



AVAILABLE FOR SALE

Industrial Facility

PROPERTY HIGHLIGHTS

- 111,120 SF on 7.01 Acres
- 5,000 SF Office Space
- 18'9" – 22'3" ceiling height
- Fourteen (14) tailgate loading docks
- Four (4) exterior tailgate loading docks
- 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.



TENANT INFORMATION

T Mobile™

SIZE:

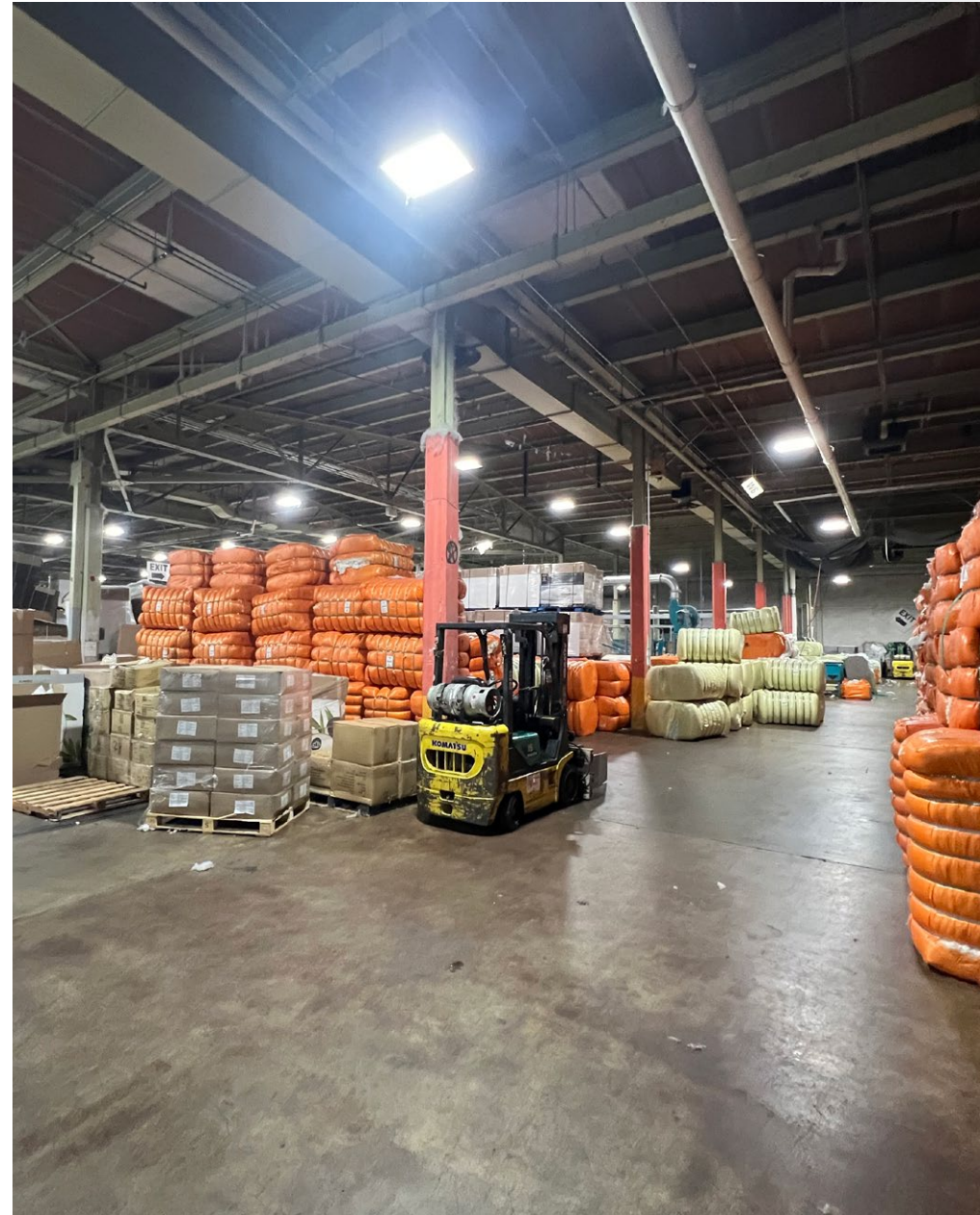
- Single Cell Tower

LEASE:

- \$2,000 per month
- 5-year term

EXPIRATION:

- 6/2/17 Commencement Date
- Five (5) additional and successive
- 5-year options
- 3% annual rental escalations



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

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12%
Vacancy Rate
(Q4 2022)



\$11.17
Average Lease Price
per SF (Q4 2022)



14.7%
Annual Rent Growth
(Q4 2022)

THE PHILADELPHIA INDUSTRIAL MARKET

\$9.85

Market Rent/SF
(Q4 2022)

\$116

Market Sale
Price/SF
(Q4 2022)

6.2%

Market Cap Rate
(Q4 2022)

+8.3M SF

12-month Net
Absorption SF
(Q4 2022)

14.1%

Annual Rent
Growth
(Q4 2022)



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



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA, 19103
Phone: 215.448.6000
binswanger.com

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