



INDUSTRIAL PROPERTY FOR LEASE

40,136 SF on 1.48 Acres

4001-11 North American Street

Philadelphia, PA 19140



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Size:**
40,136 SF Food Processing Plant on 1.48 Acres
- **Parcel/ OPA No.:**
884039007
- **Clear Height:**
13'5" to 16'
- **Dock Doors:**
Three (3) (2 - 10' x 8', 1 - 12' x 8')
- **Loading Docks:**
Truck: 2, Van: 1
- **Drive-ins:**
One (1) - (14' x 12')
- **Storage Elevator:**
10,000 lb capacity
- **Lot:**
Fenced and Paved with approximately 11 Car Spaces
- **Zoning:**
I2 – Medium Industrial (City of Philadelphia)
- **Estimated 2025 Taxes:**
\$19,664
- **Fire Protection:**
Fully sprinklered, (2) Dry Sprinkler Systems serve freezers.
- **Power:**
13,200 V primary electric service, with secondary at 480/ 277 V



HVAC DETAILS

PRIMARY REFRIGERATION SYSTEM

- Main plant refrigeration supplied by: Five (5) Ammonia Chiller Systems and associated evaporators with fans in refrigerated/freezer sections

SPECIFIC EQUIPMENT

- Krack Condenser Unit
- HVAC Rooftop Package Units: Supply office wings

HEATING/VENTILATION

- Plant general areas heated by gas-fired unit heaters
- Provided by: Exhaust fans, Rooftop hoods

PROCESS STEAM SYSTEM

- Supplied by gas-fired Cleaver Brooks Packaged Steam Boiler with a Max operating pressure of 150 PSI
- Includes a water softener system for boiler make-up water

DETAILS

- Temp Rating: -10 F, 22 F, 34 F, 40 - 50 F, 50 - 60 F
- Area (SF): 10,300, 3,000, 1,250, 4,100, 8,900 - Subtotal: 27,550
- Total Refrigerated/Freezer Area: 27,550 SF
- Acceptable Temperature Range: 30 to 45 Degrees Fahrenheit
- Blast Freezer Size: 4,300 SF +/-
- Temperature Box Size: 4,900 SF +/-
- Cooked Packaging Room: 4,000 SF +/-



ter areas were as reported, verify.
as confirm

CONSTRUCTION DETAILS

CONSTRUCTION

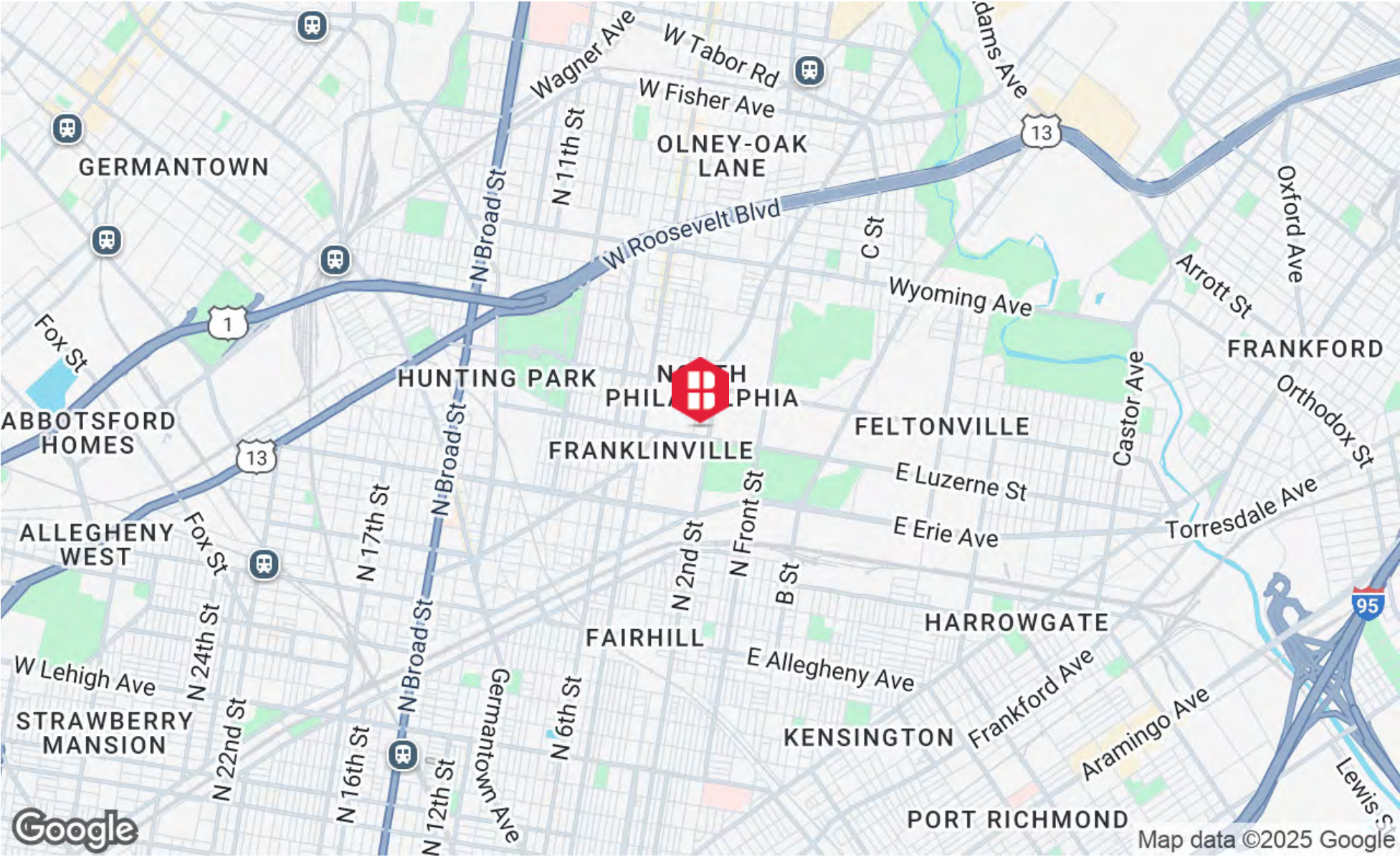
- **Date of Construction:**
1965
- **Construction:**
Steel structure, concrete slab
- **Exterior/Facade:**
Main - Masonry block; Metal siding panels at upper section along North American Street; Corrugated metal siding at rear



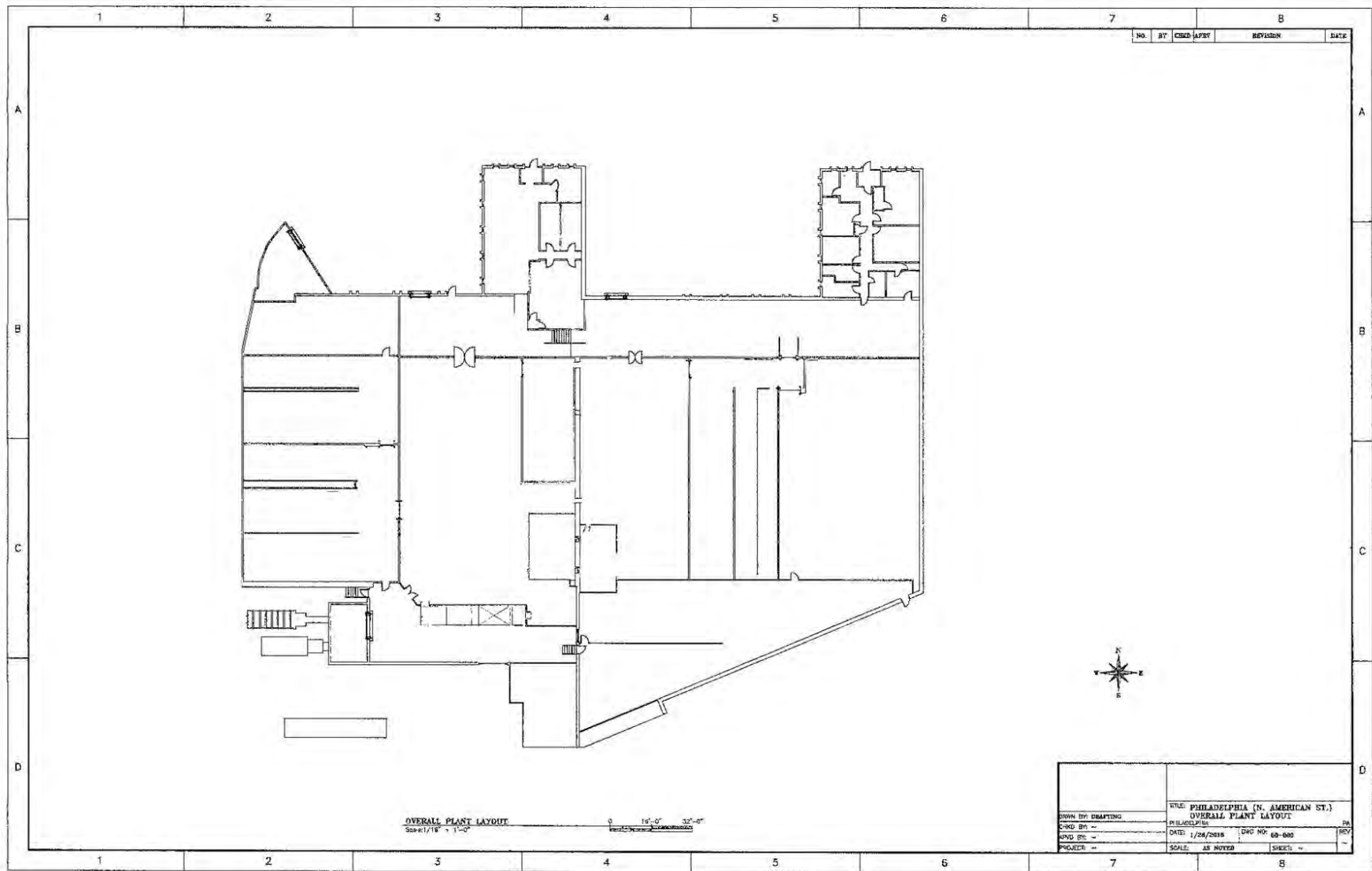
ADDITIONAL PHOTOS



LOCATION MAP



FLOOR PLAN





Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>

PRIMARY CONTACTS



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