

3901 MAIN STREET

MANAYUNK | PHILADELPHIA | 19121

FOR LEASE

OFFICE AND STORAGE/FLEX SPACES AVAILABLE IN MANAYUNK



AVAILABLE SPACES

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Lease a piece of Manayunk mill history! Built as the Perseverance Mills, this property was converted to office and flex spaces in 2005 and now hosts a huge variety of tenants.

SUITE A-300

- \$12/SF NNN
- 6,325 SF Office Space
- 8 Offices
- Large central space
- Central HVAC
- Kitchenette
- Exposed Roof beams
- Freight elevator access
- 10' ceilings with clerestory windows extending 23'

SUITE B-302

- \$12/SF NNN
- 2,400 SF Office Space
- 4 Offices
- Large Central Space
- Central HVAC
- Kitchenette
- 13' ceilings

SUITE B-306

- \$9/SF NNN
- 3,878 SF Secure Storage Warehouse/Flex Space
- Freight elevator with direct unit access
- Heaters
- 13' ceilings

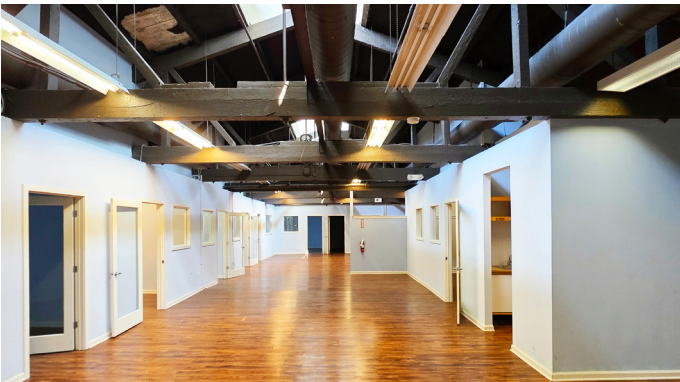
SUITE B-400

- \$10/SF NNN
- 3,000 SF Secure Storage Warehouse/Flex Space
- Freight elevator with direct unit access
- Large windows providing natural light
- 15' ceilings



SUITE A-300

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SUITE B-306

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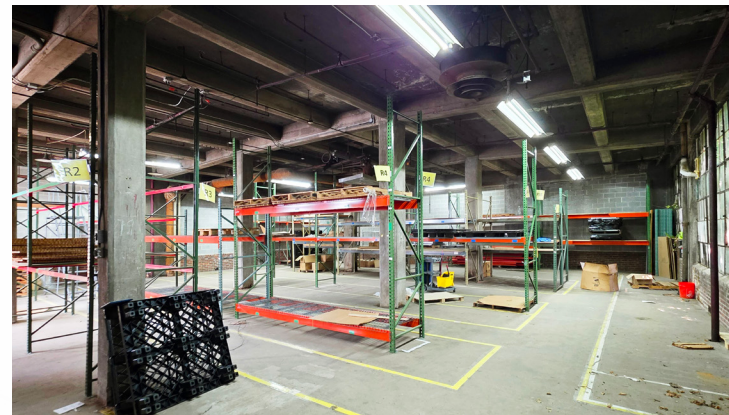
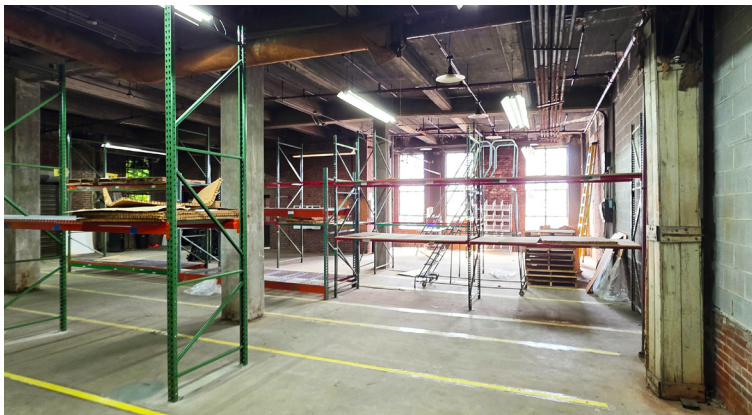
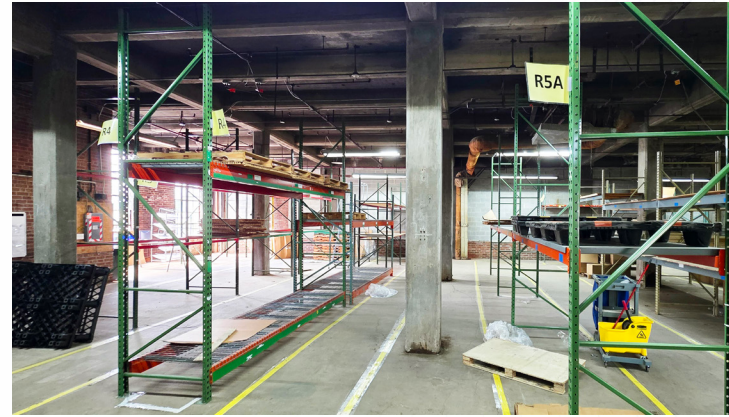
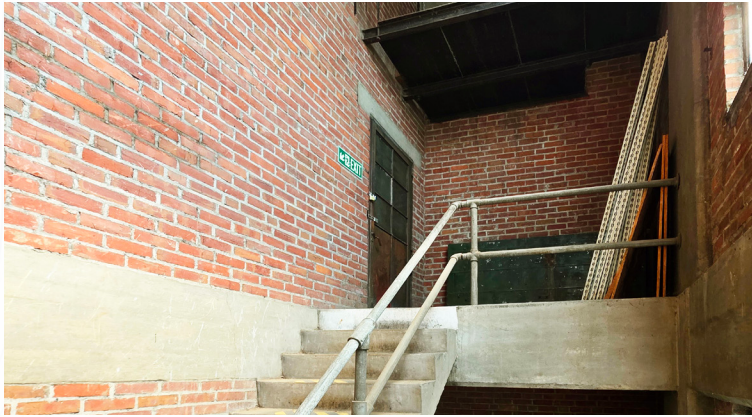


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SUITE B-400

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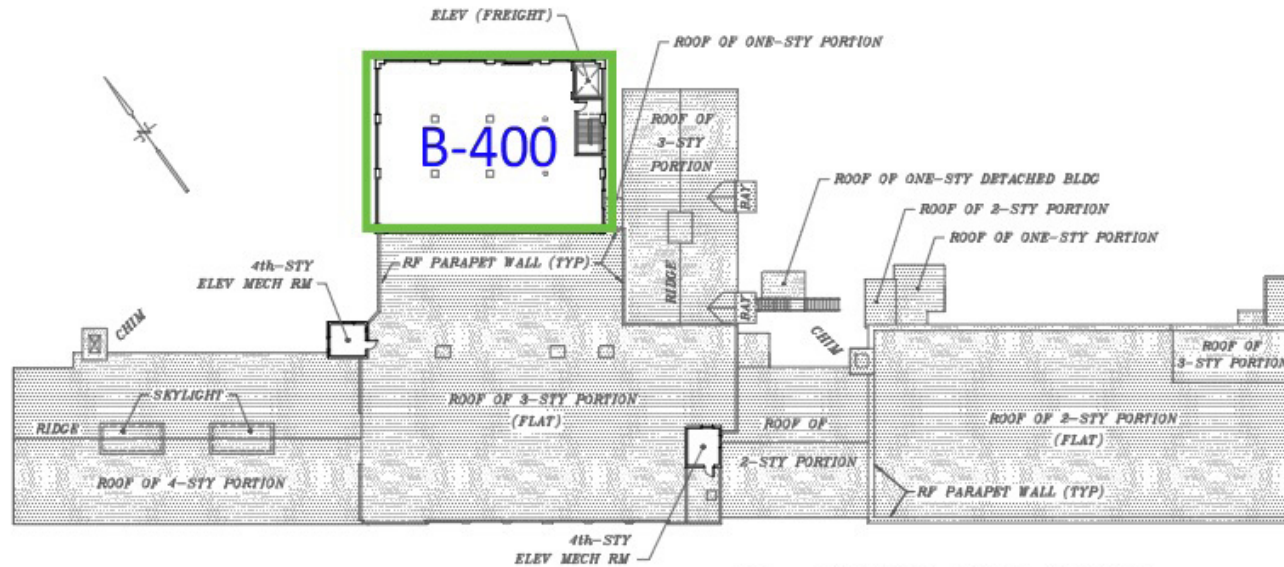


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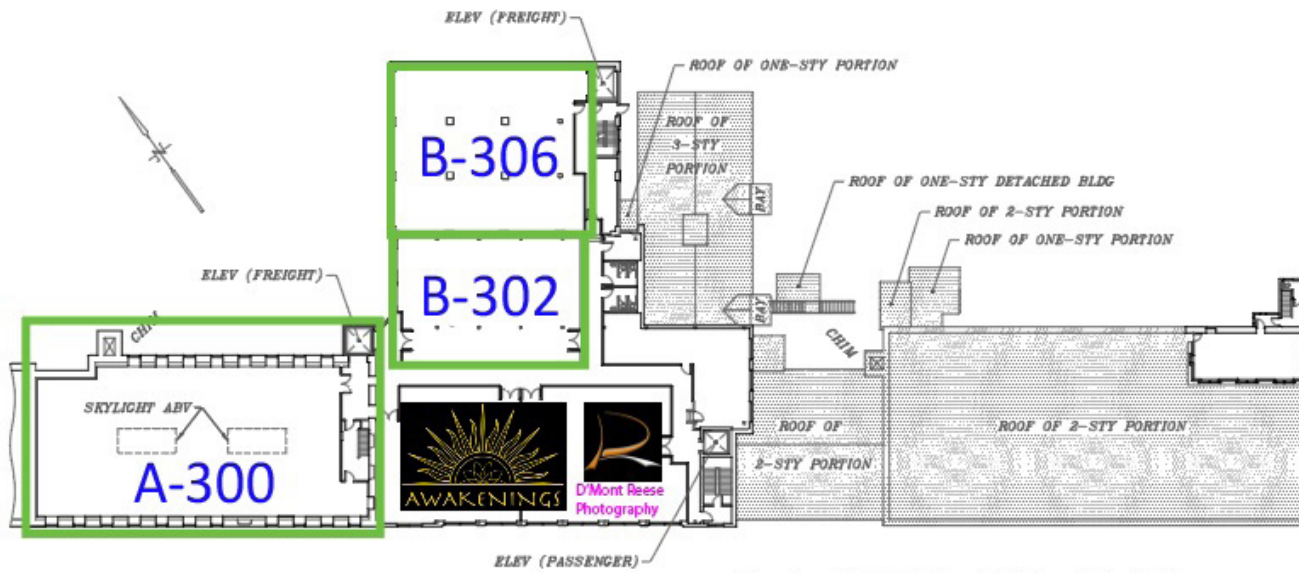
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FLOORPLANS

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4th-LEVEL FLR PLAN



3rd-LEVEL FLR PLAN

ICMX INDUSTRIAL COMMERCIAL MIXED-USE

INTENT: Commercial and low-impact industrial uses

ICMX

Table 14-701-4: Dimensional Standards for Industrial Districts



Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	8 ft. [3]
Min. Rear Yard Depth	8 ft. [3]
Max. Height	60 ft.
Max. Floor Area Ratio	500%

Table Note:

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

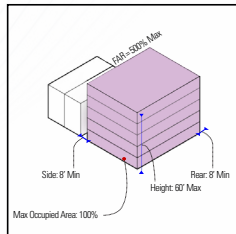


Table 14-602-3: Uses Allowed in Industrial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	ICMX	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Multi-family	N	
Caretaker Quarters	Y	
Group Living	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care	Y	14-603 (5)
Detention and Correctional Facilities	S	14-603 (13)
Educational Facilities	Y	
Fraternal Organization	Y	
Libraries and Cultural Exhibits	Y	
Re-Entry Facility	S	14-603 (12)
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	N	
Wireless Service Facility	Y	14-603 (16)(17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
RETAIL SALES USE CATEGORY [4]		
Adult-Oriented Merchandise	S	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	S	14-603 (13)
Gun Shop	S	14-603 (13)
Food, Beverages, and Groceries	Y	
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

See [page 48](#) for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	ICMX	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Adult-Oriented Service	S	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	S	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2)(13)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Repair and Maintenance	N	
Commercial Vehicle Sales and Rental	S(1)	
Personal Vehicle Repair and Maintenance	S(2)	
Personal Vehicle Sales and Rental	S(1)	
Vehicle Fueling Station	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S(1)	
Vehicle Paint Finishing Shop	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Equipment and Materials Storage Yards and Buildings	Y	
Moving and Storage Facilities	Y	
Warehouse	Y	
Wholesale Sales and Distribution	Y	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	Y	
General Industrial	N	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	N	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	N	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	N	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	Y	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

ABOUT THE NEIGHBORHOOD

3901 MAIN STREET

WELCOME TO MANAYUNK, one of Philadelphia's most sought-after neighborhoods, offering a perfect mix of historic charm and modern convenience. Set along the Schuylkill River and known for its distinctive hilly streets, Manayunk provides a small-town feel just minutes from Center City. The neighborhood features beautifully restored rowhomes, converted mill lofts, and newly built residences, giving buyers and renters a wide variety of housing options. Many properties boast unique architectural character, from Victorian details to industrial-chic designs, all within walking distance of vibrant local amenities.

At the center of the neighborhood is Main Street, a lively destination filled with restaurants, coffee shops, boutiques, and galleries. Residents enjoy a thriving food and nightlife scene as well as year-round festivals and community events. Outdoor enthusiasts will appreciate the Manayunk Canal Towpath, nearby parks, and access to the Wissahickon trails, making it easy to enjoy both an active lifestyle and scenic views.



Manayunk attracts young professionals, families, and long-term residents who value its blend of energy and charm. With SEPTA's regional rail and bus routes, commuting to Center City and surrounding areas is convenient, though some streets can be steep and parking can be limited. Housing demand has steadily increased, reflecting the neighborhood's popularity and continued growth.

For buyers or renters looking for a vibrant community with character, history, and easy access to both the city and nature, Manayunk is an excellent choice.



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