

Unlock a Rare Creative Opportunity The Arsenal

2275 Bridge Street #11, Philadelphia, PA 19137

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

Unlock a Rare
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:
Thomas Bond
tbond@geisrealty.com
215 568 1755

Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

The Arsenal
2275 Bridge Street #11
Philadelphia, PA 19137

Unlock a Rare
Creative Opportunity

LOCATION



For more information:
Thomas Bond
tbond@geisrealty.com
215 568 1755

Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

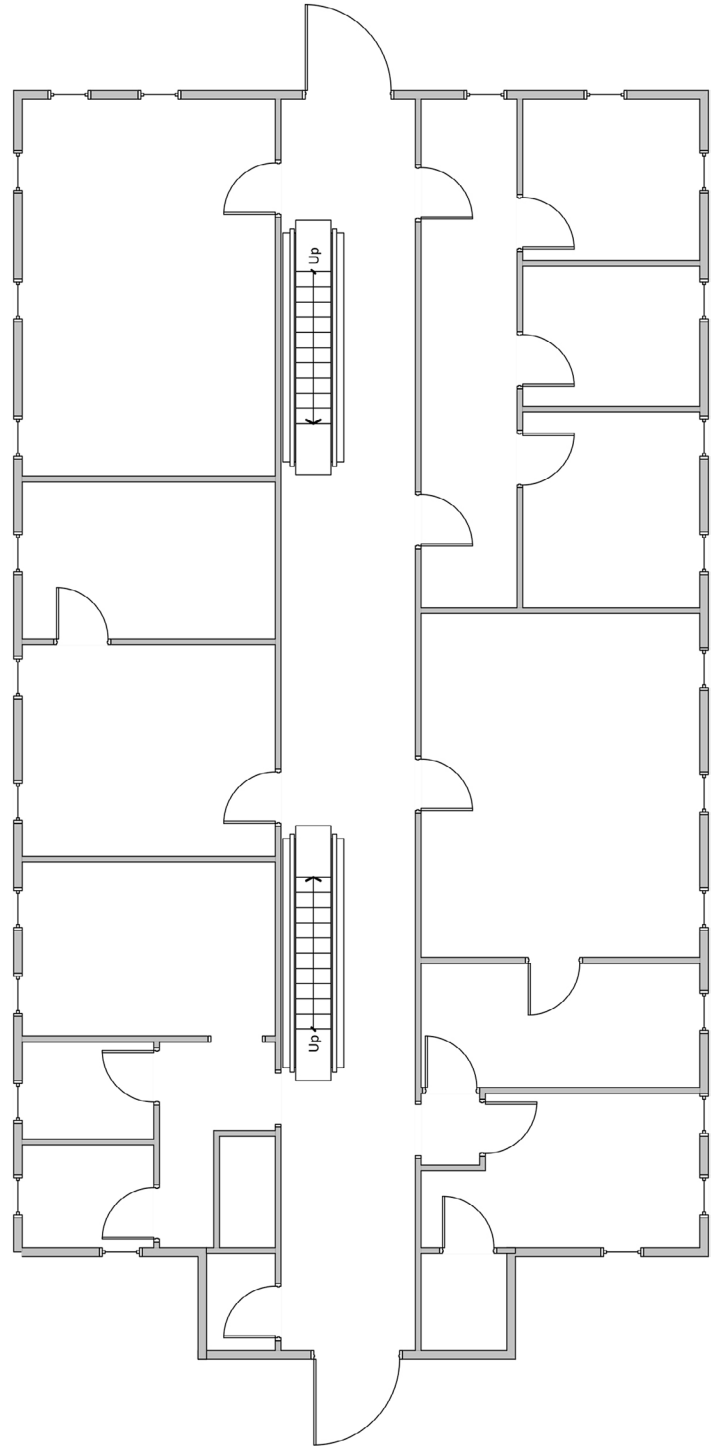
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

The Arsenal
2275 Bridge Street #11
Philadelphia, PA 19137

Unlock a Rare
Creative Opportunity

FIRST FLOOR FP

3,568 SF



For more information:
Thomas Bond
tbond@geisrealty.com
215 568 1755

Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

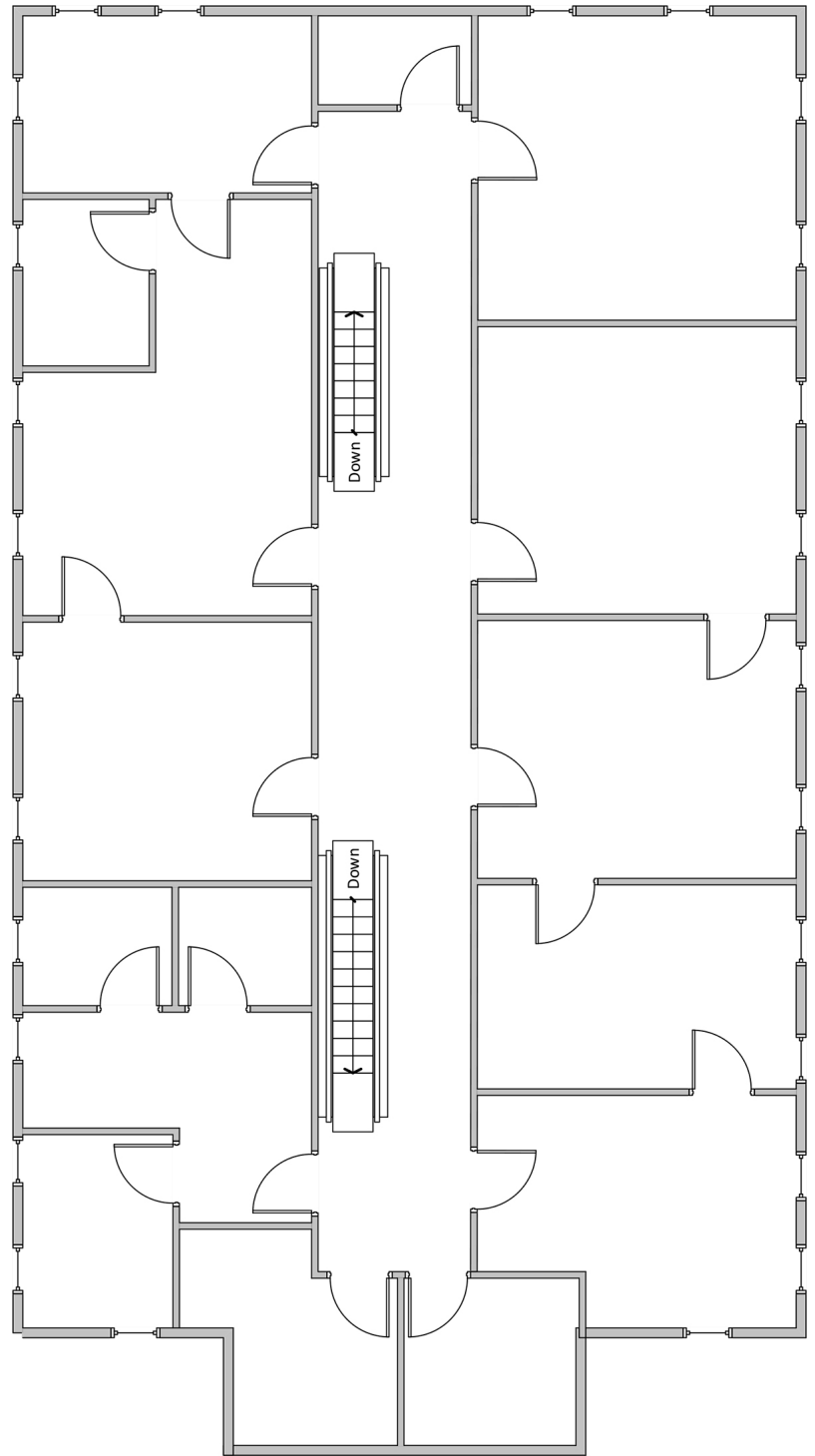
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

The Arsenal
2275 Bridge Street #11
Philadelphia, PA 19137

Unlock a Rare
Creative Opportunity

SECOND FLOOR FP

3,568 SF



For more information:
Thomas Bond
tbond@geisrealty.com
215 568 1755

Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

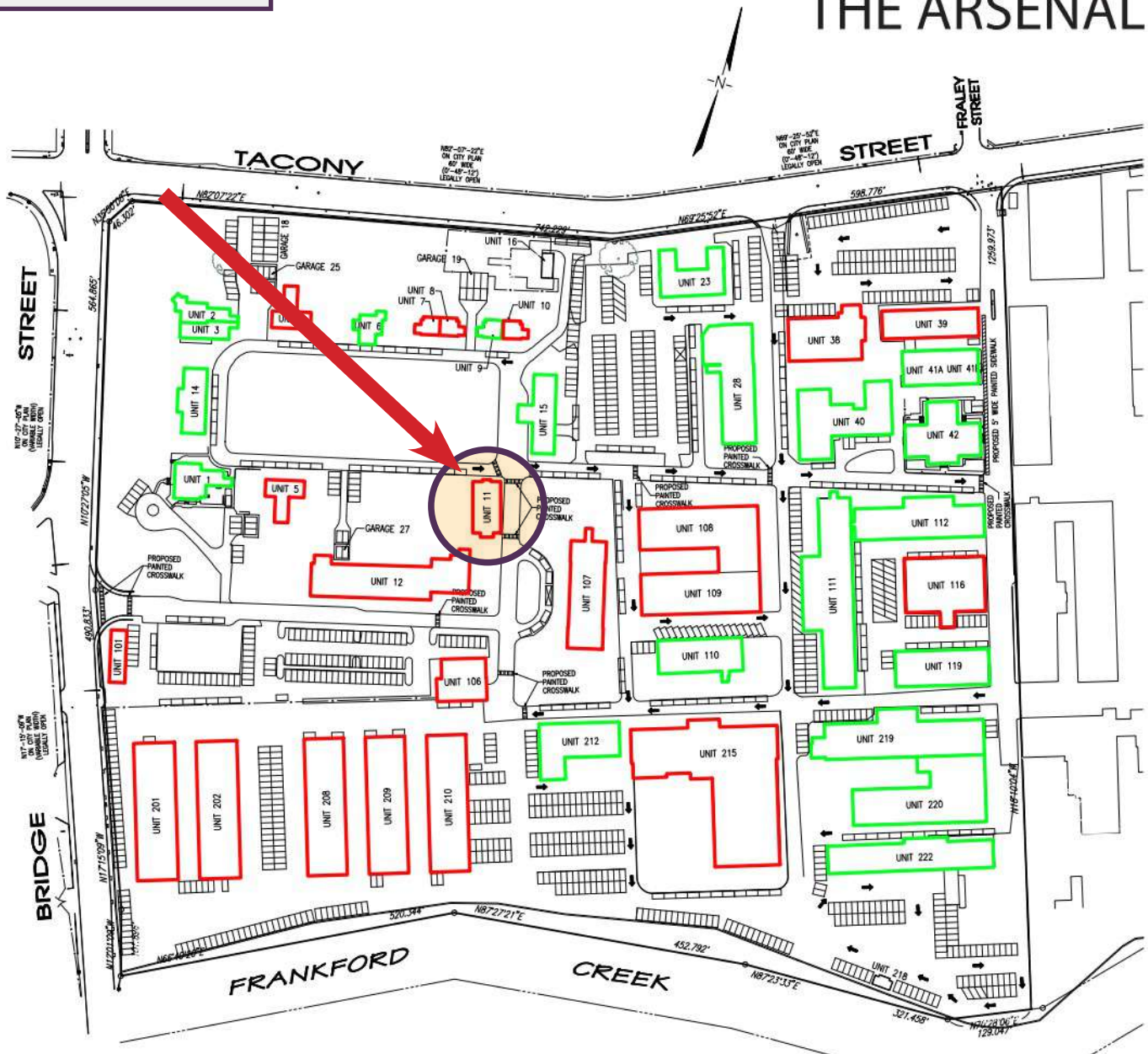
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

The Arsenal
2275 Bridge Street #11
Philadelphia, PA 19137

Unlock a Rare
Creative Opportunity

SITE PLAN

THE ARSENAL



For more information:
Thomas Bond
tbond@geisrealty.com
215 568 1755

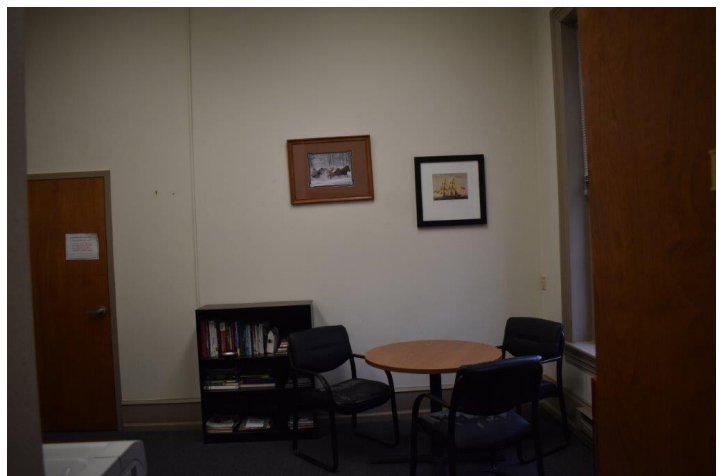
Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

The Arsenal
2275 Bridge Street #11
Philadelphia, PA 19137

Unlock a Rare
Creative Opportunity

INTERIOR PHOTOS



For more information:
Thomas Bond
tbond@geisrealty.com
215 568 1755

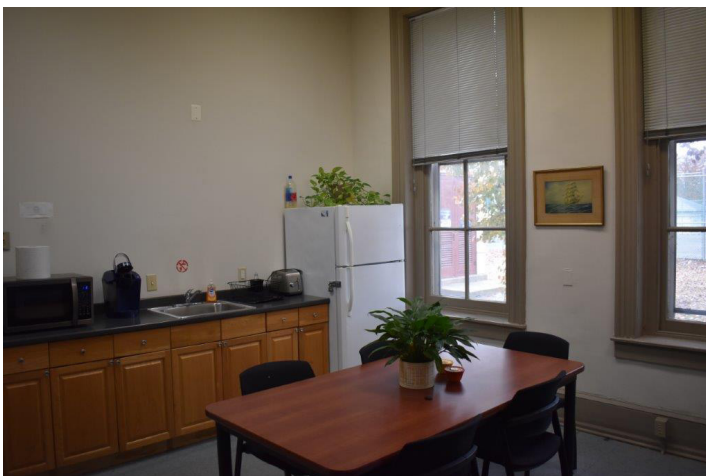
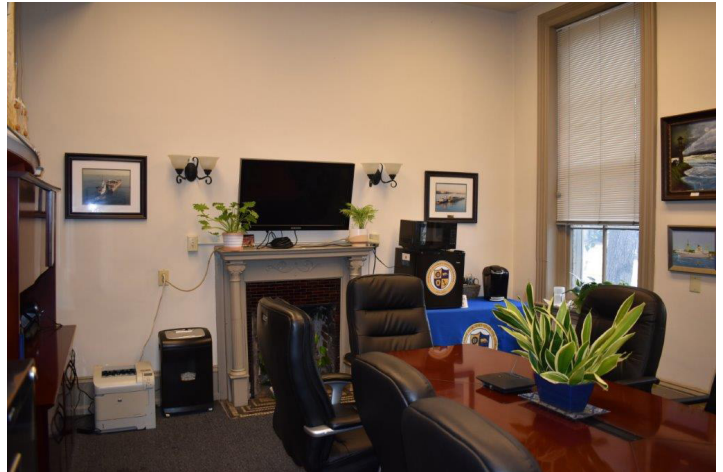
Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

The Arsenal
2275 Bridge Street #11
Philadelphia, PA 19137

Unlock a Rare
Creative Opportunity

INTERIOR PHOTOS (CONTINUED)



For more information:
Thomas Bond
tbond@geisrealty.com
215 568 1755

Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.