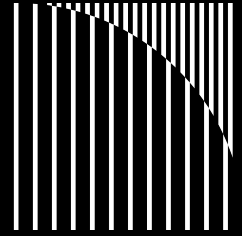


Zoned I-2 Light Industrial | Kensington

401-411 E Allegheny Avenue



Nigel Richards

R.E. Salesperson

M: 267.603.3611

O: 267.435.8015

nigel@compass.com

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Zoned I-2 Light Industrial | Kensington

401-411 E Allegheny Avenue



An exceptional opportunity to acquire one of Philadelphia's most distinctive industrial redevelopment campuses. Spanning more than 90,000 square feet across two interconnected reinforced concrete buildings, 401 E Allegheny Avenue occupies a highly visible corner in one of the city's fastest-evolving industrial and commercial corridors.

The 1.3 acre campus includes a 31,500 SF three-story building with 17-foot ceilings, abundant natural light, and Center City skyline views, alongside an adjoining 56,000 (orig) SF mushroom-column industrial building with ceilings up to 19 feet and an oversized drive-in loading bay.

The property is zoned I-2 with an approved City of Philadelphia zoning permit (ZP-2023-013525) 10/22/2025 for additional construction atop the existing structure, and environmental remediation is already complete.

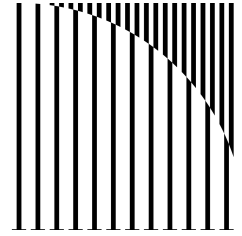
Ideal for self-storage conversion, a multi-tenant industrial campus, creative office, manufacturing, or last-mile logistics, this rare offering delivers the scale, infrastructure, and location to bring any vision to life.

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Industrial Warehouses | Kensington

401-411 E Allegheny Avenue



Location	401-411 E Allegheny Ave, Philadelphia, Pa 19134
Size: Parcel	1.31 Acres, 56,929 Sq Ft
Size: Building One	31,500 SF Ceiling Heights: 17'
Size: Building Two	42,000* SF (orig. 56,000) Ceiling Heights: 17'-19'
Allegheny Frontage	112 Ft
C Street Frontage	504 Ft
Parking Spaces	38
Price	Upon Request, flexible Divisions

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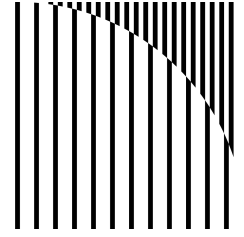
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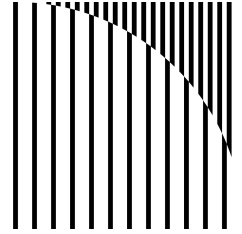
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Zoning Permit

Permit Number ZP-2023-013525

LOCATION OF WORK 401-11 E ALLEGHENY AVE, Philadelphia, PA 19134-2322 401-11 E ALLEGHENY AVE	PERMIT FEE \$1,228.00	DATE ISSUED 10/22/2025
	ZBA CALENDAR MI-2025-002395	ZBA DECISION DATE 10/22/2025
	ZONING DISTRICTS I2	

PERMIT HOLDER C STREET HOLDINGS LLC	123 CHESTNUT ST SUITE 202 PHILADELPHIA PA 19106
--	---

OWNER CONTACT 1 LAVI SHENKMAN	123 Chestnut Street, Suite 202, Philadelphia, PA 19106
----------------------------------	--

OWNER CONTACT 2	
-----------------	--

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ADDITION ABOVE THE EXISTING ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

APPROVED USE(S) Retail Sales - Building Supplies and Equipment; Wholesale, Distribution, and Storage - Equipment and Materials Storage Yards and Buildings

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) NO PROVISOS



CONDITIONS AND LIMITATIONS:

• Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:

- **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
- **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
- **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
- Any Permit issued for construction or demolition is valid for no more than **five (5) years**.

• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

• The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2023-013525

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

401-11 E ALLEGHENY AVE, Philadelphia, PA 19134-2322

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

CONTAINING 38 OFF-STREET SURFACE VEHICLE PARKING SPACES (ONE (1) CAR ACCESSIBLE SPACE AND ONE (1) VAN ACCESSIBLE SPACE) AND 12 BICYCLE PARKING SPACES

This permit is subject to the following specific conditions.

CONDITIONS

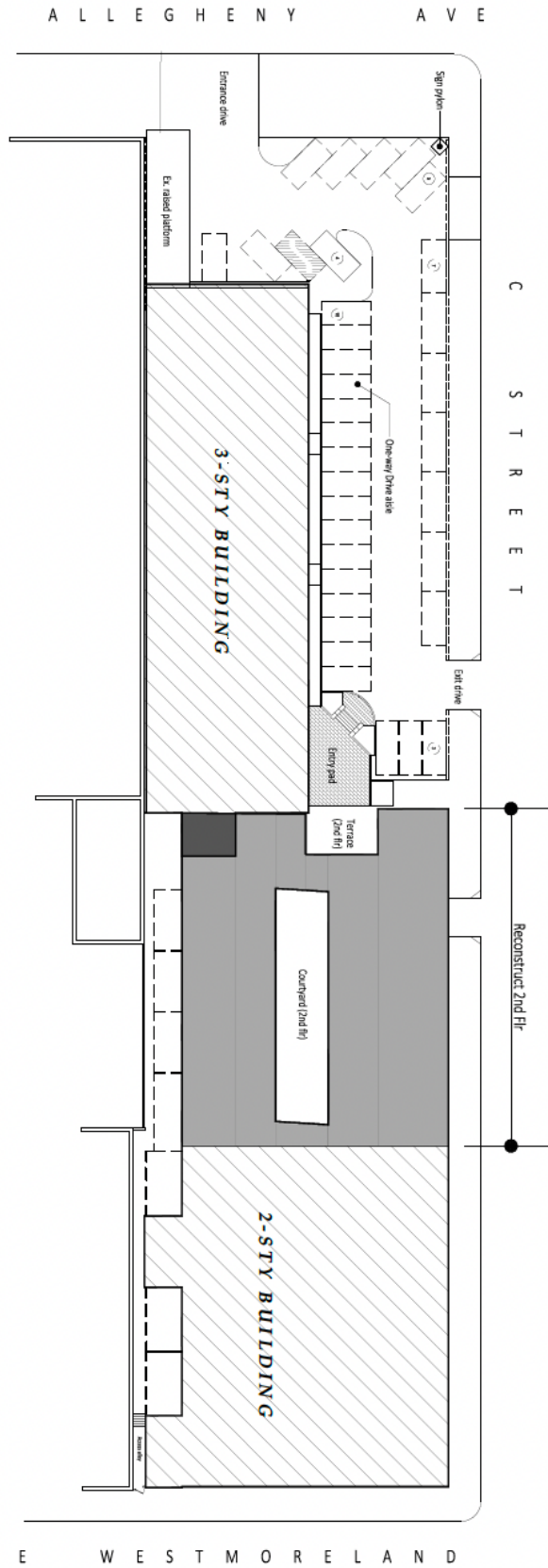
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



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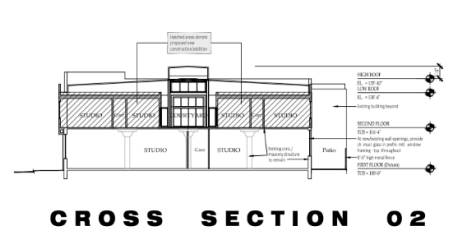
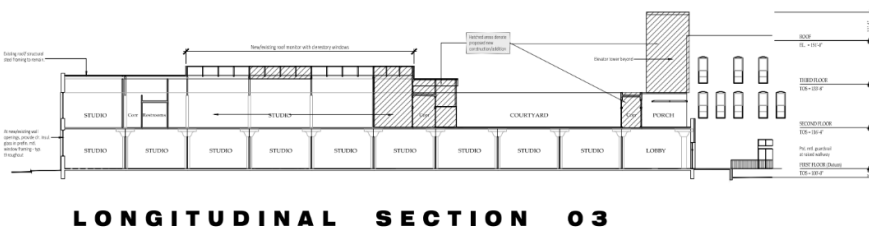
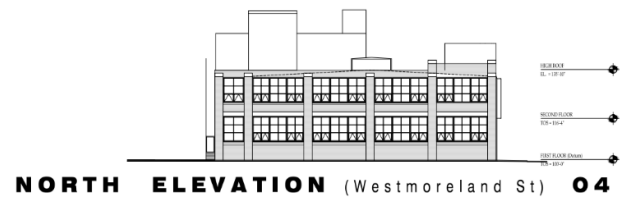
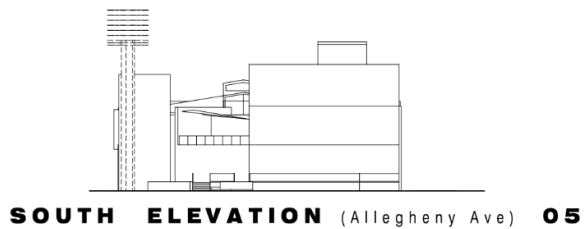
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Building Elevations & Sections AS102



Group G LLC
123 Chestnut Street, Suite 200
Philadelphia, PA 19106
215.201.8000 ext 100
215.201.8000 fax

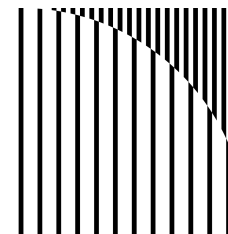


C Street Holdings LLC
401 EAST ALLEGHENY AVENUE MIXED-USE
Philadelphia, Pennsylvania



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401-411 E Allegheny | Kensington

Nearby Developments and Businesses

401 E Allegheny Avenue sits within a rapidly reinvesting stretch of Kensington's industrial corridor. Case Paper, one of the country's largest paper merchants and converters, operates a 1,000,000 SF distribution and converting facility a few blocks north on Tioga Street which is a long-standing anchor employer in the neighborhood. Nearby at 3408 B Street, Dwight City Group is converting a former warehouse shell into a 75-unit apartment building (60 one-bedrooms, 15 two-bedrooms), adding new residential density to the immediate area. Further along Kensington Avenue, J-Centrel is a 155,000 SF adaptive reuse of a historic, National Register-listed textile mill by Shift Capital that blends affordable workspace, apartments, and retail, and stands as a model for the creative industrial redevelopment now spreading through the neighborhood.

• Case Paper

499 E Tioga St, a few blocks north. 1,000,000 SF facility, a major industrial employer in the corridor since 1943.



• 3408 B Street

75-unit apartment conversion (60 one-bed, 15 two-bed) rising six stories on a former warehouse shell.

75 apartments planned for an old warehouse in an unexpected part of Kensington

The developer, Dwight City Group, but has been building in neglected neighborhoods in and around Philly.



A rendering of the new apartment building atop the old warehouse planned by Dwight City Group for northeastern Kensington.
Raymond F. Rula



• J-Centrel

155,000 SF historic mill conversion, National Register-listed, with residences, workspace, and retail on Kensington Ave.



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