

7,136 SF for Sale

Sale Price
\$998,000



The Arsenal is a stunning, 40-acre, 40-building condominium campus totaling 881,000 SF surrounded by mature landscaping.

- First Floor: 3,568 SF
- Second Floor: 3,568 SF
- Full Kitchen
- Elegantly detailed 1st floor conference room
- Numerous offices
- Reception/administrative areas
- Beautiful large exterior windows
- Additional basement (not included in condo unit square footage)
- Men & women restrooms on 1st & 2nd floors
- Rare opportunity for individuals, businesses or developers to purchase or co-develop space that offers a vast range of creative possibilities.
- The Arsenal provides a safe and secure environment within a fully walled and gated community with 24-hour security and on-site property management.
- Strategically located at the Bridge Street exit of I-95, minutes to Center City Philadelphia and the Philadelphia International Airport.
- Benefit from a wide range of tax incentives due to its historic designation, city and state KOEZ, federal opportunity zone, and IRMX zoning.

The Arsenal
 2275 Bridge Street #11
 Philadelphia, PA 19137

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 Creative Opportunity



Built/Renovated	1900/2008-2011
Occupancy	Owner occupied. will be delivered vacant at closing
Size	7,136 SF
Type	Condominium unit
Zoning	IRMX - Industrial Residential Mixed-Use
Flood Map	Panel # 4207570114H 18-Nov-15
Flood Zone	X
Exterior Condition	Roof was completed in 2022 with 12-year roof warranty through 2034. Exterior recently painted.
HVAC	Gas fired forced warm air system and electric powered air-conditioning
Water & Sewer	Public
Parking	Ample free parking
Zoning	IRMX – Industrial Residential Mixed-Use
Real Estate Taxes	\$13,309 annually based on estimate
Condominium Fee	Condo Fee is \$1,786.96 monthly
Location	The Arsenal 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	Septa Bus routes 73 & 84 stop at The Arsenal gates and the R-7 rail station is within two blocks of the campus.
Fire Life Safety	Smoke alarm system
Ceilings	Above standard ceiling heights throughout
Security	Front and rear alarm system. Being a historic former military facility, the campus is completely enclosed by a stone wall and vintage cast iron fencing. The Arsenal 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 to maintain the campus-like setting of a suburban office campus.
Management	On-site management is provided.



For more information:
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LOCATION



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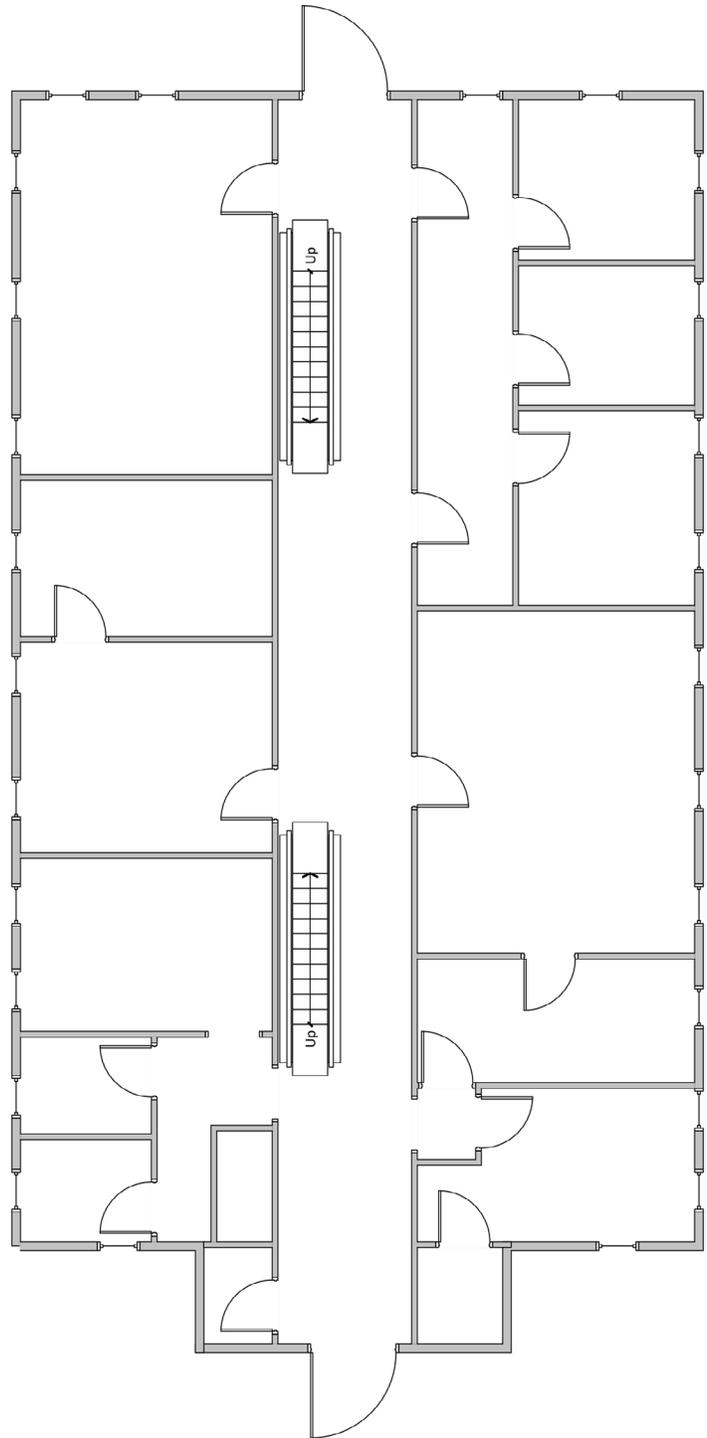
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FIRST FLOOR FP

3,568 SF



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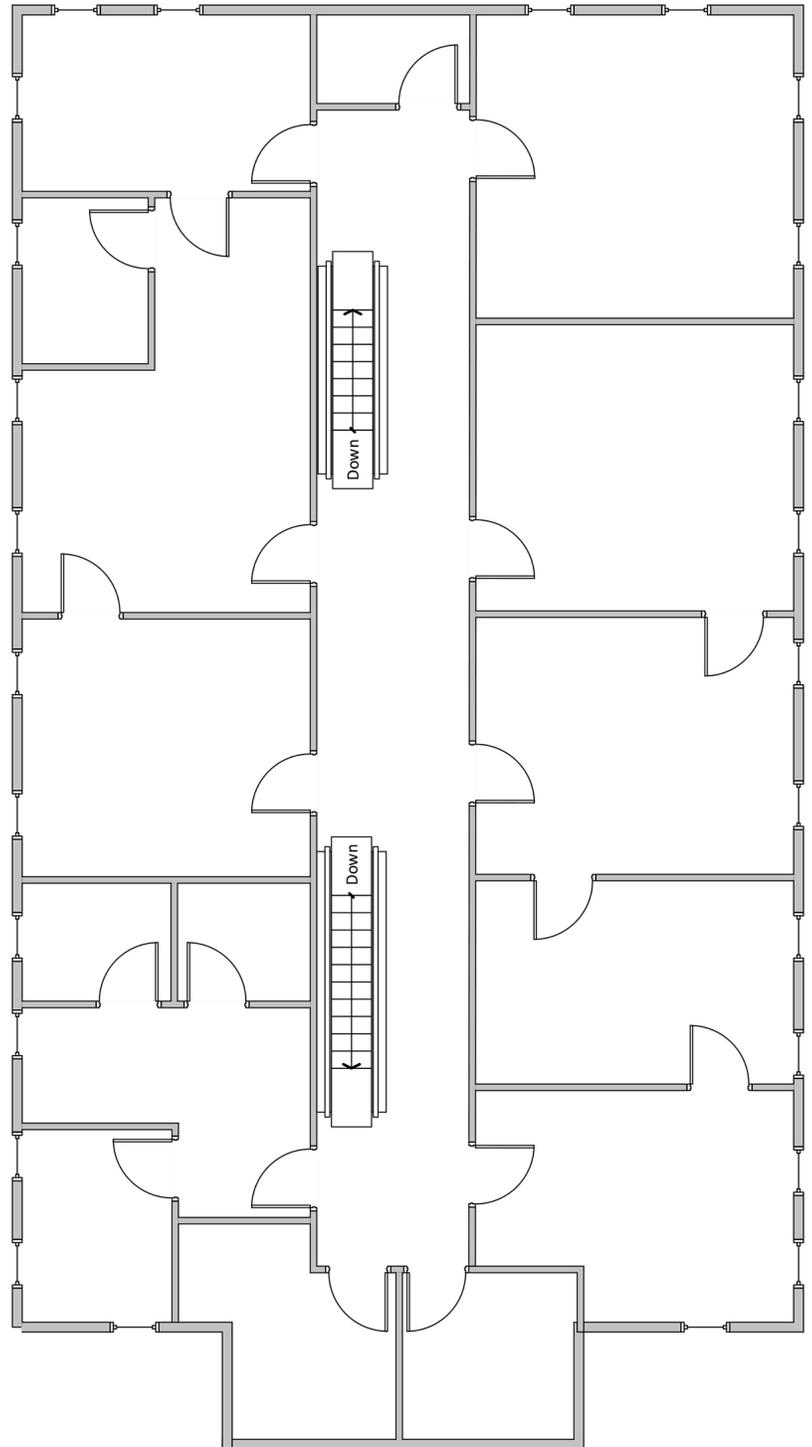
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SECOND FLOOR FP

3,568 SF



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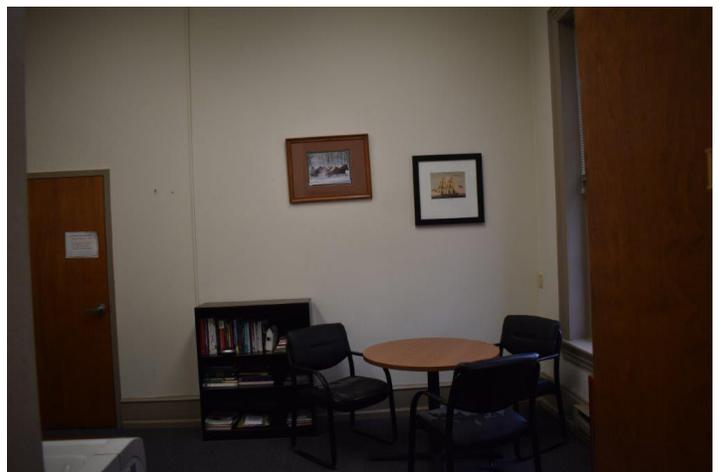
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INTERIOR PHOTOS



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**INTERIOR PHOTOS
(CONTINUED)**



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