

AVAILABLE FOR SALE OR LEASE

3145

GRAYS FERRY AVENUE, PHILADELPHIA, PA

CONFIDENTIAL OFFERING MEMORANDUM



1.44 Acres



Industrial Land
Opportunity
Located in South
Philadelphia

DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.



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EXECUTIVE SUMMARY



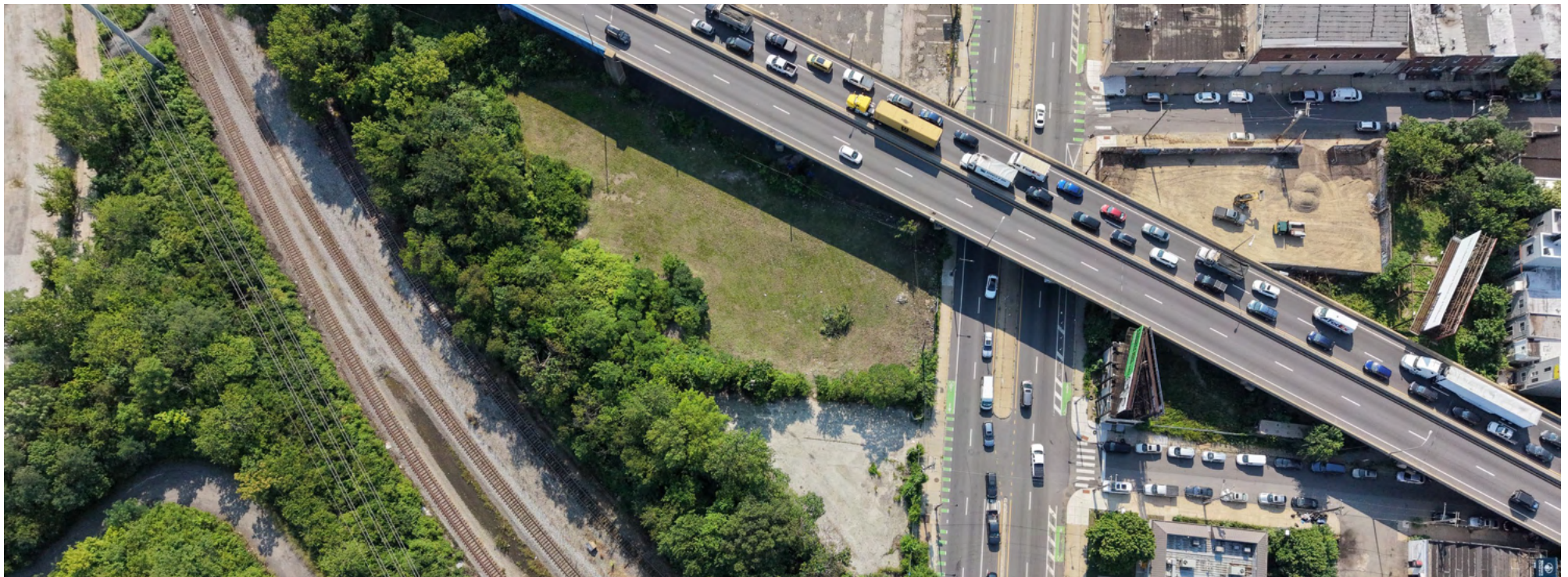
Binswanger is pleased to exclusively offer 3145 Grays Ferry Avenue, Philadelphia, Pennsylvania, a 1.44 acre industrial land opportunity located in the South Philadelphia Industrial Submarket.



The site offers 389 feet of frontage along Grays Ferry Avenue and is zoned I-3 Heavy Industrial, providing significant flexibility for a wide range of industrial, distribution, and manufacturing uses.



The property is also located within a Qualified Opportunity Zone (QOZ), offering prospective purchasers potential tax advantages in addition to the site's strong underlying fundamentals.



The property benefits from an exceptional infill location, situated just 0.2 miles from the I-76 on-ramp, 0.3 miles from the University Avenue Bridge, and 0.5 miles from University City, with I-676 (2.5 miles) and I-95 (4 miles) providing further connectivity to the broader Philadelphia industrial and distribution network. Center City Philadelphia is approximately 2 miles away, placing the site at the heart of one of the city's most active urban logistics corridors.

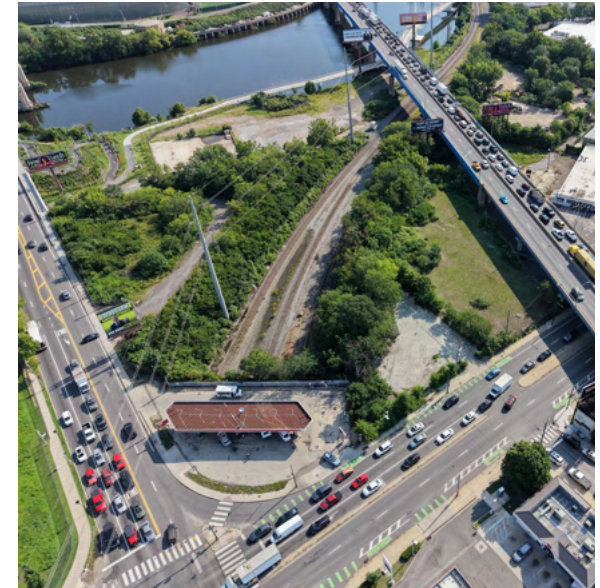
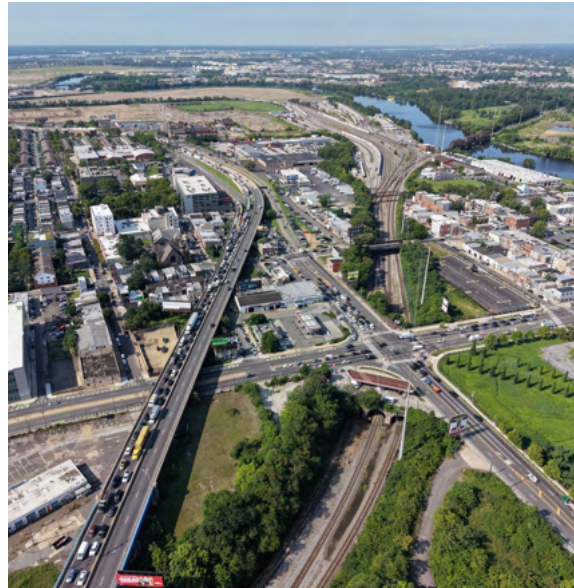
South Philadelphia continues to experience strong demand for infill industrial and logistics sites, driven by its proximity to the Port of Philadelphia, University City, Center City, and the region's primary interstate network. Limited industrial land availability, combined with constrained new supply, has increased investor demand for well-located development sites capable of supporting distribution, manufacturing, outdoor storage, and last-mile logistics facilities.

PROPERTY DETAILS



PROPERTY INFORMATION

- ✓ 1.44 Acre Lot Size
- ✓ I-3 Heavy Industrial Zoning
- ✓ \$75,567 Estimated 2027 Taxes
- ✓ 389 feet of frontage along Grays Ferry Avenue
- ✓ Located within a Qualified Opportunity Zone (QOZ)
- ✓ Ideal for Manufacturing, Warehouse, Distribution, or Outdoor Industrial Uses (IOS)
- ✓ Immediate Access to I-76
- ✓ Excellent visibility along Grays Ferry Avenue
- ✓ Minutes from University City, Center City, & the Port of Philadelphia



LOCATION OVERVIEW

Largest Businesses in Area

 **25***
100 or More Employees

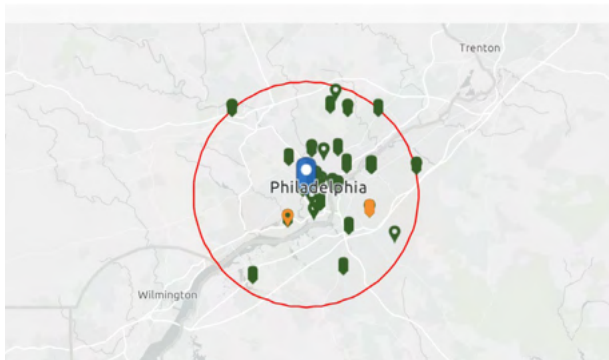
 **25***
\$10M+ Annual Sales Vol

Most Employees

Philadelphia International Airport-PHL	Independent	22.0K
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Highest sales volume

Install	Independent	\$3.40B
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STRATEGIC LOCATION

3145 Grays Ferry Avenue offers exceptional connectivity within Philadelphia's South Philadelphia Industrial Submarket, with immediate access to I-76 and convenient connections to I-676, I-95, I-295, the Walt Whitman Bridge, and the New Jersey Turnpike. Located just minutes from University City, Center City Philadelphia, the Port of Philadelphia, and Philadelphia International Airport, the property is ideally positioned for industrial, manufacturing, and distribution users.

Convenient access to I-76 | **0.2 miles**

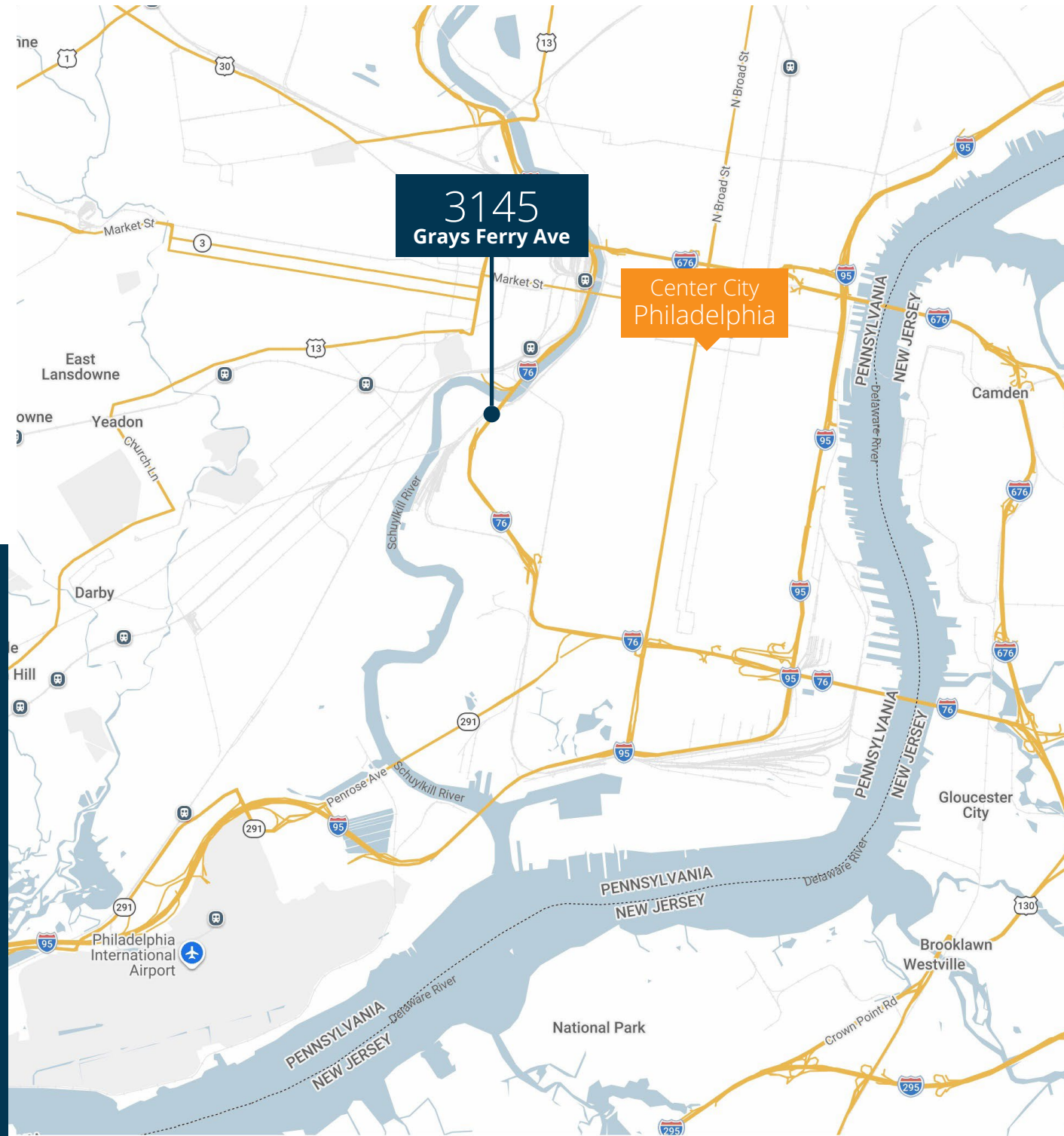
University Avenue Bridge | **0.3 miles**

I-676 | **2.5 miles**

I-95 | **4 miles**

Walt Whitman Bridge | **5 miles**

I-295 | **8.5 miles**



MARKET OVERVIEW



AREA STATISTICS



0.3% ↓

Pop Growth Rate is
47.4% lower than
United States



95

Wealth Index
Below 100 = **low** Above
100 = **high**



0.5% ↓

Housing Units Growth
Rate is 45% lower than
United States.

Key Statistics

106K

Total Businesses

1.40M

Total Employees

\$222B

Total Sales

6.0%

Unemployment Rate

Daytime Population



3,192,096

Total Population



3,291,373

Total Daytime Population

Ratio of daytime to total
population:

1.03

Values > 1.0 mean that more
people come to the area during
the day than live there.



Suburb

Dominant Urbanicity Type



4.5

Avg Number of
Employees



150

Total Businesses Per
Square Mile

About the Workforce



18.4%

Services



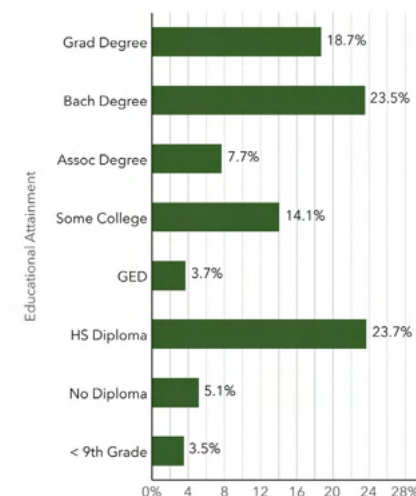
15.1%

Trades/Skilled
Labor



66.5%

Office Based
Labor



Businesses Per 1,000 Population

Business Categories	15 miles	ZIP Codes 19146 (Philadelphia)	States Pennsylvania	National United States
Restaurants	2.64	2.80	2.35	2.42
Health Care & Social Assistance	4.31	2.75	4.06	3.69
Retail	3.99	2.60	4.54	4.51
Manufacturing	0.99	0.60	1.49	1.29
Finance & Insurance	1.68	0.72	1.65	1.77
Professional & Tech Services	3.90	2.93	3.29	3.56



South Philadelphia Submarket
(Q1 2026)

14.2	0.4%
Vacancy Rate	Annual Rent Growth
\$13.42	1.1M
Average Lease Price Per SF	12 Month Deliveries in SF

South Philadelphia Industrial Market
(Q1 2026)

	Market Rent/SF	\$13.42
	Market Sale Price/SF	\$130.20
	Market Cap Rate	7.1%
	12-month Net Absorption	190,000 SF
	Annual Rent Growth	0.4%

PROPERTY ZONING





I3- Heavy Industrial

CITY OF PHILADELPHIA

I-3 Heavy Industrial is the City of Philadelphia's most permissive industrial zoning classification, accommodating a broad range of manufacturing, warehousing, logistics, freight, processing, outdoor storage, and other heavy industrial uses. The zoning provides exceptional flexibility for owner-users, developers, and institutional investors seeking industrial redevelopment opportunities.

BID INSTRUCTIONS



SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the property located at **3145 Grays Ferry Avenue, Philadelphia, PA**



This Property is being offered to prospective purchasers through an offer process. This Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

This Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to **cpennington@binswanger.com**.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

Offering Price

Study Period (if any)

Earnest Money Deposit

Contingencies (if any)

References

Documentation of
previously completed
transactions

Sources of Funds
(Equity and Debt)

Consents and/or
approvals needed
(if any)

Any other information having a direct bearing on the
buyer's ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

PRIMARY CONTACTS



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