



**REDEVELOPMENT
OPPORTUNITY**
AVAILABLE

265-99 W Berks Street
272 W Norris Street

3,315 SF on 3.02 Acres in Philadelphia, PA

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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265-99 W BERKS STREET - 272 W NORRIS STREET



EXECUTIVE SUMMARY

Binswanger is pleased to offer this investment opportunity in the Lower North Philadelphia Submarket. The property consists of approximately **3,315 SF on 3.02 acres** and is conveniently just 0.2 miles from SEPTA's Berks Station, one mile from I-95 and North Broad Street, two miles from I-676, three miles from Center City Philadelphia, and within convenient reach of the Ben Franklin Bridge, Betsy Ross Bridge, I-76, the New Jersey Turnpike, and the Pennsylvania Turnpike.

In the past year, rental rates among industrial properties in the Lower North Philly area have ranged from \$11.10 to \$20.22, with an overall market asking rent of \$14.24/SF, and an average sale price of \$95 per square foot. General cap rate ranges for 7.8 percent transactions will range from 7.5-8.0 percent. Continued public and private investment throughout Lower North Philadelphia, combined with the property's strategic infill location between Fishtown, Northern Liberties, Temple University, and Center City, has accelerated redevelopment activity throughout the N. American Street corridor. Numerous recently completed and proposed mixed-use projects continue to transform the surrounding neighborhood, supporting long-term demand for residential, commercial, and mixed-use development opportunities.

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PROPERTY DETAILS



PROPERTY INFORMATION

✓ **Gross Building(s) Size:**

3,315 SF

✓ **Lot Size:**

3.02 acres

✓ **Zoning:**

ICMX, CMX-2.5

✓ **Estimated 2027 Taxes:**

\$138,968

✓ **Location:**

Multiple access points

✓ **Utilities:**

Existing utilities available

✓ **Corner Location:**

500 feet of frontage along N American Street

✓ **Located in a Federal Qualified Opportunity Zone:**

The property is located within a designated Federal Qualified Opportunity Zone, providing investors with potential federal tax advantages through eligible long-term investments while benefiting from one of Philadelphia's most active redevelopment corridors.



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MARKET OVERVIEW



NORTH PHILADELPHIA EAST SUBMARKET INFORMATION

19,192

Inventory Units

Q3 2026

1,010

Under Construction Units

Q3 2026

2.2%

Annual Rent Growth

Q3 2026

\$1,736

Market Asking Rent/Unit

Q3 2026

6.6%

Market Cap Rate

Q3 2026



STRATEGIC LOCATION

265-99 West Berks Street & 272 West Norris Street are strategically located in Philadelphia's American Street Corridor, offering convenient access to I-95, I-676, I-76, and the Benjamin Franklin Bridge, providing excellent connectivity throughout the Philadelphia metropolitan area and southern New Jersey. The property is approximately three miles north of Center City Philadelphia and offers convenient access to Philadelphia International Airport (PHL), 30th Street Station, and SEPTA's regional transit network. Its central location also provides immediate proximity to the rapidly growing Fishtown, Northern Liberties, Olde Kensington, and Temple University neighborhoods.

PROMPT ACCESS TO HIGHWAYS:

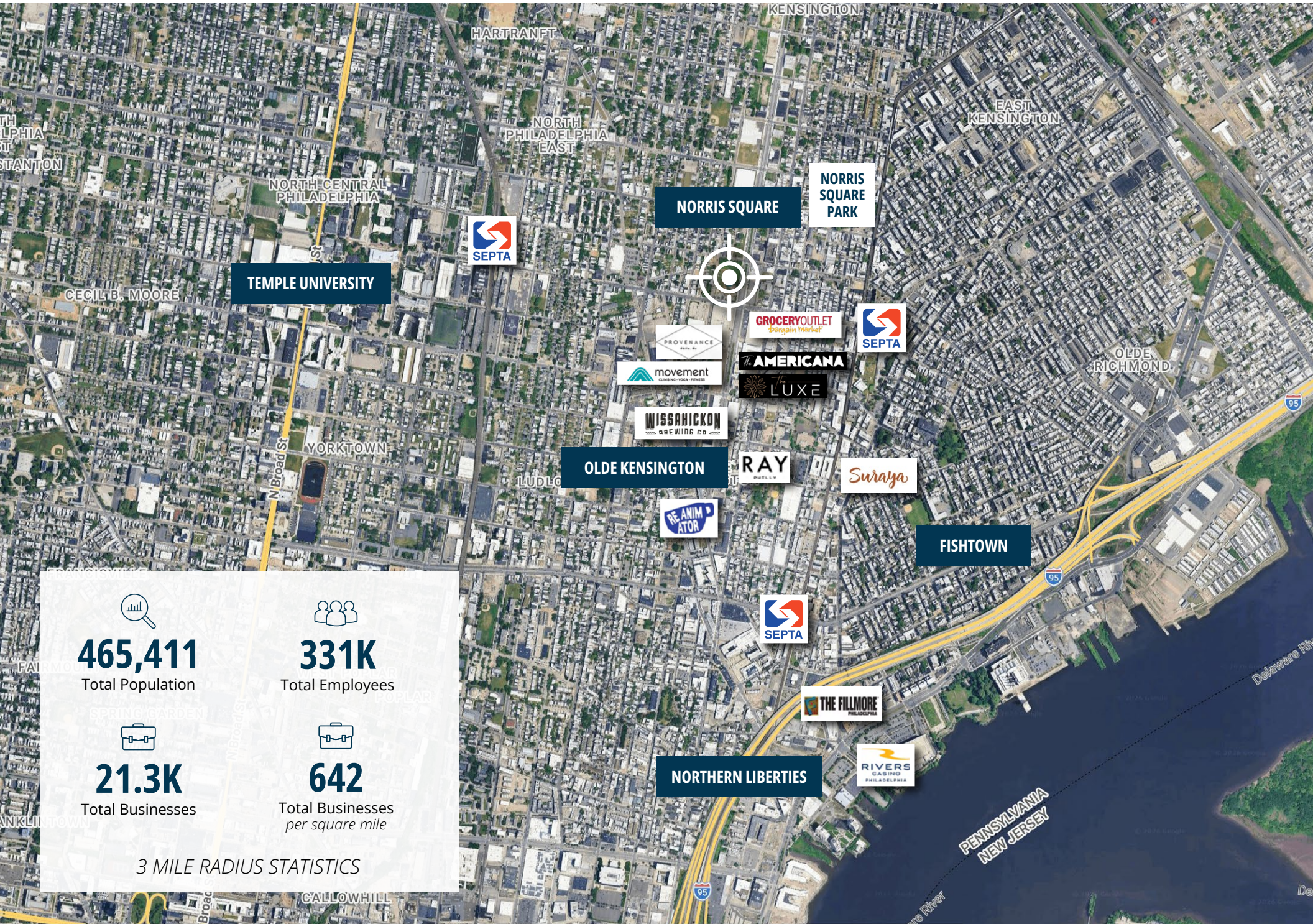
I-95 (Delaware Expressway) is the primary north-south artery extending along the East Coast.
(3-4 minutes, 1 mile)

I-676 (Vine Street Expressway) is a connector highway through Center City Philadelphia connecting I-76 with I-95 and the Ben Franklin Bridge.
(8-10 minutes, 2.5 miles)

I-76 (Schuylkill Expressway) is an east-west highway connecting Center City/Southwest Philadelphia with the northwestern suburbs out to King of Prussia.
(12-15 minutes, 4 miles)

Cross-state access between Pennsylvania and New Jersey in the Philadelphia area includes the Walt Whitman Bridge, Benjamin Franklin Bridge, Tacony-Palmyra Bridge, Burlington-Bristol Bridge, Commodore Barry Bridge, and the Betsy Ross Bridge. All of the bridges provide convenient access to I-95 and I-295 (the NJ Turnpike) in the Philadelphia area and to destinations in Southern New Jersey.

AMENITIES AND COMMUNITY



NORRIS SQUARE

NORRIS SQUARE PARK

TEMPLE UNIVERSITY

OLDE KENSINGTON

FISHTOWN

NORTHERN LIBERTIES


465,411
Total Population


331K
Total Employees


21.3K
Total Businesses


642
Total Businesses
per square mile

3 MILE RADIUS STATISTICS

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PROPERTY ZONING



PROPERTY ZONING

ICMX, CMX-2.5 (CITY OF PHILADELPHIA)



ICMX

Industrial Commercial Mixed Use (265-99 W Berks Street)
Intended to accommodate commercial and low-impact industrial uses.

CMX-2.5

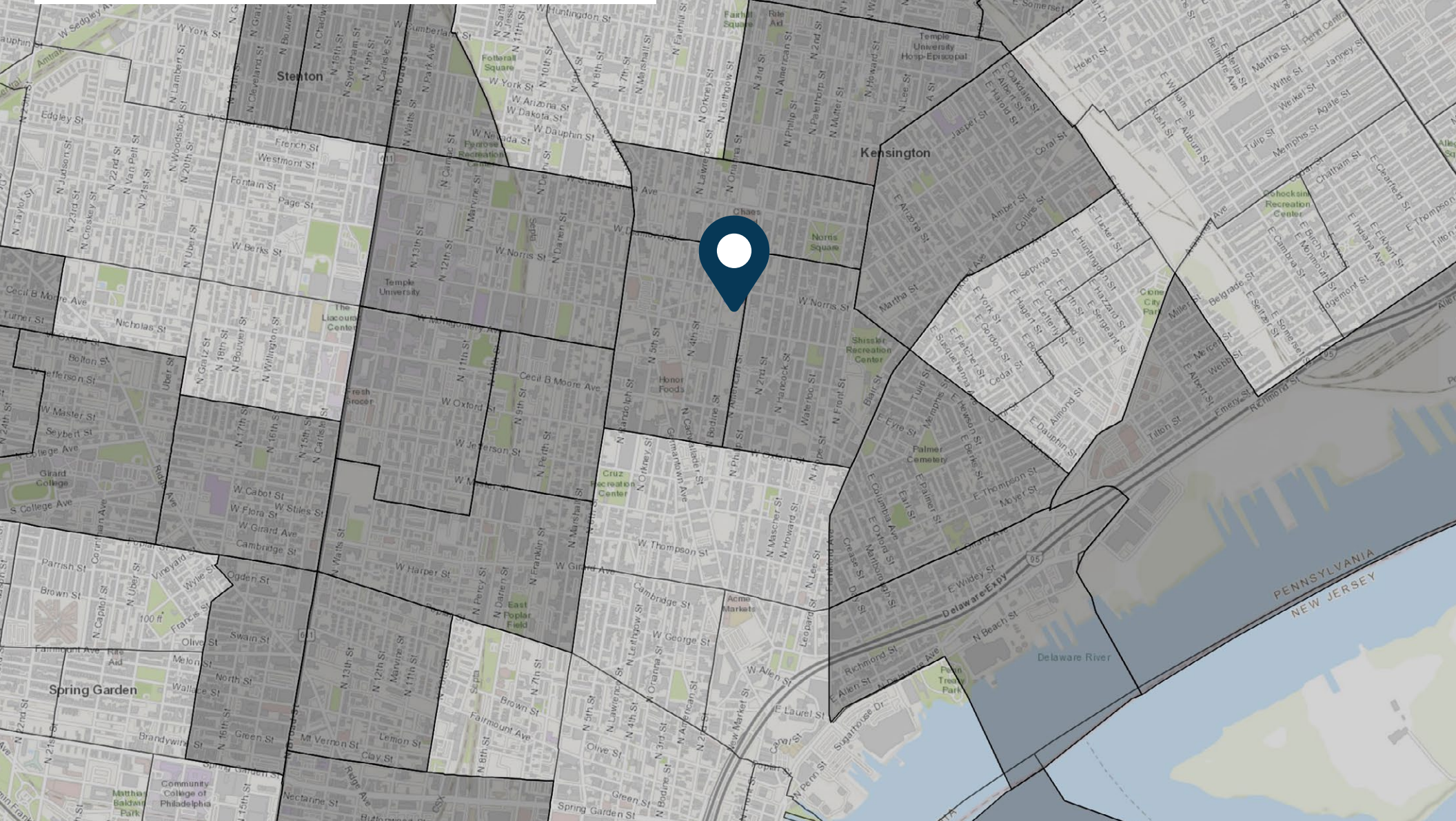
Neighborhood Commercial Mixed-Use (272 Norris Street)

Intended to accommodate active commercial and mixed-use, pedestrian-oriented development, including pedestrian-friendly retail and service uses in commercial nodes and along commercial corridors, as well as residential uses on floors other than the ground floor.

The property's ICMX and CMX-2.5 zoning provides exceptional redevelopment flexibility, permitting a broad range of industrial, commercial, office, retail, mixed-use, and multifamily residential uses (subject to City of Philadelphia zoning regulations and approvals), making the site well suited for adaptive reuse or large-scale redevelopment.

QUALIFIED OPPORTUNITY ZONE

Qualified Opportunity Zones (QOZs) are an economic development tool. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors. The designation, as set by the state, allows investments to receive preferential tax treatment under certain guidelines.



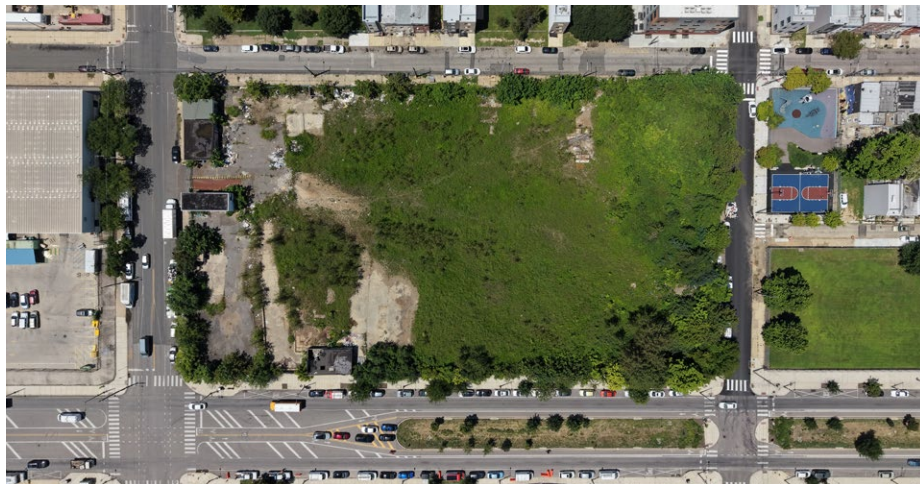
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BID INSTRUCTIONS



BID INSTRUCTIONS

Binswanger is advising Ownership regarding the disposition of the property located at **265-99 W Berks - 272 W Norris Street, 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.

CONTACT US



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A wide-angle photograph of Philadelphia, showing the University of Pennsylvania's main building on the left, the Schuylkill River in the foreground, and the city skyline with skyscrapers in the background under a clear blue sky.

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