



ARSENAL BUSINESS CENTER Philadelphia, PA



Building #119 Unit 1 8,003 Square Feet

DESCRIPTION:

16,006 sq. ft., two story, office/manufacturing building.

SIZE:

8,003 sq. ft. first floor
8,003 sq. ft. second floor

HEAT:

Gas fired, ceiling suspended forced hot air

POWER:

200 amp - 480 volt - 3 phase service on each floor.
Potential for 1,200 amp 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:

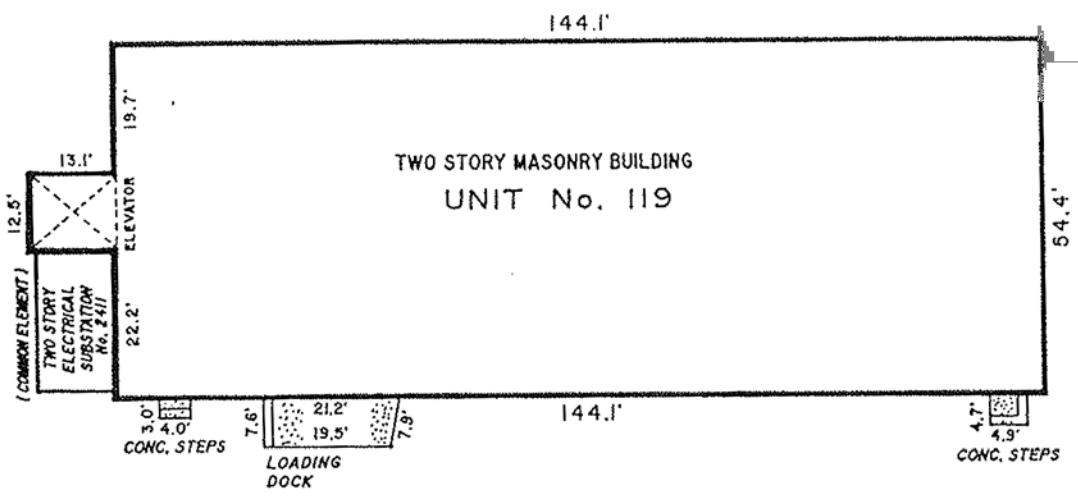
Landscaping is performed in order to maintain the campus-like setting of a suburban office campus.




MANAGEMENT:

On-site management is provided by Hankin Management Company.

UNIT AREA

FIRST FL.	8003	S
SECOND FL.	8003	S
TOTAL	16,006	S
LCE-CLASS I	190	S



-  UNIT BOUNDARY
-  LIMITED COMMON ELEMENT - CLASS I
-  LIMITED COMMON ELEMENT - CLASS 2

NOTES:

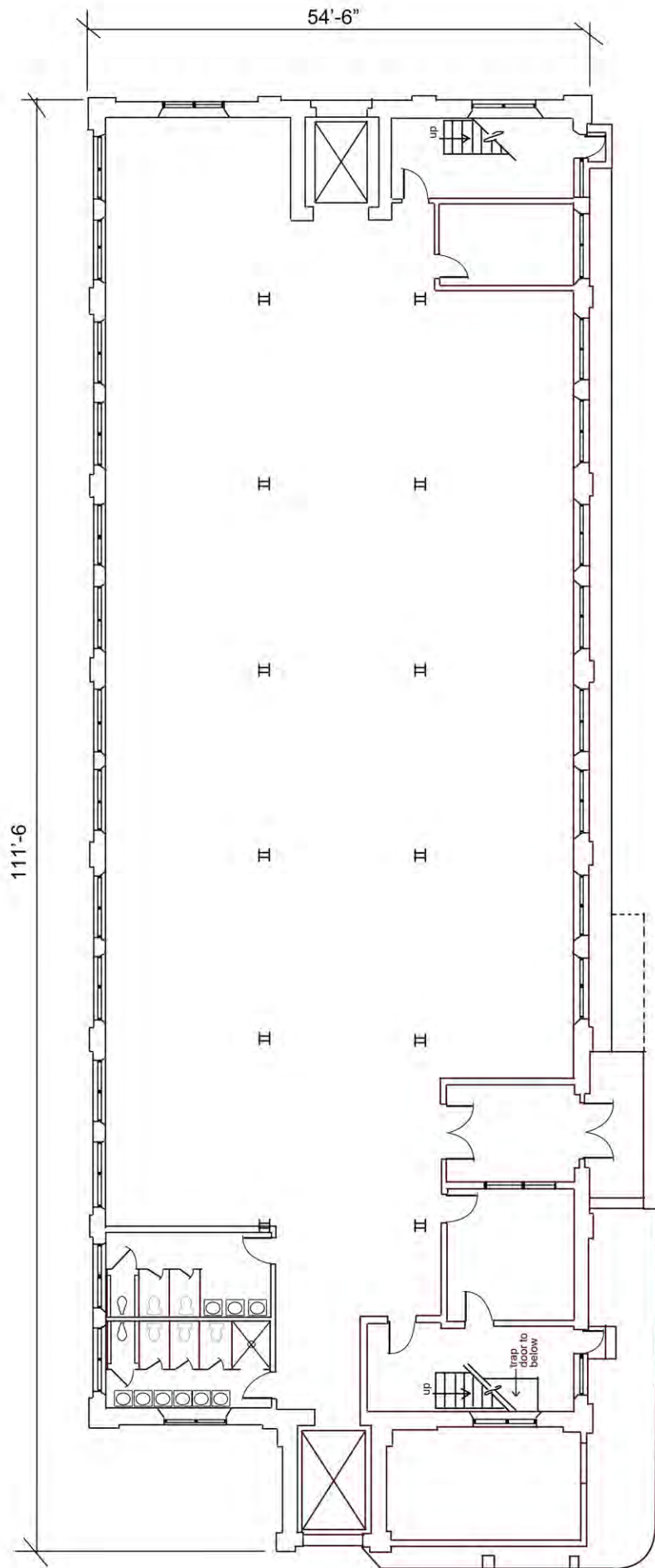
1. SEE "FRANKFORD ARSENAL DECLARATION PLAT" FOR UNIT LOCATION
2. UNIT DIMENSIONS SHOWN ARE MEASURED ALONG THE EXTERIOR FACE OF THE BUILDING WALL
3. THIRD FLOOR IS NOT COUNTED IN UNIT AREA BUT IS A PART OF UNIT No. 119.

"THE FRANKFORD ARSENAL CONDOMINIUM"

PLAN OF
UNIT No. 119

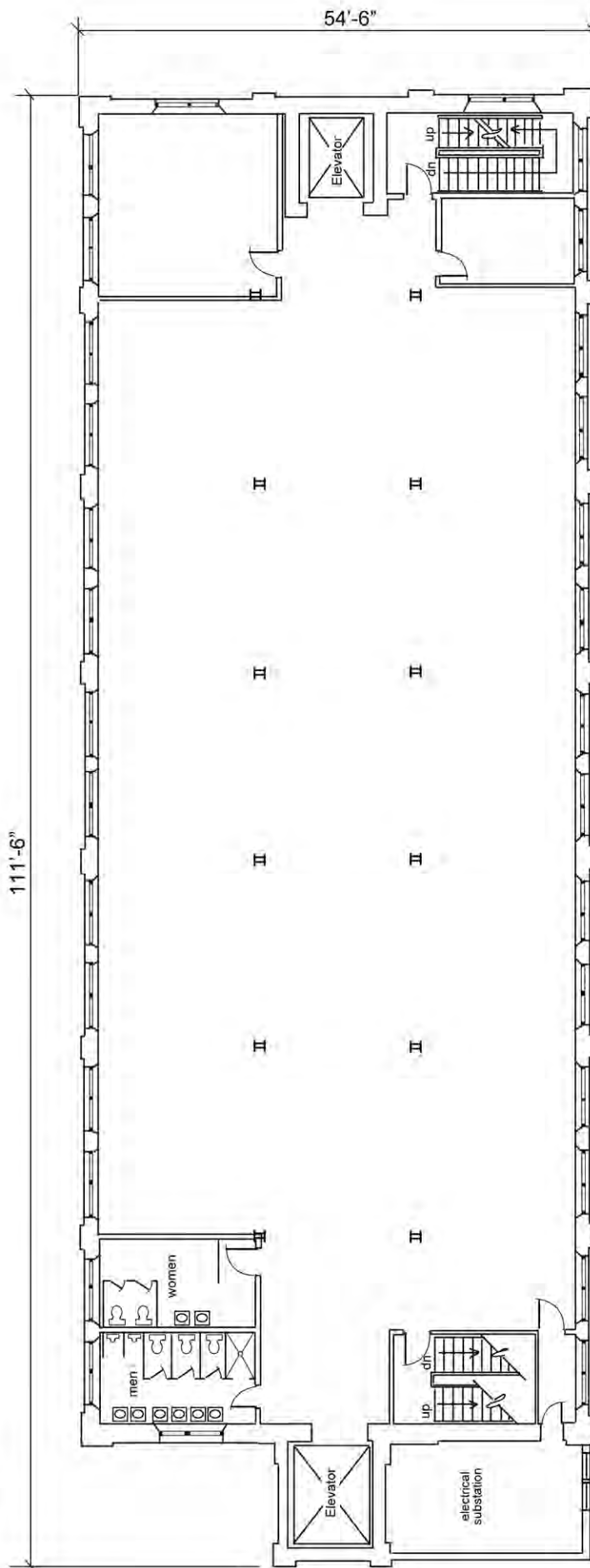
45th WARD
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA

Building 119 First Floor



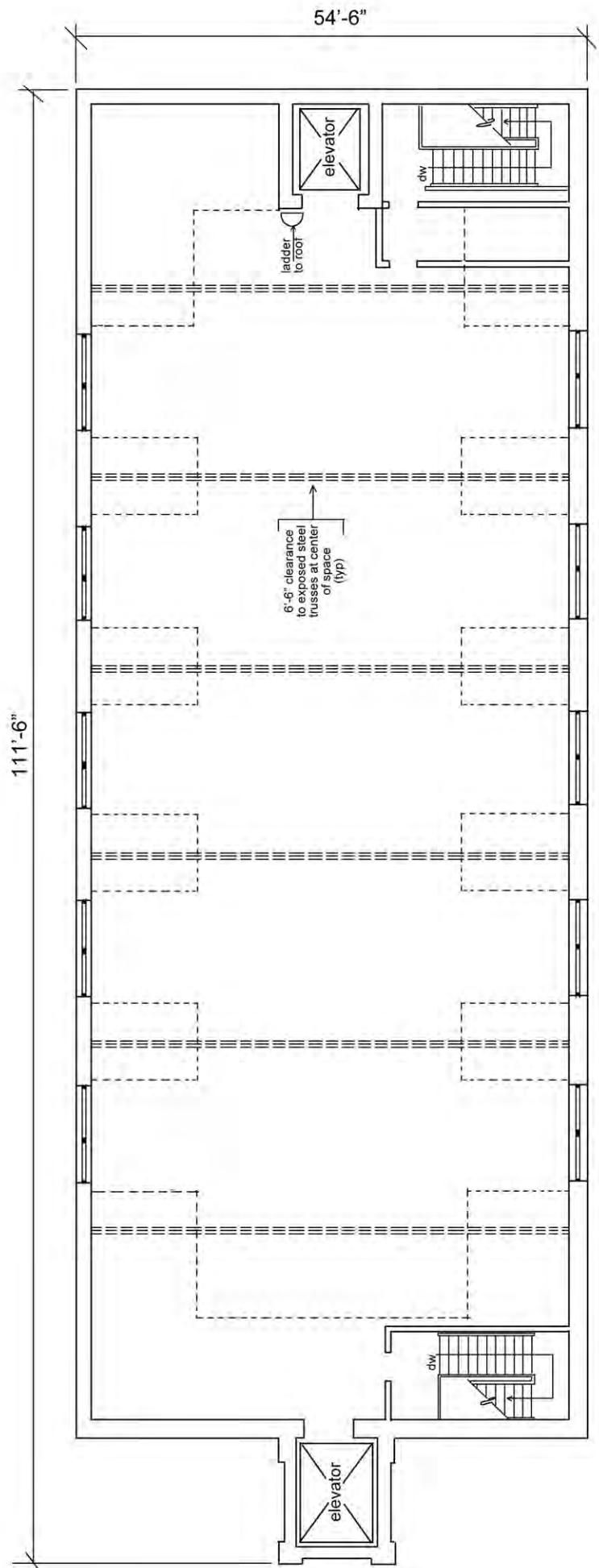
All information furnished on the plan regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions or change.

Building 119 Second Floor



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Building 119 Attic



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