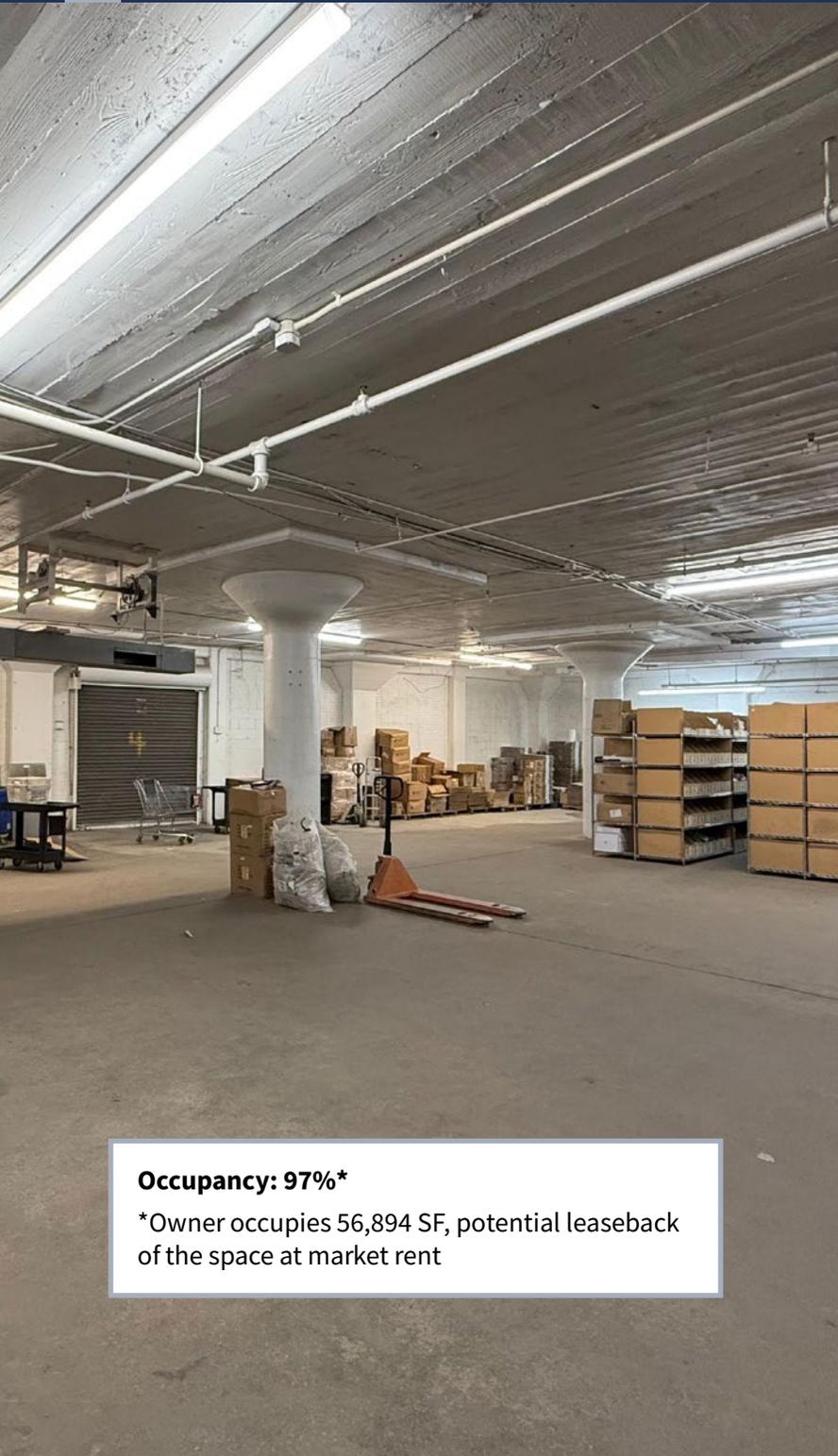
Binswanger is pleased to present the Bond Building, 300 E Godfrey Avenue, an adaptive reuse industrial investment opportunity situated in Northeast Philadelphia. Transformed from a historical bread making factory, This flex industrial facility now leases 241,237 square feet, along with adjacent outdoor storage, to a wide variety of tenants spanning many industries. Tenants in the Bond Building have access to coworking areas, cafeterias, and ample loading solutions aiming to maximize efficiency.

Strategically positioned within the Philadelphia metro area, this property offers unparalleled access for tenants serving the densely populated inner city, or the surrounding suburban neighborhoods. Nearby regional arteries include Broad Street and Roosevelt Boulevard, that both run about a mile away from the facility. For further transportation, tenants can quickly access I-95 for logistical needs outside of Philadelphia. Employees and guests may commute through the nearby Fern Rock Transit Center that connects with regional rail lines or the Broad Street Line.

05

PROPERTY DETAILS





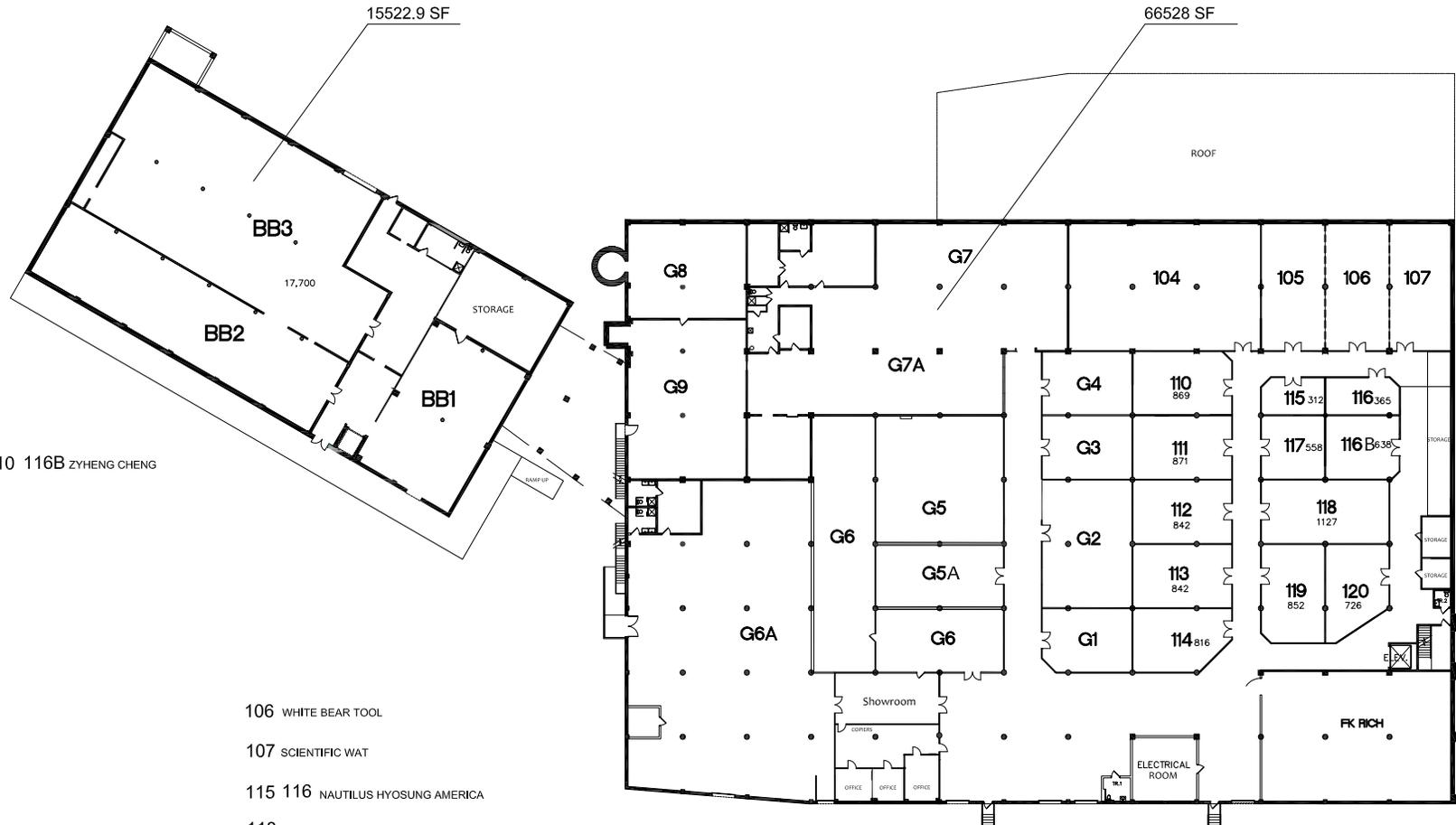
Occupancy: 97%*

*Owner occupies 56,894 SF, potential leaseback of the space at market rent

PROPERTY INFORMATION

GROSS BUILDING(S) SIZE:	241,237 SF
LOT SIZE:	4.53 Acres
DOCKS:	Nine (9) +/- with exterior/interior loading platforms
DRIVE INS:	Four (4) +/-
CEILING HEIGHTS:	10' – 19' Varied
FLOOR(S):	Four (4)
ELEVATOR:	Freight
FIRE PROTECTION:	Fully-Sprinklered
SECURITY:	24/7 Key Card Access, Mondo Media Security Camera System
LIGHTING:	LED
HVAC:	Energy Star
PARKING:	Fenced and Paved
ZONING:	I2 – Medium Industrial (City of Philadelphia)
ESTIMATED 2026 TAXES:	\$66,793

FLOOR PLANS



BB1 G7A 104 G4 110 116B ZYHENG CHENG

BB2 JRE 11 (SOLUTIONS %)

BB3 HUGHES BROSS

G8 G9 STORAGE

G7 VAND C' XI GROUP

G6A CMPLE.COM

G6 AIRBORNE VISUALS

G5 NOELTA

G5A KK

G1 114 PANTHER PRO

G2 113 112 117 TIGER SUGAR

G3 111 MONDO MEDIA

105 LOWHOLESALE

106 WHITE BEAR TOOL

107 SCIENTIFIC WAT

115 116 NAUTILUS HYOSUNG AMERICA

118 UNREAL CUSTO

119 CARTHAGE DIST.

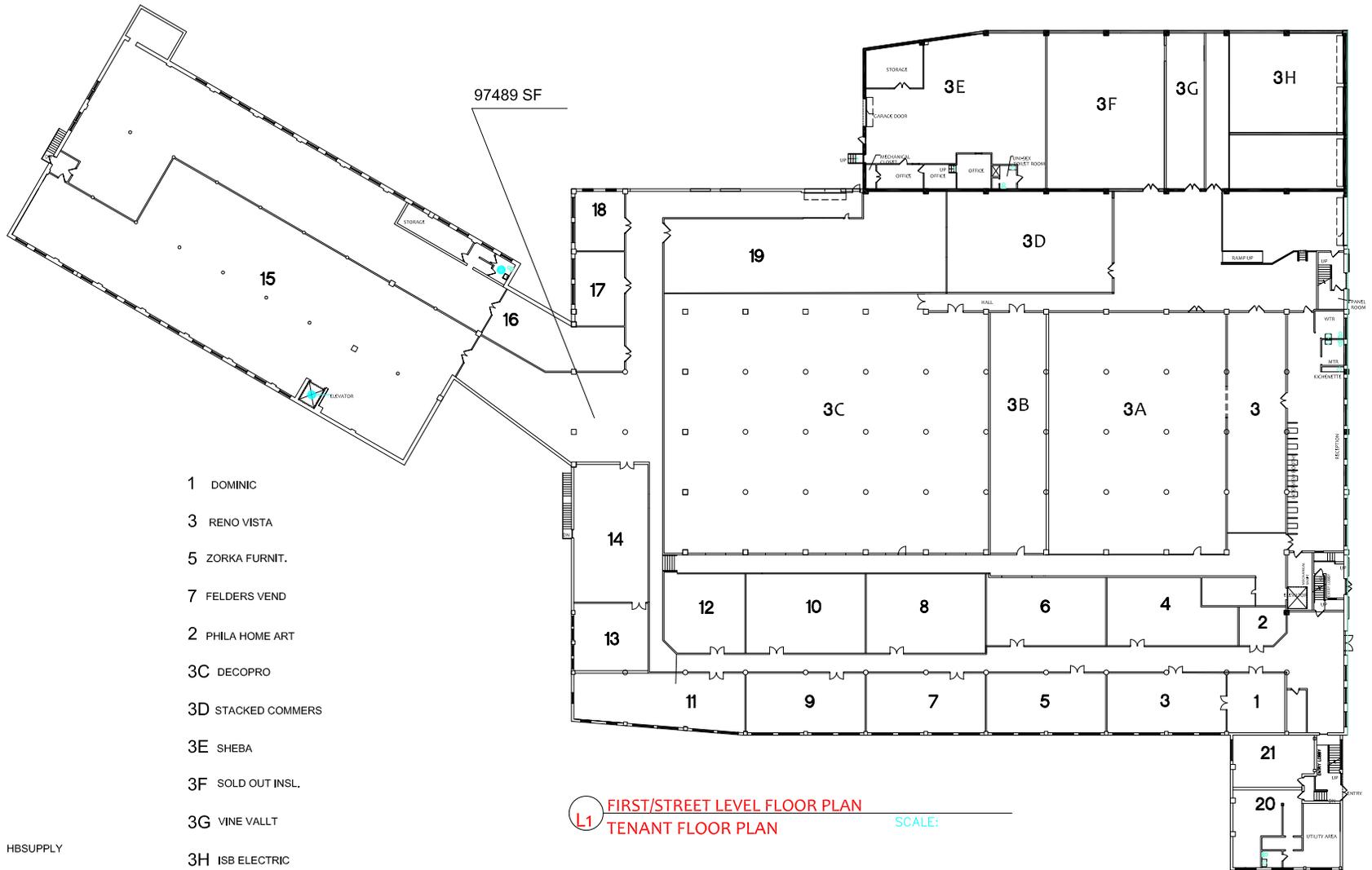
120 CHARCOOL (FLOOR)

COOLER FK RICH

LL LOWER GRADE LEVEL FLOOR PLAN
TENANT FLOOR PLAN

SCALE:

FLOOR PLANS



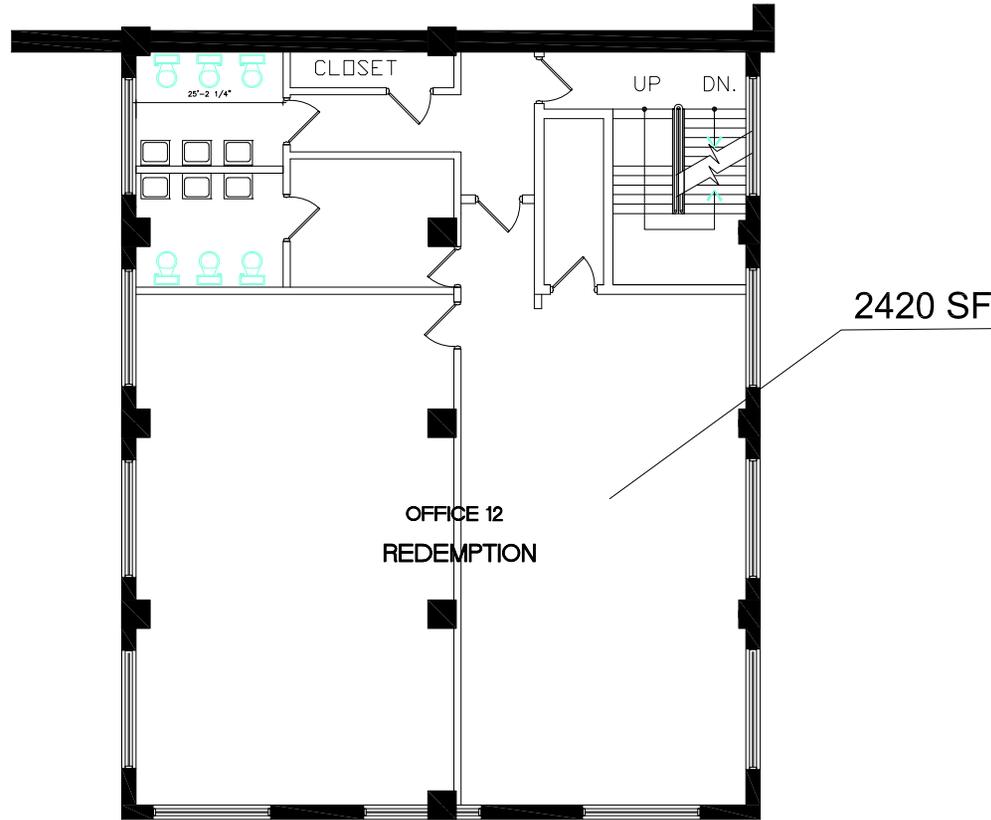
- 15 SCS, LLS
- 16 HELLBENDER VINYL
- 17 VACANT
- 18 CLEANING
- 19 HF3 ASSC
- 14 PASSPORT INT
- 13 MANISH
- 11 PARADISE
- 12, 10 DINH
- 9 USA MAIL DROP
- 8, 6, 4, 3A, 3B, 3 HBSUPPLY

- 1 DOMINIC
- 3 RENO VISTA
- 5 ZORKA FURNIT.
- 7 FELDEERS VEND
- 2 PHILA HOME ART
- 3C DECOPRO
- 3D STACKED COMMERS
- 3E SHEBA
- 3F SOLD OUT INSL
- 3G VINE VALLT
- 3H ISB ELECTRIC
- 21, 20 VINTAGE SHAVING

L1 FIRST/STREET LEVEL FLOOR PLAN
TENANT FLOOR PLAN

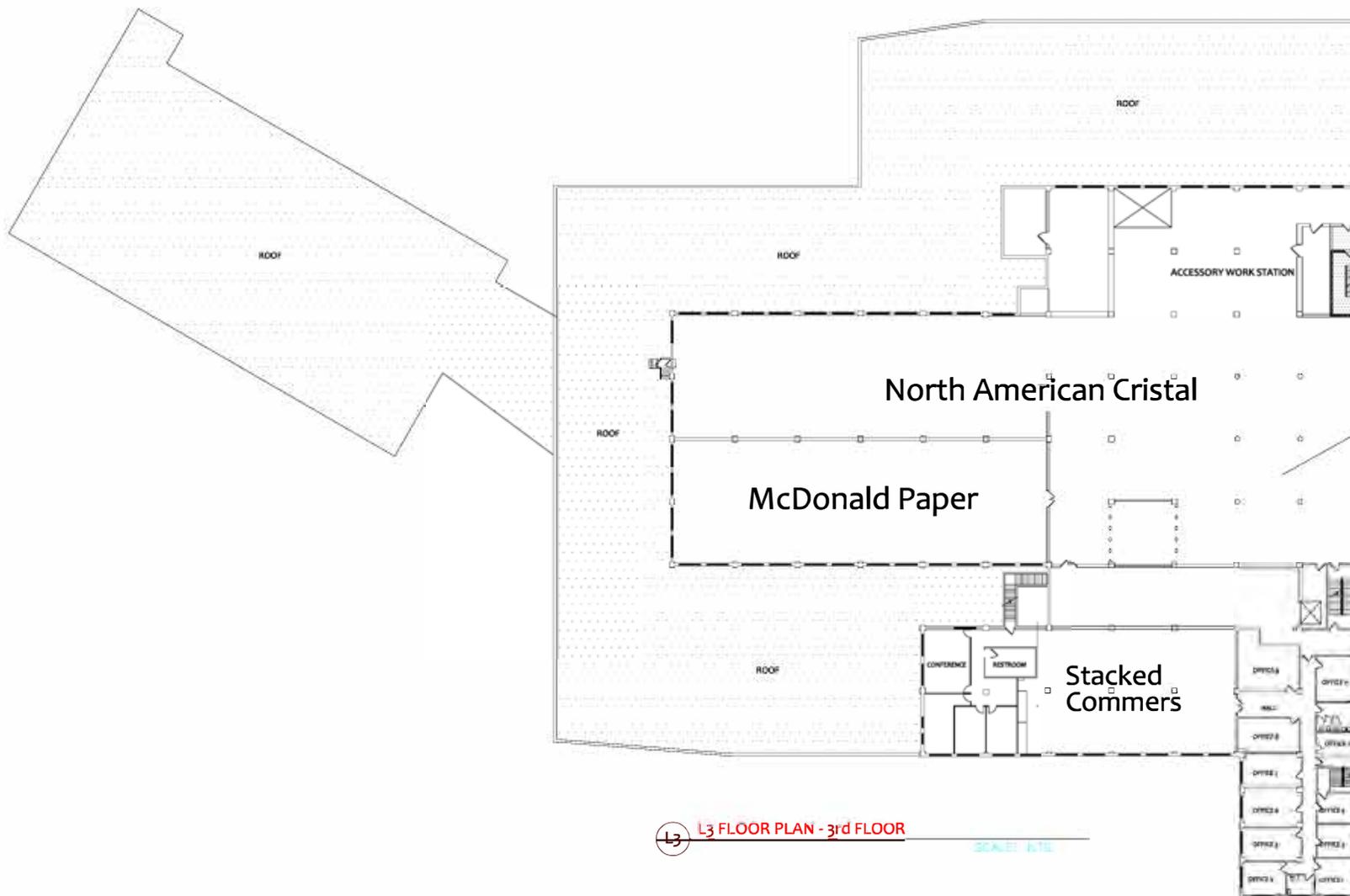
SCALE:

FLOOR PLANS

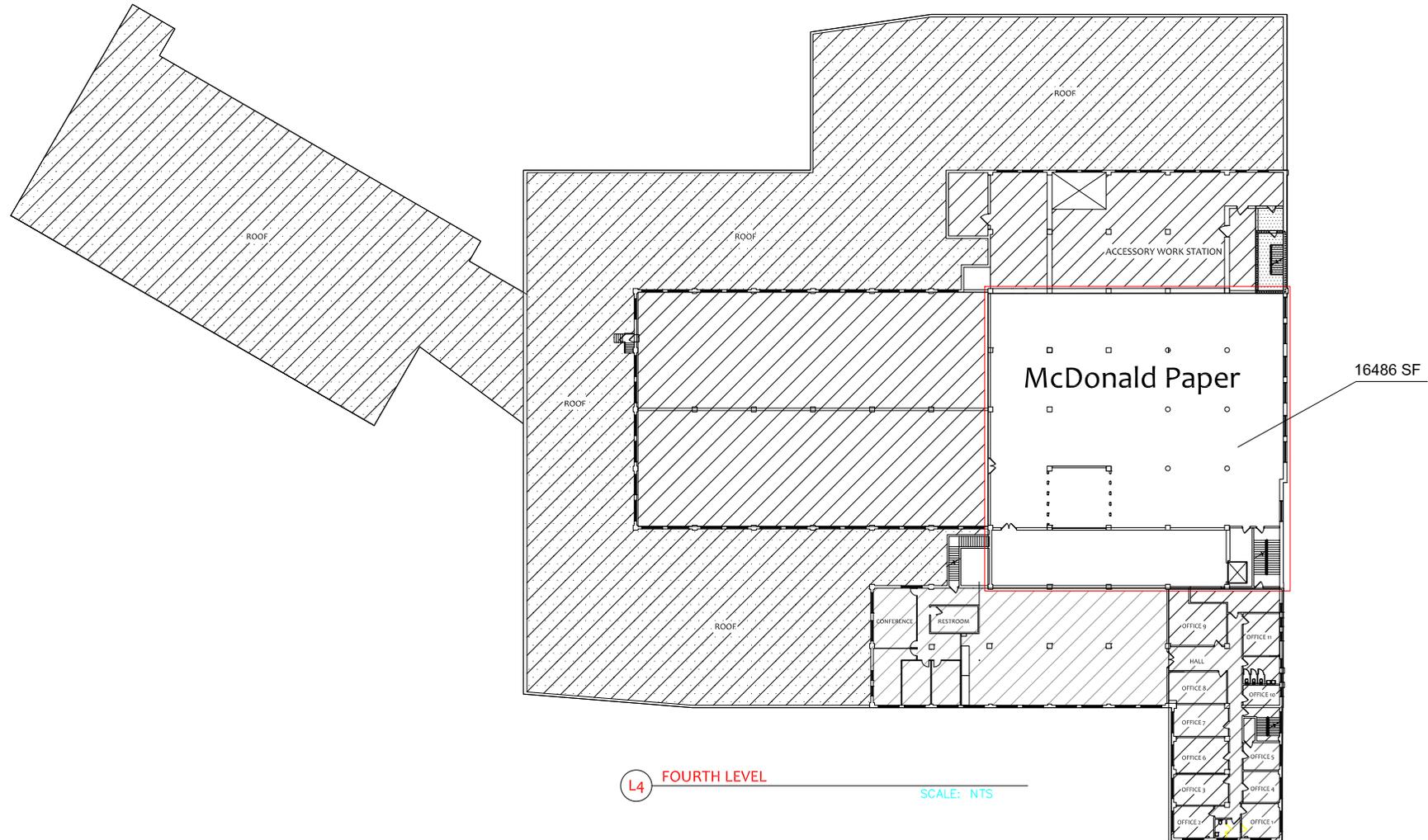


L2 FLOOR PLAN - 2nd FLOOR

FLOOR PLANS



FLOOR PLANS



13

MARKET OVERVIEW

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THE PHILADELPHIA MSA MARKET

4.6M

UNDER CONSTRUCTION SF

Q1 2026

9.1%

VACANCY RATE

Q1 2026

1.3M

12-MONTH NET ABSORPTION SF

Q1 2026

1.25%

ANNUAL RENT GROWTH

Q1 2026

STRATEGIC LOCATION

- Rising Sun Ave & Godfrey Ave Stop SEPTA Bus – 0.2 miles
- Roosevelt Boulevard – 1.3 miles
- Fern Rock Transit Center SEPTA – 2.3 miles
- Broad Street – 2.4 miles
- I-95 – 3.9 miles
- Betsy Ross Bridge – 5.7 miles
- Center City – 11.1 miles
- PHL International Airport – 17.9 miles

STATISTICS FOR NORTHEAST PHILADELPHIA SUBMARKET

 **17.5M**
Inventory SF
(Q1 2026)

 **1.43%**
Annual Rent Growth
(Q1 2026)

 **7.08%**
Annual Price Growth
(Q1 2026)



**RISING SUN AVE & GODFREY AVE
FERN ROCK**

611

1

PHILADELPHIA, PA

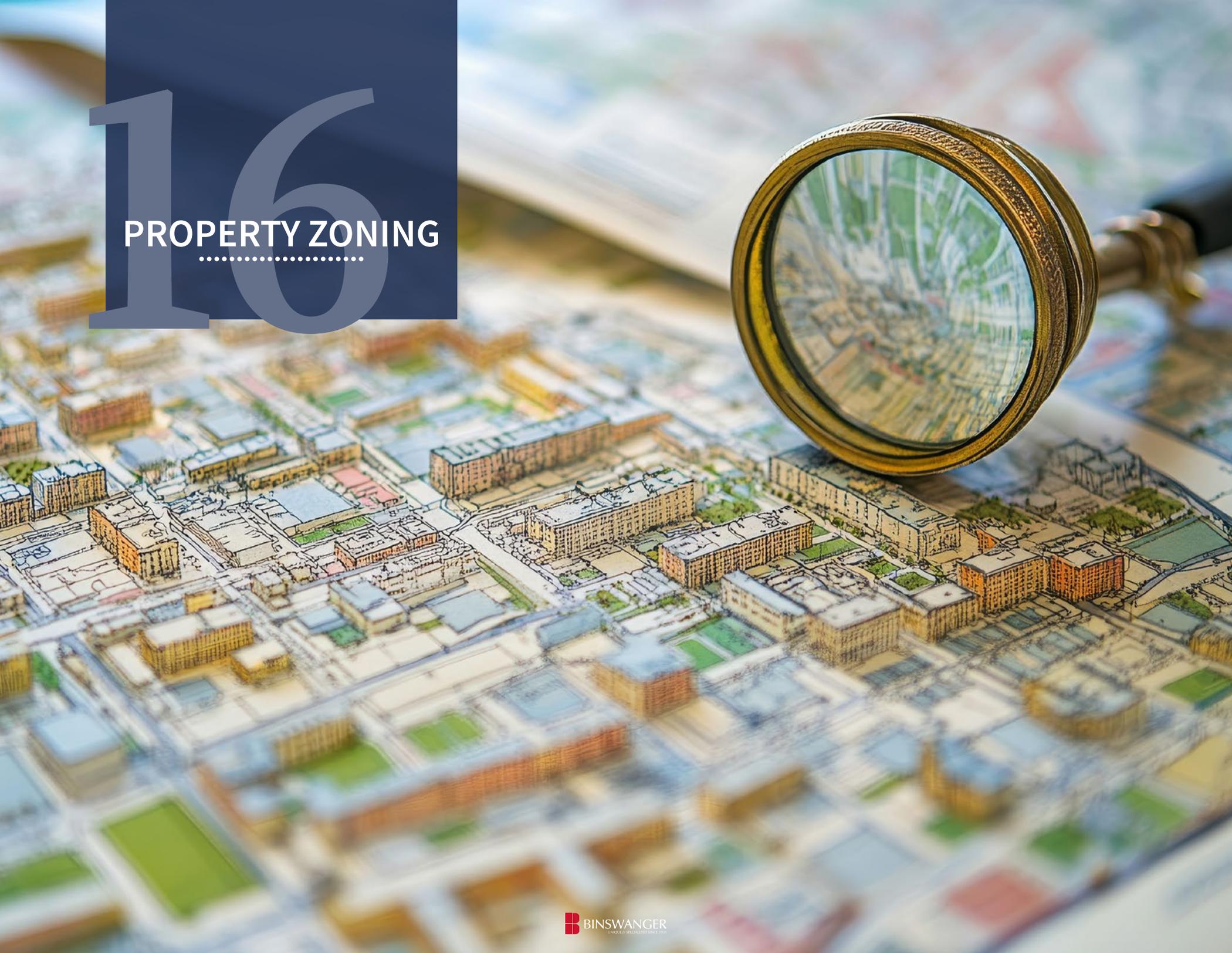
BETSY ROSS BRIDGE

PHILADELPHIA INTERNATIONAL AIRPORT

16

PROPERTY ZONING

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PROPERTY ZONING

I2 - Medium Industrial (City of Philadelphia)

This zoning allows for light/moderate impact industrial uses including manufacturing, processing, and distribution.

[CLICK HERE FOR MORE INFORMATION](#)

18

FINANCIALS



NOI BREAKDOWN

INCOME AND EXPENSE REPORT 300 E GODFREY AVE		
	Monthly Rent	Annual Rent
PROJECTED 2026 REVENUE	\$112,874.00	\$1,363,488.00
Landlord Expenses	Monthly Expense	Annual Expense
5000 Alarm system fees	\$65.63	\$787.56
5500 Labor Costs and Payroll Taxes	\$5,416.67	\$65,000.00
6183 Property Insurance	\$5,733.97	\$68,807.67
6184 Business Insurance	\$702.36	\$8,428.35
6300 Repairs	\$1,370.92	\$16,451.00
6410 Water	\$2,287.16	\$27,445.88
6420 Garbage	\$736.01	\$8,832.06
6440 Telephone	\$137.58	\$1,651.00
6501 Equipment Lease	\$711.78	\$8,541.34
6850 Property Tax	\$6,127.64	\$73,531.72
6870 U & O Tax	\$2,632.22	\$31,586.61
Flre Sprinklers	\$80.75	\$969.00
Total Expenses	\$26,002.68	\$312,032.19

2026 PROJECTED NET OPERATING INCOME

\$1,051,455.81

20

BID INSTRUCTIONS

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BID INSTRUCTIONS



Binswanger is advising Ownership regarding the disposition of the Property located at 300 East Godfrey Avenue, 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.

EAST GODFREY AVENUE, PHILADELPHIA, PA



www.binswanger.com

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