

FOR LEASE

1801 N American St, Philadelphia, PA 19122

EQUITY CRE

STEPS FROM FISHTOWN - PRIME INDUSTRIAL/FLEX SPACES AVAILABLE

Fishtown / Olde Kensington

10,000-60,000 SF Available



**Tailgate & Drive-In Loading Docks | Clear Span Warehouse to 28' | Flexible Demising
Front Yard/Staging Area | On-Site Parking**

PROPERTY OVERVIEW

- Premier industrial/flex opportunity inside Philadelphia's dense urban core
- Up to 60,000 SF available, can demise into 2 or 3 units
- Clear span warehouse construction with few columns
- Clear ceiling heights up to 28'
- One (1) Loading Dock and Three (3) Drive-in Doors
- Dedicated on-site parking and loading in dense urban infill location
- Convenient access to I-95, I-676, and Center City Philadelphia
- Surrounded by a deep, growing residential labor and consumer pool, across Fishtown, Northern Liberties, and Olde Kensington
- Ideal for last-mile distribution, contractor/trade shops, light manufacturing, storage, and flex/showroom users

CONTACT

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

NATHAN RHODES

nrhodes@equitycre.com

DIRECT 484.531.2076

NICK QUINN

nquinn@equitycre.com

DIRECT 484.344.1511

531 W Germantown Pk, Ste 103, Plymouth Meeting, PA
1425 Walnut St, Floor 3, Philadelphia, PA

Office: 610.645.7700

www.equitycre.com

EXTERIOR PHOTOS

1801 N AMERICAN STREET

PHILADELPHIA, PA 19122



INTERIOR PHOTOS

1801 N AMERICAN STREET

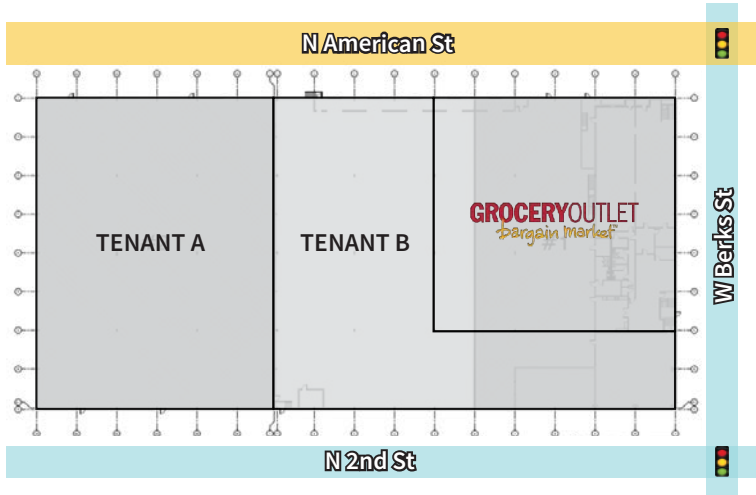
PHILADELPHIA, PA 19122



1801 N AMERICAN STREET

PHILADELPHIA, PA 19122

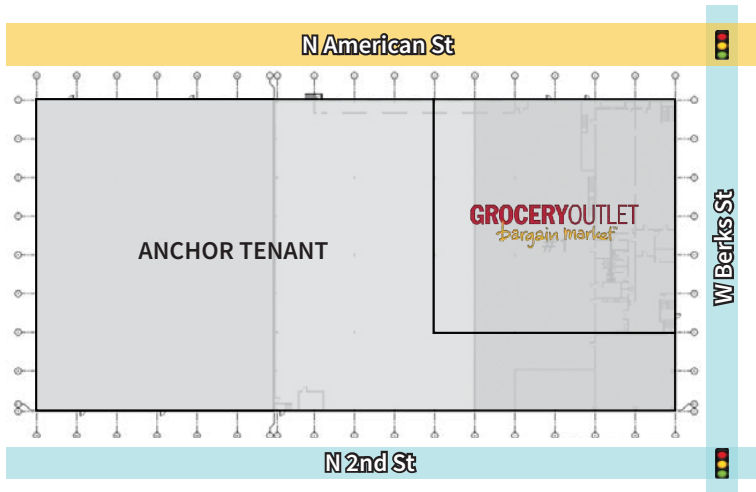
Option A Site Plan | Two Tenant Layout



Two Tenant Layout

- Tenant Space A: 30,000 SF | Two (2) Drive-in Doors | 28' Ceilings
- Tenant Space B: 30,000 SF | One (1) Tailgate Dock, One (1) Drive-in Door | 28' Ceilings | Showroom

Option B Site Plan | Single Tenant Layout



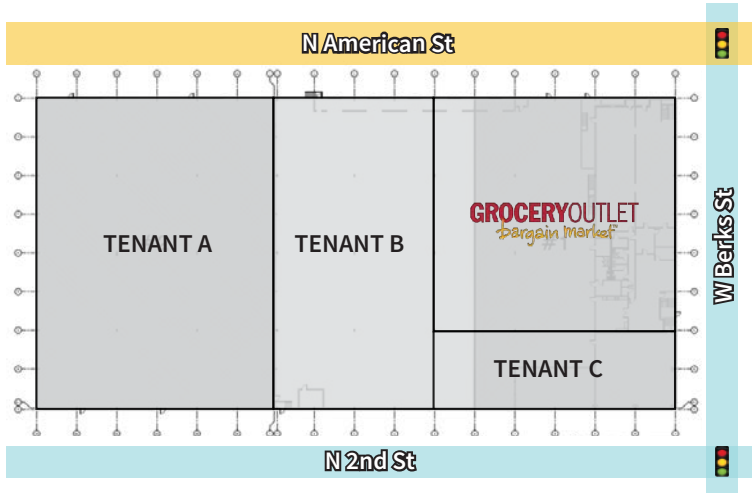
Single Tenant Layout

- Anchor Tenant: 60,000 SF | One (1) Tailgate Dock, Three (3) Drive-in Doors | 28' Ceilings | Showroom

1801 N AMERICAN STREET

PHILADELPHIA, PA 19122

Option C Site Plan | Three Tenant Layout



Three Tenant Layout

- Tenant Space A: 30,000 SF | Two (2) Drive-in Doors | 28' Ceilings
- Tenant Space B: 20,000 SF | One (1) Tailgate Dock, One (1) Drive-in Door | 28' Ceilings
- Tenant Space C: 10,000 SF | Showroom | 2nd St Access

The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Steve Jeffries, Nathan Rhodes & Nick Quinn are licensed salespersons in PA.

09/26

SITE AERIAL

Center City Philadelphia
2.25 miles southwest

ACME [solidcore]

FINE WINE &
GOOD SPIRITS

ATI
PHYSICAL THERAPY

heart + paw

CUBESMART
self storage

WISSAHICKON
BREWING CO.

THE LEARNING
EXPERIENCE
Academy of Early Education

movement
CLIMBING • YOGA • FITNESS

PHILABUNDANCE

CVS
pharmacy

The UPS Store

STATESIDE
URBANCRAFT
— VODKA —

the LUXE

96 Units

The AMERICANA

110 Units

American St

4,486 ADT

GROCERY
OUTLET
bargain market



SEPTA

Stop #3

1,328 ADT

W Berks St

SITE

Mixed-Use Development Under Construction
284 Units-40,500 SF Retail

LOCATION AERIAL

