



ARSENAL BUSINESS CENTER Philadelphia, PA



Building 212
23,052 Square Feet

DESCRIPTION:

3 story red brick building

SIZE:

23,052 square feet 1st fl. 7,684 sf
 2nd fl. 7,684 sf
 3rd fl. 7,684 sf

HEAT:

Gas fired split system, Heat/AC

POWER:

600 amp, 3 phase, 480 volt

WATER & SEWER:

Pulic

PARKING:

Ample 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:

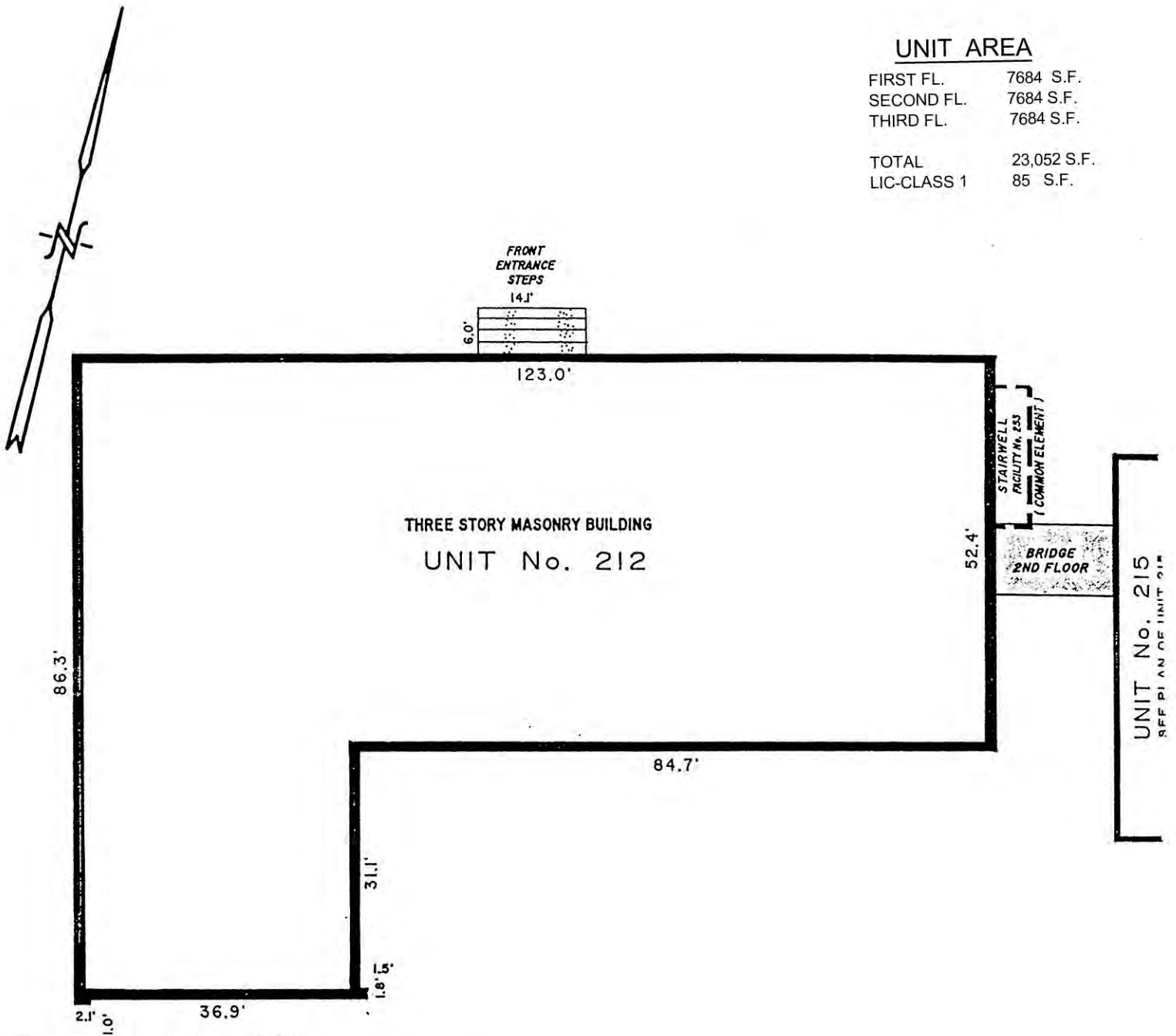
Landscaping is performed in order to maintain the campus-like setting of a suburban office campus.




MANAGEMENT:

On-site management is provided by Hankin Management Company.

UNIT AREA

FIRST FL.	7684 S.F.
SECOND FL.	7684 S.F.
THIRD FL.	7684 S.F.
TOTAL	23,052 S.F.
LIC-CLASS 1	85 S.F.



-  UNIT BOUNDARY
-  LIMITED COMMON ELEMENT - CLASS 1
-  LIMITED COMMON ELEMENT - CLASS 2

NOTES:

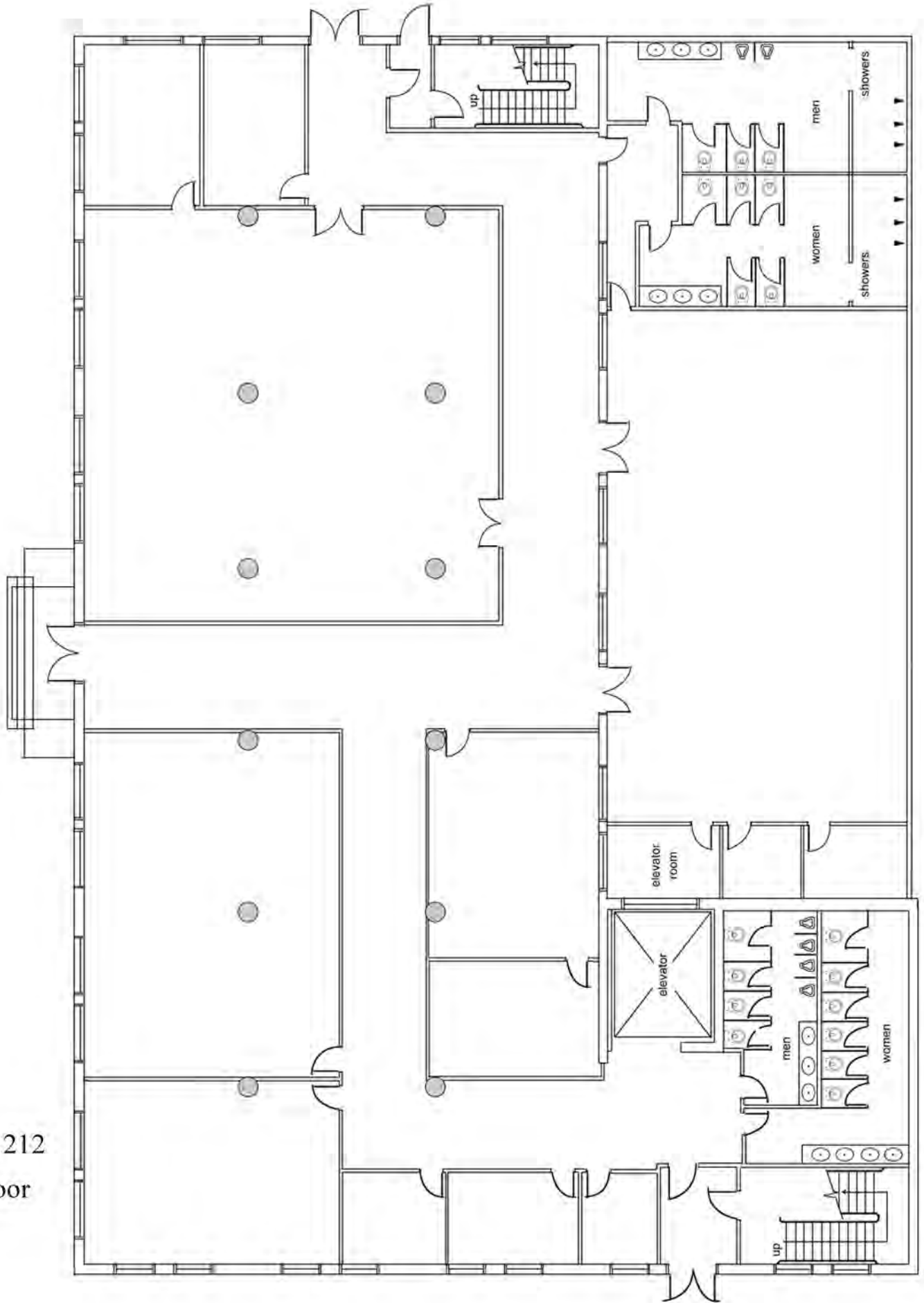
1. SEE "FRANKFORD ARSENAL DECLARATION PLAT" FOR UNIT LOCATION.
2. UNIT DIMENSIONS SHOWN ARE MEASURED ALONG THE EXTERIOR FACE OF THE BUILDING WALL.
3. THE BRIDGE BETWEEN U-212 & U-215 IS TO BE A LIMITED COMMON ELEMENT OF UNITS 212 & 215.

"THE FRANKFORD ARSENAL CONDOMINIUM"

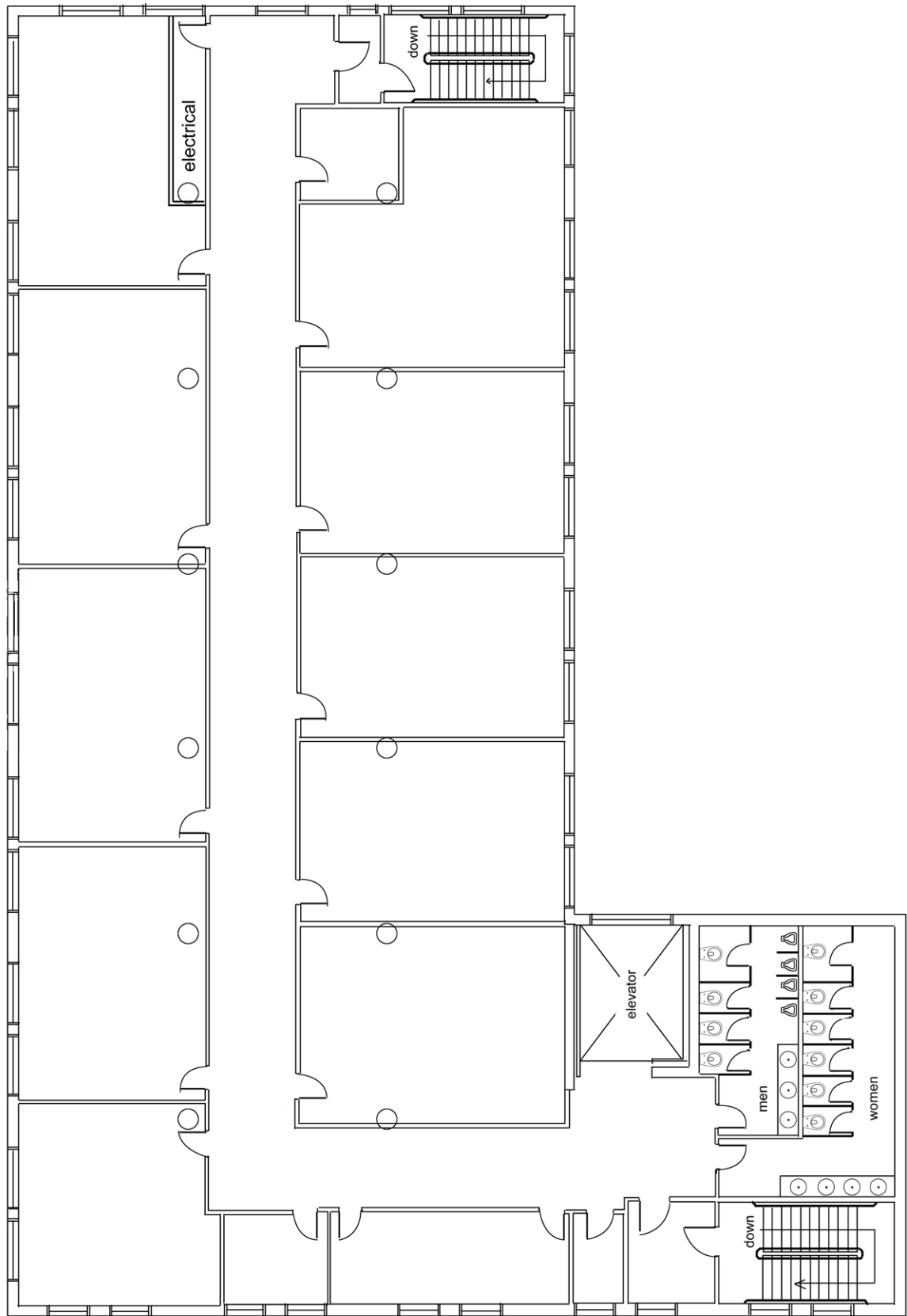
PLAN OF
UNIT No. 212
45th WARD
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA

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 212 First Floor

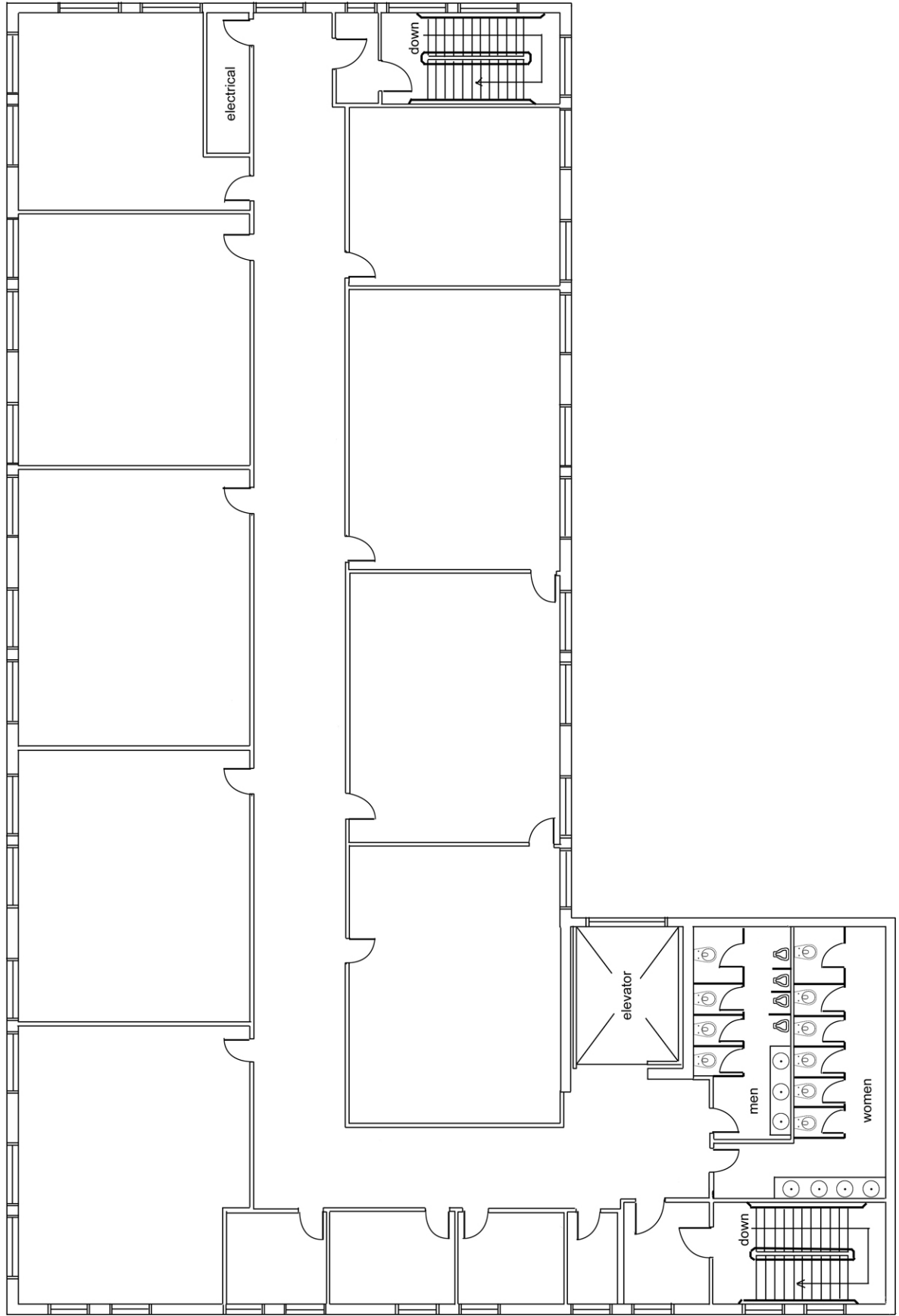


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Building 212
Second Floor

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Building 212
Third Floor