



1987 ~ 2007
20 Years
of Excellence

SALE - LEASEBACK

Development Opportunity (Former Sears Roebuck Warehouse)

250,000sf on 4+/- Acres

Philadelphia, PA 19129

Total Building Area: 250,000+/-sf
Lot Size: 4+/- Acres

Building #1

- ◆ 5 Floors - 30,000sf each
- ◆ Basement - 15,000sf
- ◆ 14' - 17'6" Ceiling Heights
- ◆ Tailgate Loading
- ◆ Dry Sprinkler System
- ◆ 3 Freight Elevators (10,000lb)
- ◆ Rail Access
- ◆ **100% Occupied**

Building #2

- ◆ 2 Floors - 30,000sf each
- ◆ 14'6" Ceiling Height
- ◆ Tailgate Loading
- ◆ Dry Sprinkler System
- ◆ 1 Freight Elevator (10,000lb)
- ◆ Rail Access
- ◆ **First Floor (30,000sf) Available for Lease**

Main Office - Free Standing Building

- ◆ 5,000+/-sf
- ◆ Sales/Leasing Office for the Complex

Plus Accessory Buildings

Meticulously Maintained!
New Rubber Roofs & Heating System
Located within the Philadelphia
Renewal Community Zone



Building #1



Building #2

3201 Fox Street Philadelphia, PA

Excellent Access to Roosevelt Expressway (Rt. 1 & I-76)

Arthur Deussing

Vice President

Ben Altman

Vice President

610.902.3900

ADeussing@PrestigeGroup.com

BAltman@PrestigeGroup.com

www.PrestigeGroup.com

Serving Pennsylvania, New Jersey and Delaware