



AVAILABLE FOR LEASE

107,141 SF ON 1.4 AC

3775 Kensington Avenue
Philadelphia, PA



 **BINSWANGER**
Established 1931

LOCATION



HARROWGATE DEVELOPMENT OPPORTUNITY:

Businesses of all sizes are moving to Harrowgate to launch their businesses, creating a true opportunity for cultural and economic boom.

KEYSTONE OPPORTUNITY ZONE:

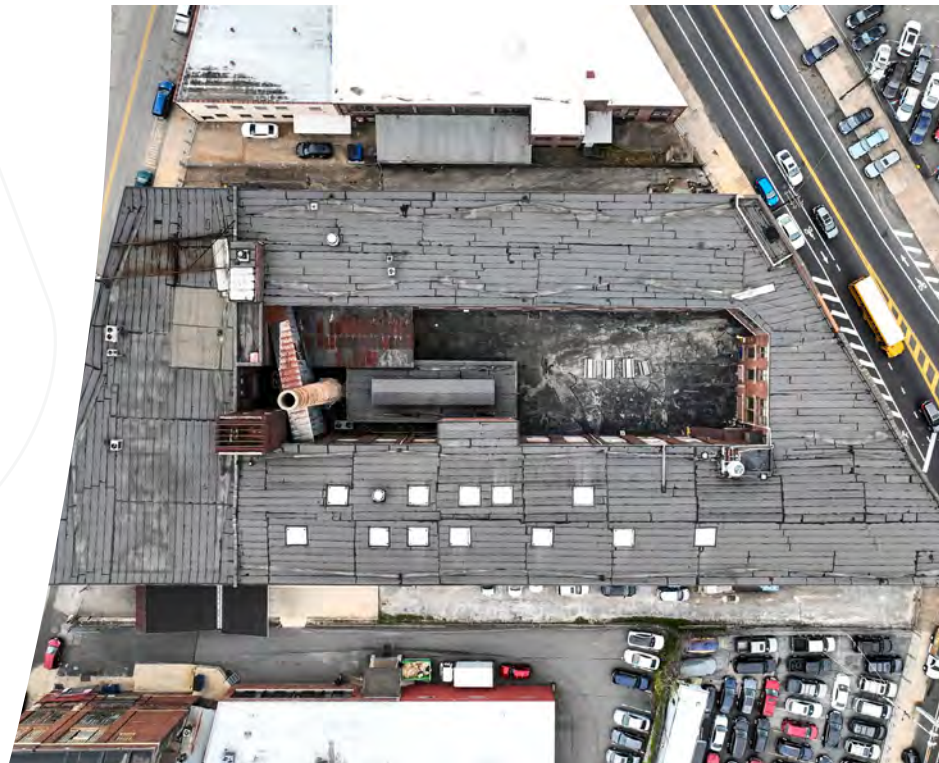
This is one of the most powerful subsidies in the state of Pennsylvania. Tenants are eligible for state and local tax credits, exemptions and tax abatements through 2029. Key state and local tax breaks include: Net Income Taxes, Personal Income Tax, Sales Use Tax, Net Profits Tax, Business Gross Receipts, Sales and Use Tax.



PROPERTY DETAILS

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- **Building Size:** 107,141 SF
- **Lot Size:** 1.4 AC
- **Building Class:** B
- **Building Type:** Industrial
- **Floors:** Three Floors (approx. 35,667 SF each)
- **Ceiling Height:** 22' vaulted ceilings
- **Loading:** Two (2) Loading Docks for Warehouse
- **Sprinkler System:** ESFR
- **Customizable Spaces:** Office, Warehouse, Studio, Lab
- **Zoning:** IRMX (Industrial Residential Mixed Use)
- **Parking:** Secured on-site parking
- **Location:** Frontage to Castor Avenue, Kensington Avenue, and Jasper Street
- **Other:** Private Central Loading Courtyard
360 degree view of the neighborhood on top floor.
- **Access to:** 3-minute walk to SEPTA Erie-Torresdale El Station stop (Market-Frankford Line)
1-minute walk to Bus Routes 56 and 3
5-minute drive to I-95
8-minute drive to Betsy Ross Bridge and New Jersey



PHOTOS



FLOOR PLANS



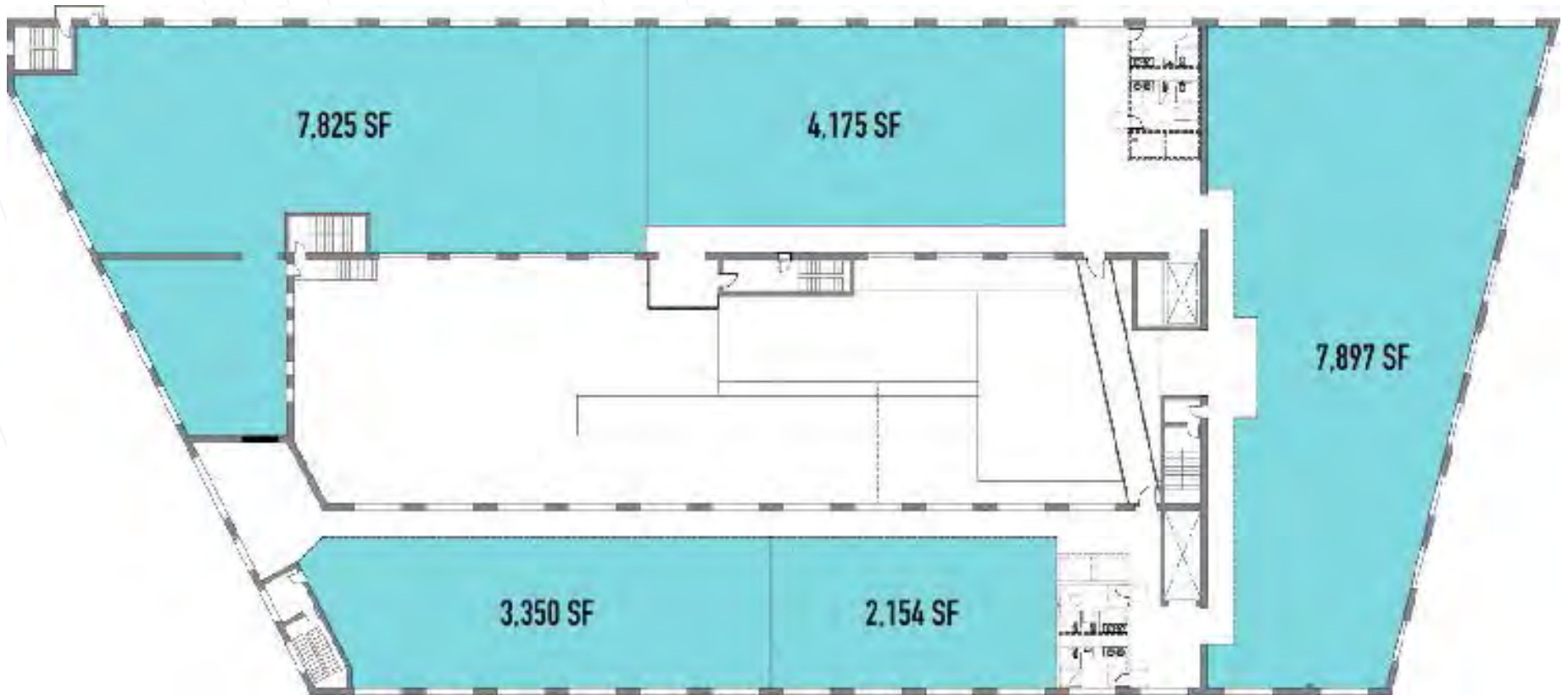
FLOOR PLANS



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PRIMARY CONTACT



Chris Pennington

Senior Vice President & Partner
215.448.6053
cpennington@binswanger.com



Michael Pennington

Vice President
215.448.6091
mpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
www.binswanger.com