

**NOW LEASING**

PHILADELPHIA PA

# 956 E ERIE AVENUE

800,000-SF INDUSTRIAL COMPLEX (DIVISIBLE)

**SHIFT**



## REVIVING A REVVING ENGINE OF THE ECONOMY AND COMMUNITY

956 E Erie is an 800,000-sf industrial ecosystem located in the Juniata section of Philadelphia bordering the re-energizing Kensington neighborhood. Its space is impressive in height and architecture. Its magnificence engenders a city-within-a-city feel inside walls rooted in economic history. At one time, 956 E Erie housed powerhouse manufacturing and served as an economic hub for Kensington and Philadelphia. This cornerstone is ready for rebirth.

956 E ERIE AVENUE

## AVAILABLE FOR LEASE: MULTIPLE UNITS

### SPACE

Ceiling heights: 14'-18', 11', 20' clear sections

Column spacing: primarily 40' x 40'

Sprinkler: dry system throughout

Power: 20,000 amp service available

Affordable rent

### PLACE

Gated access

Located in the Juniata neighborhood of Philadelphia bordering Kensington

On a major inner city trucking corridor

Convenient access to major highway networks and public transportation via bus and subway lines

Three blocks to the Tioga Septa station along the Market-Frankford line

Approximately two miles to Interstate 95 and the Betsy Ross Bridge to New Jersey



# WHERE MASS MEETS MIX

Because of its size, 956 E Erie provides unprecedented space for industrial, creative, business and community users. It has the ability to bring together manufacturing, distribution, retail, sports and recreation, and community and workforce training.



## WE'VE WELCOMED TO 956 E ERIE



Baker Industries is a nonprofit work program for adults who are on parole or probation, in recovery, homeless, or have a diagnosed disability. It employs those who have the most difficulty getting and holding jobs, and acts as a transition step toward gaining and maintaining outside employment.



Operated by Pathways to Housing PA (a nonprofit homeless services agency), the Furniture Bank collects gently used furniture and provides it to individuals and families in crisis.



ABCO is a New York based wholesale distributor of HVAC and refrigeration equipment. It offers air conditioning and heating equipment, compressors, motors, air cleaners, ventilators, filters, humidifiers, and dehumidifiers.

## WE WILL WELCOME TO 956 E ERIE

The Glasshouse Sports & Education Center will be Philadelphia's first world-class multi-sport and education complex committed to improving the wellbeing of youth and the community by connecting sports and wellness with educational and cultural programming. The Glasshouse will be a collaboration with major Philadelphia-based athletes and youth sports organizations.

POTENTIAL NEW OFFICE SPACE



FURNITURE BANK



GLASSHOUSE SPORTS & EDUCATION CENTER

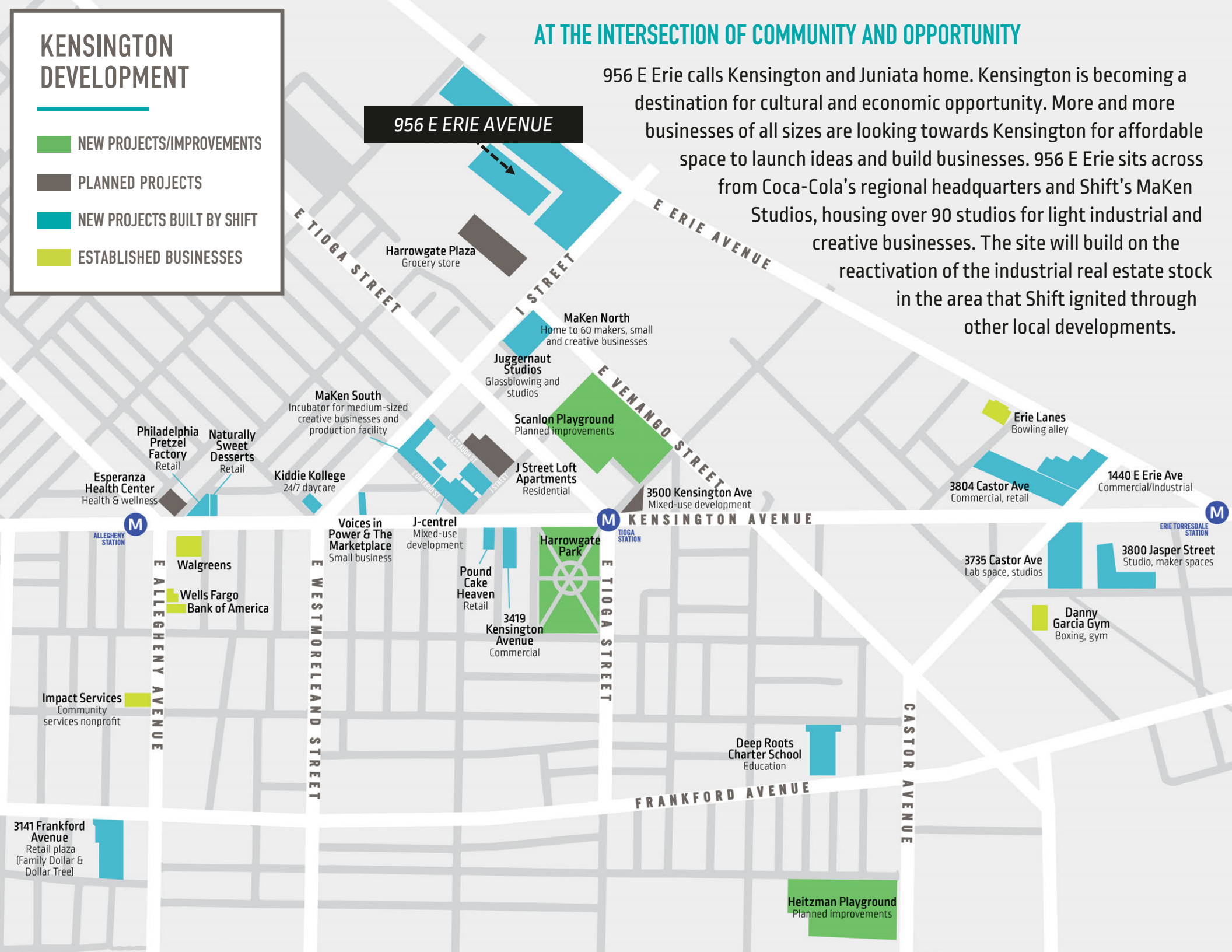
# KENSINGTON DEVELOPMENT

- NEW PROJECTS/IMPROVEMENTS
- PLANNED PROJECTS
- NEW PROJECTS BUILT BY SHIFT
- ESTABLISHED BUSINESSES

## AT THE INTERSECTION OF COMMUNITY AND OPPORTUNITY

956 E Erie calls Kensington and Juniata home. Kensington is becoming a destination for cultural and economic opportunity. More and more businesses of all sizes are looking towards Kensington for affordable space to launch ideas and build businesses. 956 E Erie sits across from Coca-Cola's regional headquarters and Shift's MaKen Studios, housing over 90 studios for light industrial and creative businesses. The site will build on the reactivation of the industrial real estate stock in the area that Shift ignited through other local developments.

**956 E ERIE AVENUE**



Harrowgate Plaza  
Grocery store

MaKen North  
Home to 60 makers, small and creative businesses

Juggernaut Studios  
Glassblowing and studios

Scanlon Playground  
Planned improvements

MaKen South  
Incubator for medium-sized creative businesses and production facility

Erie Lanes  
Bowling alley

Philadelphia Pretzel Factory  
Retail

Naturally Sweet Desserts  
Retail

Esperanza Health Center  
Health & wellness

Kiddie Kollege  
24/7 daycare

J Street Loft Apartments  
Residential

3500 Kensington Ave  
Mixed-use development

3804 Castor Ave  
Commercial, retail

1440 E Erie Ave  
Commercial/Industrial

ALLEGHENY STATION

Walgreens

Wells Fargo  
Bank of America

Voices in Power & The Marketplace  
Small business

J-centrel  
Mixed-use development

Harrowgate Park

Pound Cake Heaven  
Retail

3419 Kensington Avenue  
Commercial

TIOGA STATION

3735 Castor Ave  
Lab space, studios

3800 Jasper Street  
Studio, maker spaces

ERIE TORRESDALE STATION

Danny Garcia Gym  
Boxing, gym

Impact Services  
Community services nonprofit

Deep Roots Charter School  
Education

3141 Frankford Avenue  
Retail plaza (Family Dollar & Dollar Tree)

Heitzman Playground  
Planned improvements

CASTOR AVENUE

FRANKFORD AVENUE

E ALLEGHENY AVENUE

E WESTMORELAND STREET

E TIOGA STREET

E ERIE AVENUE

E VENANGO STREET

E TIOGA STREET

I STREET

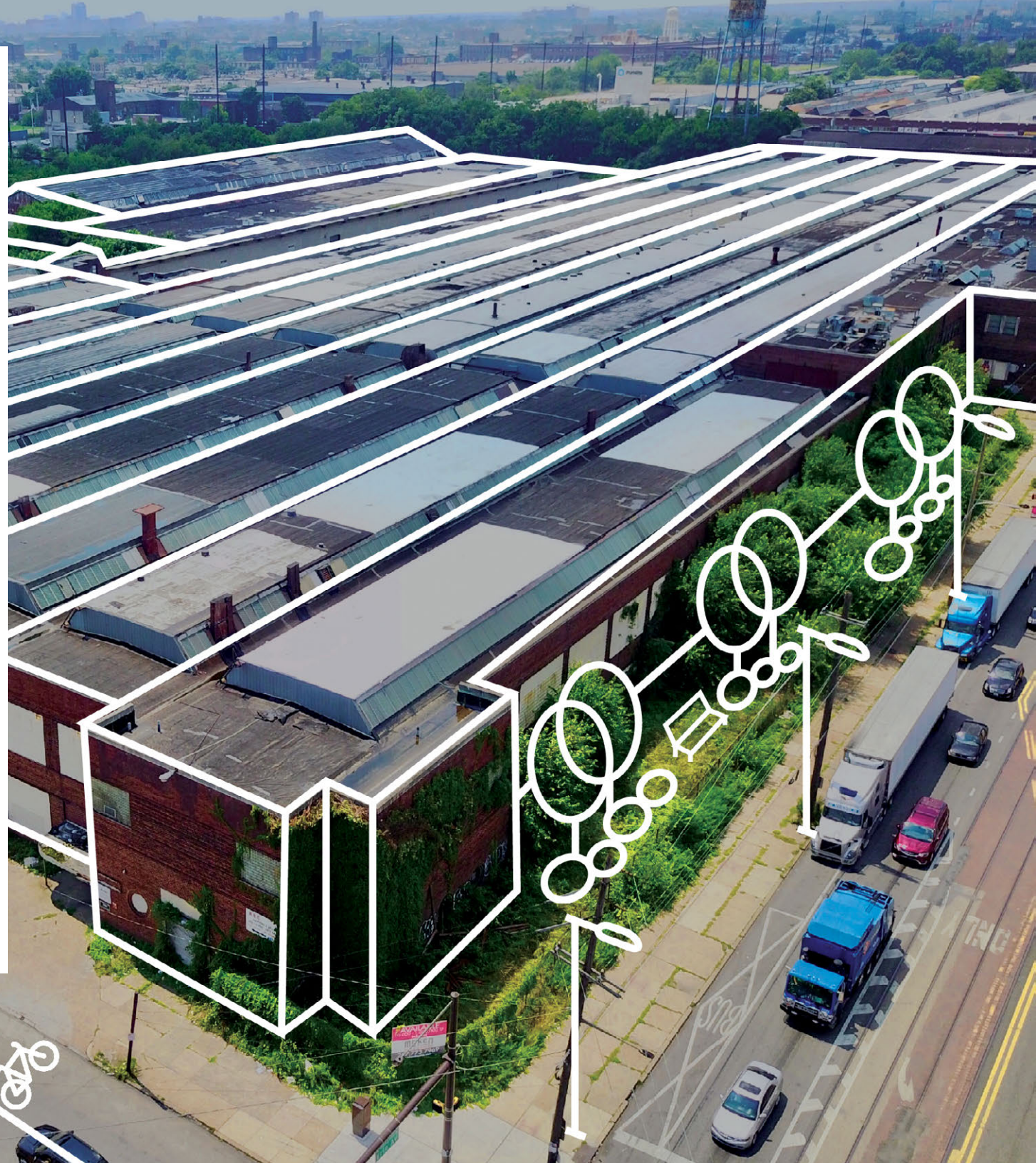
## NEIGHBORHOOD IMPACT

956 E Erie is an anchor to the revitalization of the neighborhoods of Juniata and Harrowgate. It will activate the long-standing vacant corner and provide quality industrial and manufacturing job opportunities for the community.

956 E Erie will:

Amplify economic development throughout the surrounding neighborhoods, including ancillary retail, restaurant, and service-oriented establishments.

Improve safety through the development and enhancement of streetscapes, lighting, pedestrian walkways, and transportation accessibility.





Shift is a solutions-based impact real estate investment group who takes an integrated approach to developing equitable inclusive communities that thrive.

We are a Certified B Corporation® who deploys development strategies in underserved neighborhoods that align patient capital with long-term community success to help catalyze shared prosperity, build wealth for the existing community, and strategically preserve affordability.





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