



ERIC FARHAT
RE/MAX Preferred - Cherry Hill
Office Ph: (856) 616-2626
Looking out for the clients best interest!



Client Full

3521 F St, Philadelphia, PA 19134

Active

Commercial Lease

\$6,000.00



Recent Change:

06/15/2026 : New Active : ->ACT

MLS #: PAPH2637136
Tax ID #: 884341475
Sub Type: Industrial
Waterfront: No

Leasable SQFT: 8,824
Price / Sq Ft: \$0.68
Business Use: Auto Related, Flex, Funeral Home, Health Club, Manufacturing, Medical, Other, Other/General Retail, Parking Garage, Professional, Religious Facility, Supermarket/Grocery Store, Truck Maintenance Facility, Vet/Kennel, Warehouse
Year Built: 1935

Location

County:	Philadelphia, PA	School District:	Philadelphia City
MLS Area:	19134 - Philadelphia County (19134)	High School:	Kensington
Subdiv / Neigh:	HARROWGATE	Middle/Junior School:	John Paul Jones

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

City/Town Tax:	\$1,898 / Annually
Zoning:	ICMX

Commercial Lease Information

Date Available:	06/15/26	Current Use:	Vacant
Business Type:	Auto Related, Flex, Funeral Home, Health Club, Manufacturing, Medical, Other, Other/General Retail, Parking Garage, Professional, Religious Facility, Supermarket/Grocery Store, Truck Maintenance Facility, Vet/Kennel, Warehouse	Leasable SQFT:	8,824
		Existing Lease Type:	Triple Net
		Final Lease Type:	Triple Net
Total Restrooms:	2		
Tenant Pays:	Advertising, Appliances/Equipment - Some, Cable TV, Common Area Maintenance, Electricity, Exterior Maintenance, Gas, Heat, Hot Water, HVAC Maintenance, Insurance, Internet, Janitorial Service, Lawn/Tree/Shrub Care, Light Bulbs/Filters/Fuses/Alarm Care, Other, Pest Control, Sewer, Snow Removal, Taxes, Trash Removal, Utilities - All, Water, Windows/Screens		

Unit 1:

Level:		Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent

Features:

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Building Info

Foundation Details:	Slab	Construction Materials:	Masonry
		Flooring Type:	Concrete
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	1

Lot

Lot Acres / SQFT:	0.17a / 7398sf / Assessor	Lot Size Dimensions:	137.00 x 54.00
Location Type:	Corner Lot/Unit	Road:	Black Top, Concrete / City/County, Public
		Lot Features:	Corner

Parking

Total Parking Spaces	0	Features:	On Street, Other Parking
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Interior Features

Interior Features:	Accessibility Features: 2+ Access Exits; Security System, Sprinkler System - Indoor
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Utilities

Utilities:	Cable TV Available, Electric Available, Multiple Phone Lines, Natural Gas Available, Sewer Available, Water Available; No Cooling; Electric Service: 200+ Amp Service, Circuit Breakers; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer
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Remarks

Public:	Prime Philadelphia Industrial Space For Lease Move-In Ready Headquarter Facility with Flexible ICMX Zoning Stop searching for the perfect business hub. This well-maintained, heavy-duty industrial building is now available for lease. Located in Philadelphia, the flexible ICMX zoning gives you the freedom to run your business your way without the headache of residential rental rules. It is the ultimate "plug-and-play" setup for owners who want to move right in and start working. 🏢 Best Uses For This Space Contractors & Trades: Perfect headquarters for roofing, plumbing, electrical, or construction companies. You will have massive, secure space to store heavy material, tools, and work trucks. Auto Repair & Fleet Storage: Deep, secure interior space allows mechanics to easily work on and store multiple vehicles overnight. E-Commerce & Logistics: High ceilings and a massive drive-in bay make it easy to pack shipments, sort inventory, and move goods. Light Manufacturing & Workshops: Great for woodworkers, metal fabricators, or assembly businesses that need heavy power and strong heat. 🏠 Key Property Highlights Worry-Free New Roof: The entire roof is brand new! One-third was replaced in 2022, and the remaining two-thirds were replaced in November 2025.Streamlined Loading & Logistics: Features two entry points for easy workflow. The North end has a convenient overhead door for unloading. The South end features a massive street-level drive-in loading dock (12.6 ft high x 14.2 ft wide) for large freight trucks. High Clearance Ceilings: Most of the building boasts 14-foot clear heights, allowing you to install vertical pallet racking and stack inventory to the ceiling. Heavy Power & Utilities: Equipped with a robust 400-amp, 2-phase electrical system to run heavy machinery. Bright, newly replaced lighting spans the entire building. Reliable Climate Control & Safety: Features a full safety sprinkler system and 4 gas heaters (3 ceiling-hung units in the warehouse and 1 in the upper office). 🏢 Office Spaces & Value-Add The property includes a main-level office suite with a private bathroom and extra storage space, plus an additional upper-level office. The office areas need a little bit of TLC, allowing you to customize the workspace to perfectly fit your team's style.
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Directions

3521 F St, Philadelphia, PA 19134 GPS

Listing Details

Original Price:	\$6,000.00	DOM:	11
Listing Term Begins:	06/15/2026		

