



ARSENAL BUSINESS CENTER Philadelphia, PA



Building #28 23,928 Square Feet

DESCRIPTION:

23,928 square foot, three story, office building with large entrance.

SIZE:

11,020 square foot first floor.
6,454 square foot second floor.
6,454 square foot third floor.
19,000 square foot of existing office space.

HEAT:

Hot air heat.

POWER:

400 amp - 3 phase electric service.

WATER & SEWER:

Public

PARKING:

Ample free parking

LOCATION:

The Arsenal Business Center is located at the Bridge Street exit of I-95 with immediate access to the Tacony Palmyra & Betsy Ross Bridges and is within minutes of Center City Philadelphia, The Ben Franklin Bridge and Walt Whitman Bridge and just minutes from US 1 Exit PA Turnpike

PUBLIC TRANSPORTATION:

Septia Bus routes 73 & 84 stop at the Arsenal Business Center gates and the R-7 rail station is within two blocks of the campus.

SECURITY:

Being a historic former military facility, the campus is completely enclosed by a stone wall and fencing. The Arsenal Business Center has security guard posts at both main gates and the security service monitors and patrols the campus 24 hours a day, 365 days a year.

LANDSCAPING:

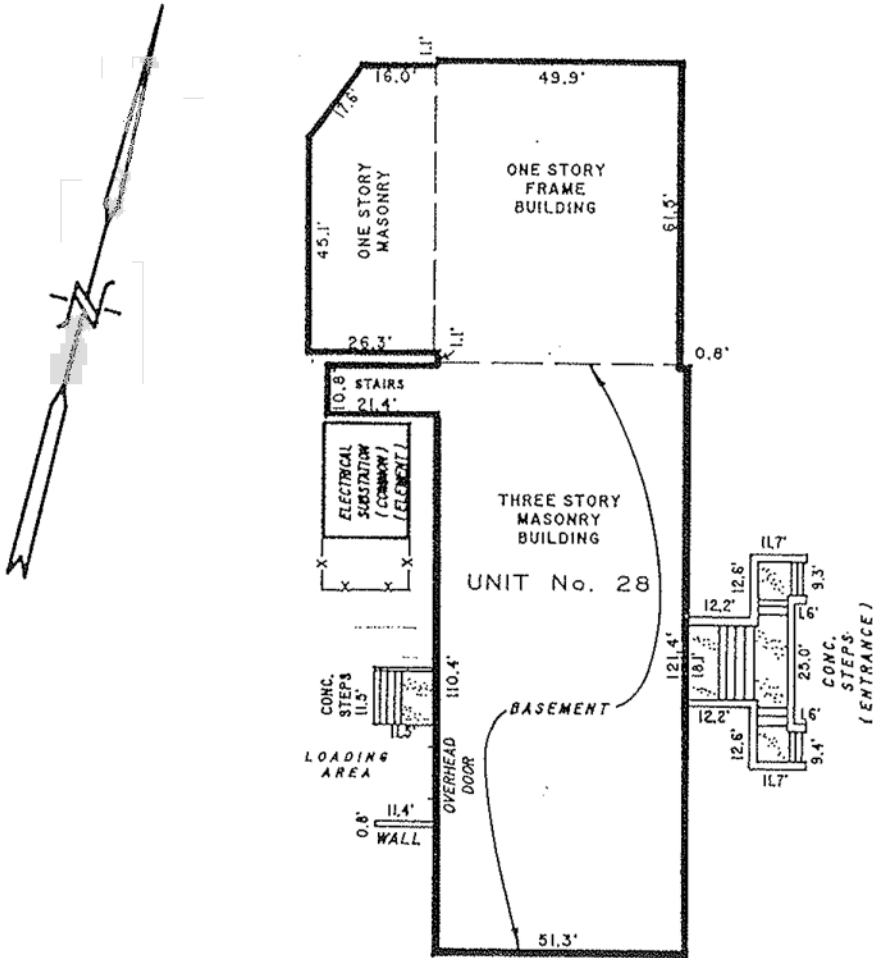
Landscaping is performed in order to maintain the campus-like setting of a suburban office campus.

MANAGEMENT:

On-site management is provided by Hankin Management Company.

UNIT AREA

BASEMENT	6454	S.F.
FIRST FL.	11020	S.F.
SECOND FL.	6454	S.F.
THIRD FL.	6454	S.F.
TOTAL	30,382	S.F.
LCE-CLASS I	829	S.F.



UNIT BOUNDARY

LIMITED COMMON ELEMENT - CLASS I

LIMITED COMMON ELEMENT - CLASS 2

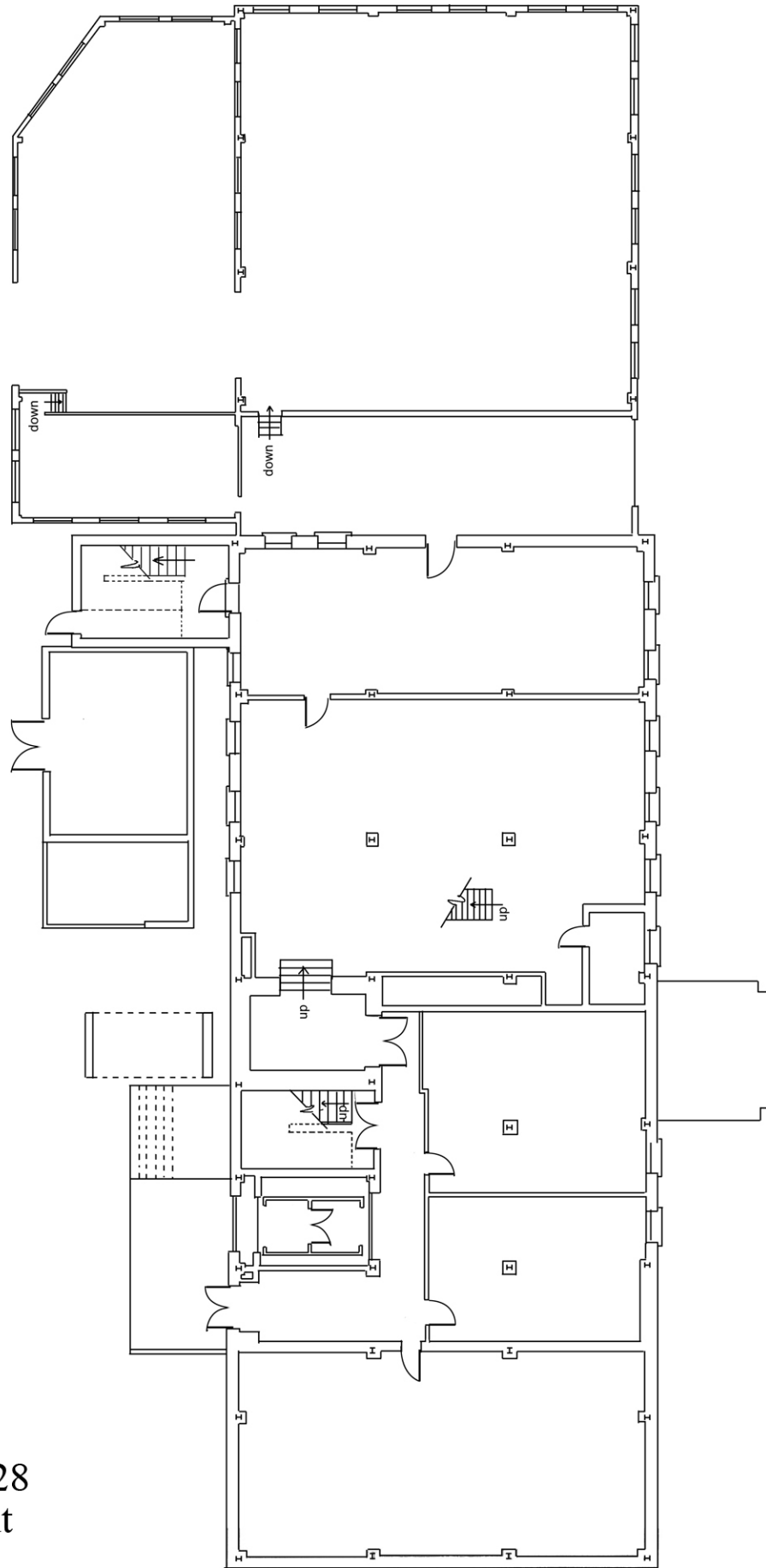
NOTES:

1. SEE "FRANKFORD ARSENAL DECLARATION PLAT" FOR UNIT LOCATION.
2. UNIT DIMENSIONS SHOWN ARE MEASURED ALONG THE EXTERIOR FACE OF THE BUILDING WALL.

"THE FRANKFORD ARSENAL CONDOMINIUM"

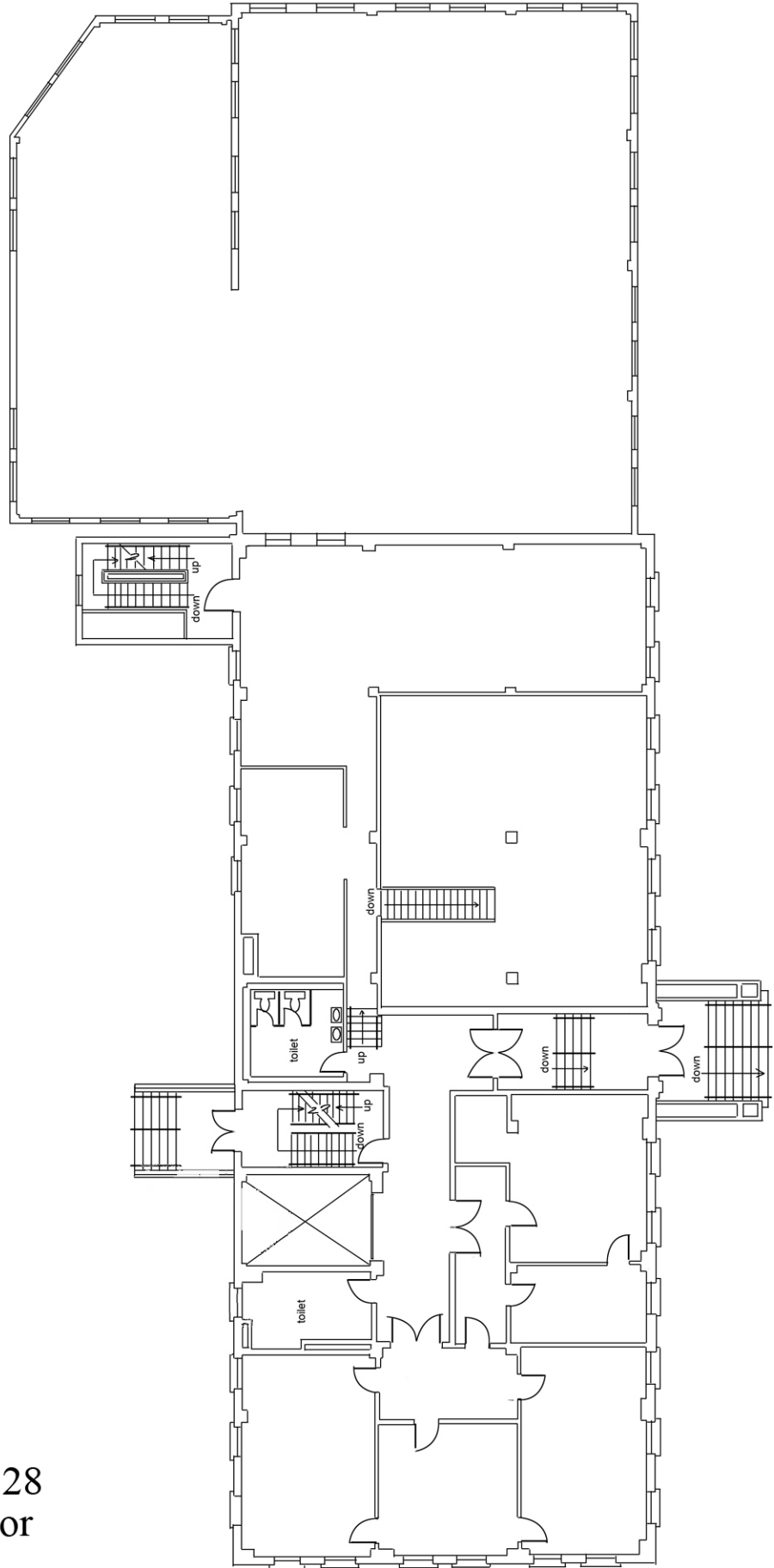
PLAN OF
UNIT No. 28

45th WARD
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA



Building 28 Basement

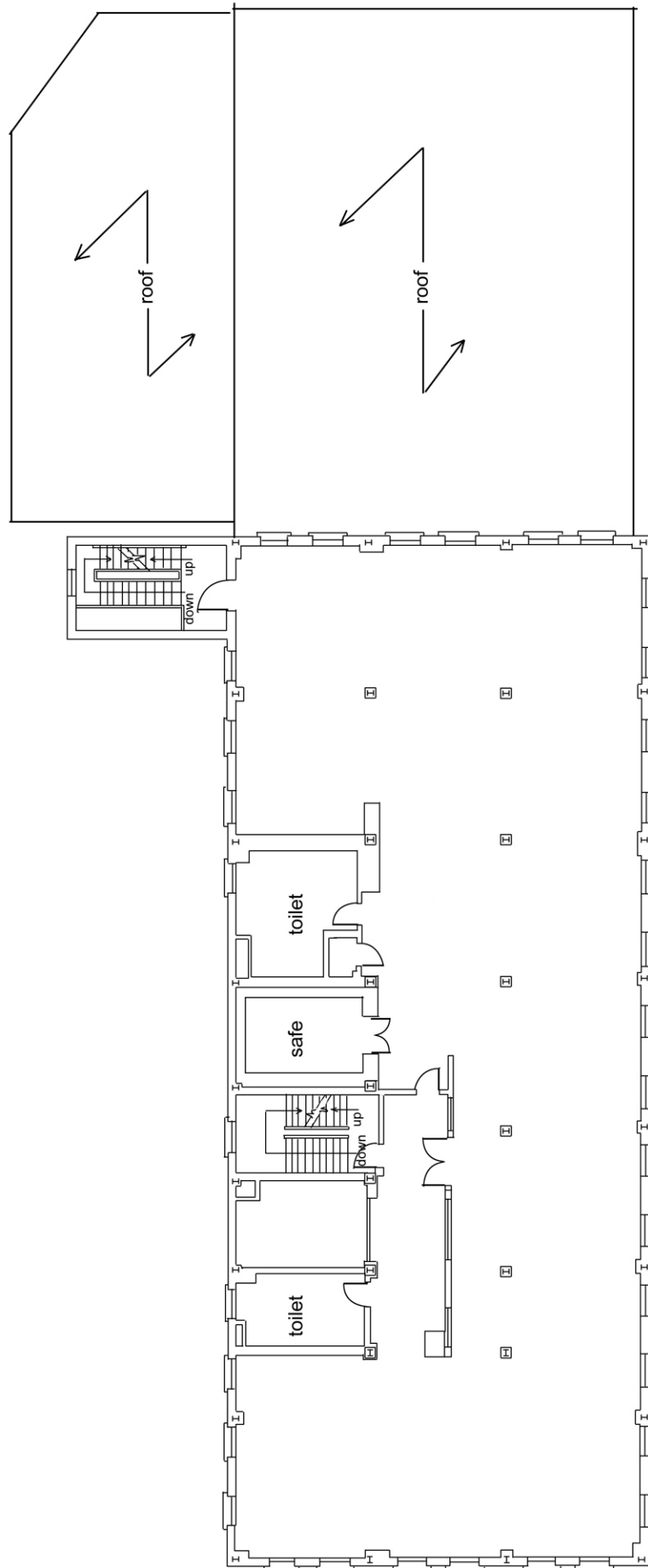
All information furnished on the plan regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions or change.



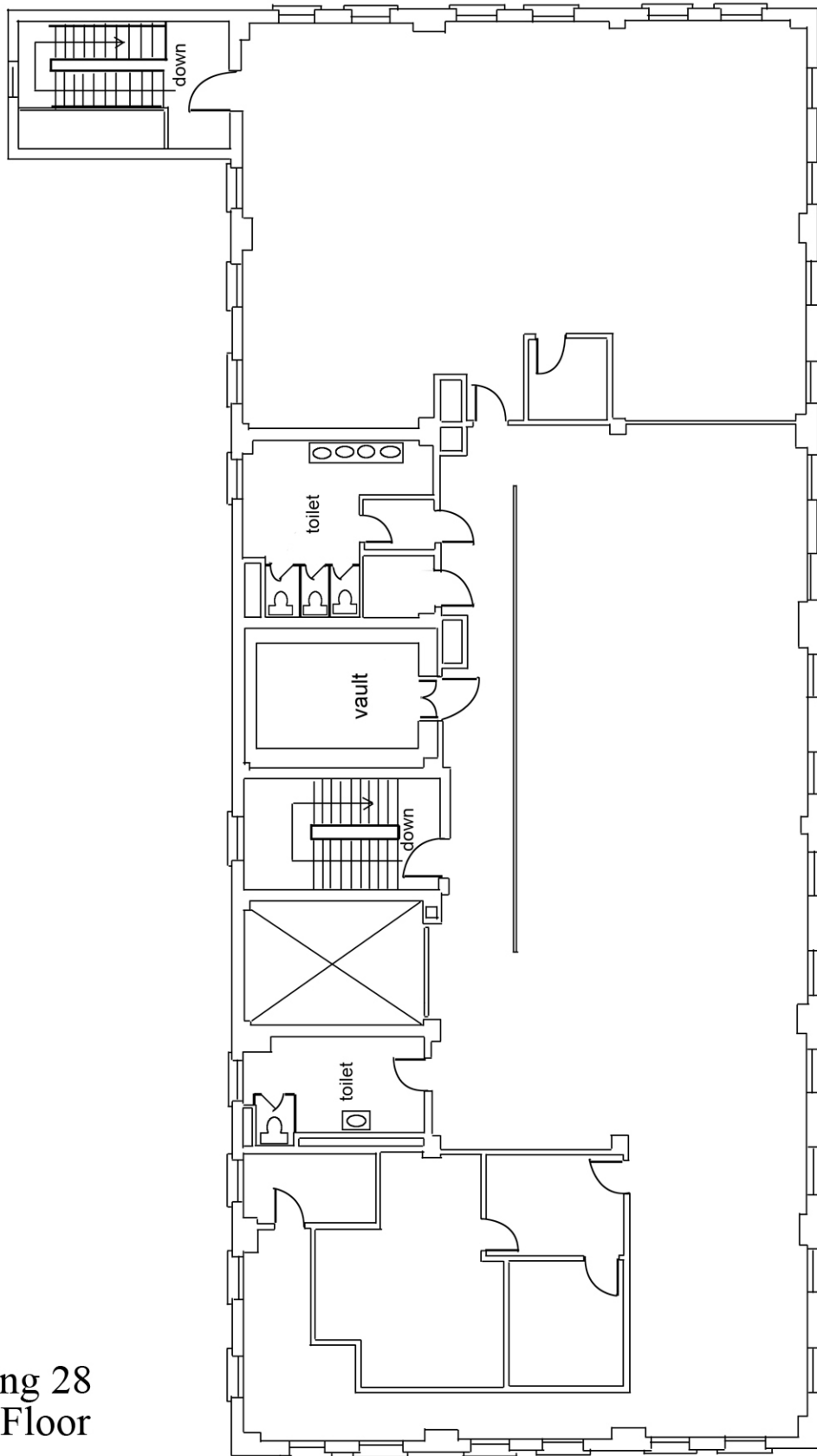
Building 28 First Floor

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Building 28 Second Floor



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Building 28 Third Floor

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