

THE CHOCOLATE FACTORY

2201 MARGARET ST
PHILADELPHIA, PA

GROUND FLOOR RETAIL & OFFICE SPACE
AVAILABLE FOR LEASE
+/- 2,300-18,800 SF
SPRING 2025 DELIVERY



BLUEPRINT
COMMERCIAL

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PROPERTY INFORMATION

BUILDING SQUARE FOOTAGE: 68,262 SF

FLOOR AVAILABLE: 1st Floor

SPACE AVAILABLE: +/- 2,300 - 18,800 SF

INTERIOR DIMENSIONS: 111' Wide x 93' Deep

LOADING: Loading Dock will be at grade with adjacent truck parking spaces

PARKING: Abundant Surface Parking Available

CEILING HEIGHTS: 1st and 2nd Floor - 13' and 3rd Floor - 16'

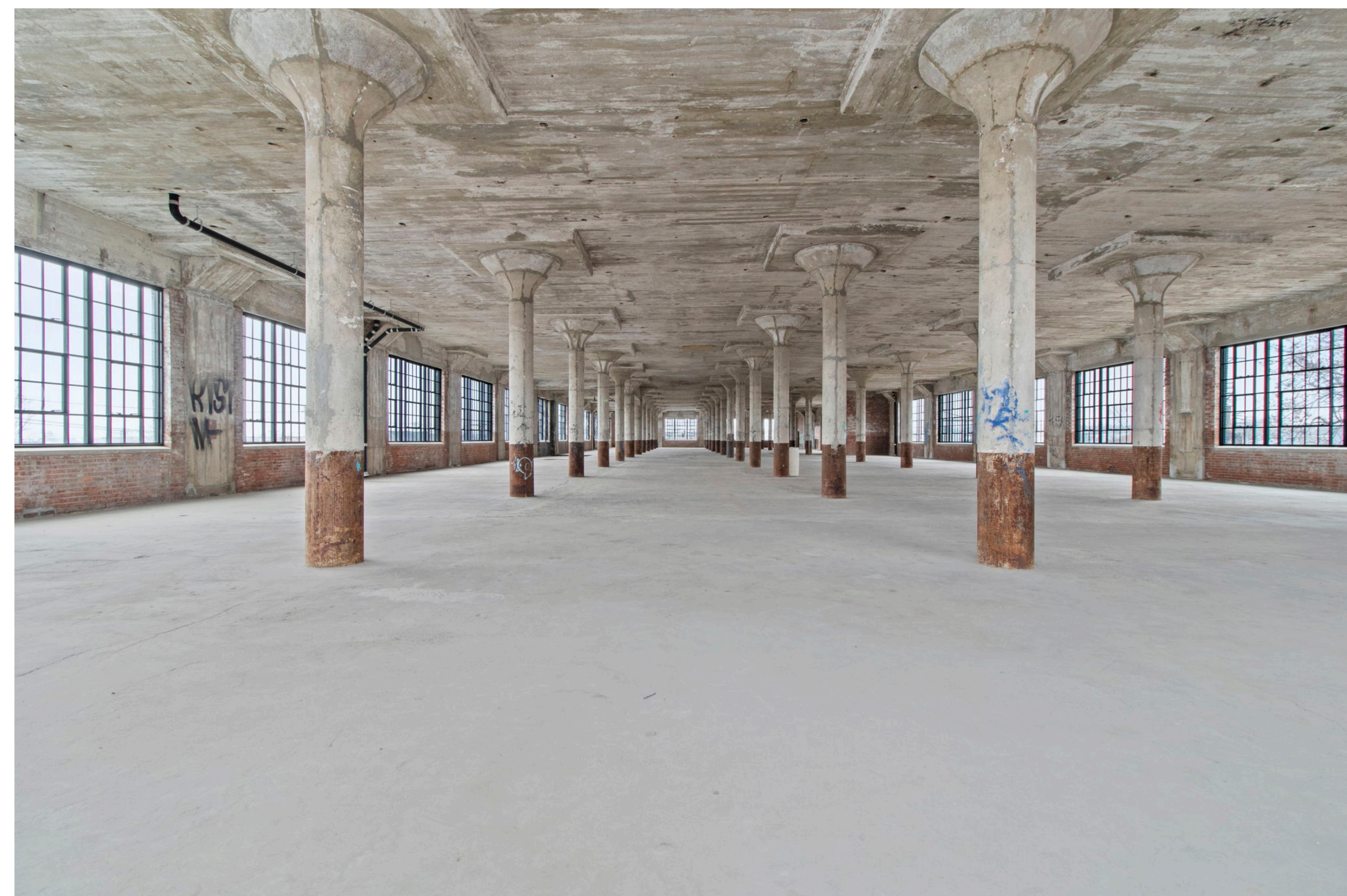
FLOOR LOAD CAPACITY: 100 lb/PSF plus

COLUMNS SPACING: 21' centerline to centerline

HVAC SYSTEM SPECS: Split System Heat Pumps -
(400 SF/ton of mechanical heating + cooling per tenant)

ELECTRICAL CAPACITY: 208 Volt, Three Phase Service -
(7.5 Watts per square foot of power)

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A Brief History of the Bridesburg Neighborhood of Philadelphia and the Blumenthal Brothers Chocolate Company

Bridesburg, a charming neighborhood in Northeast Philadelphia, PA, nestled along the Delaware River and Frankford Creek. Originally named Kirkbridesburg, it's a historic community that dates back to 1800. Bridesburg's growth was fueled by the U.S. Arsenal (Frankford Arsenal) in 1816 and the Bridesburg Manufacturing Company in 1820. By 1848, it became a borough and later joined Philadelphia in 1854.

In 1910, the Blumenthal Brothers Chocolate Company set up shop here, producing beloved treats like Goobers (1925) and Raisinets (1926). Their iconic B*B logo became famous in the world of chocolate. This site was expanded over the years and was the main office and plant for the company, making it a significant part of Bridesburg's history. Discover the rich history and potential of this unique neighborhood.



EMBRACE THE PAST

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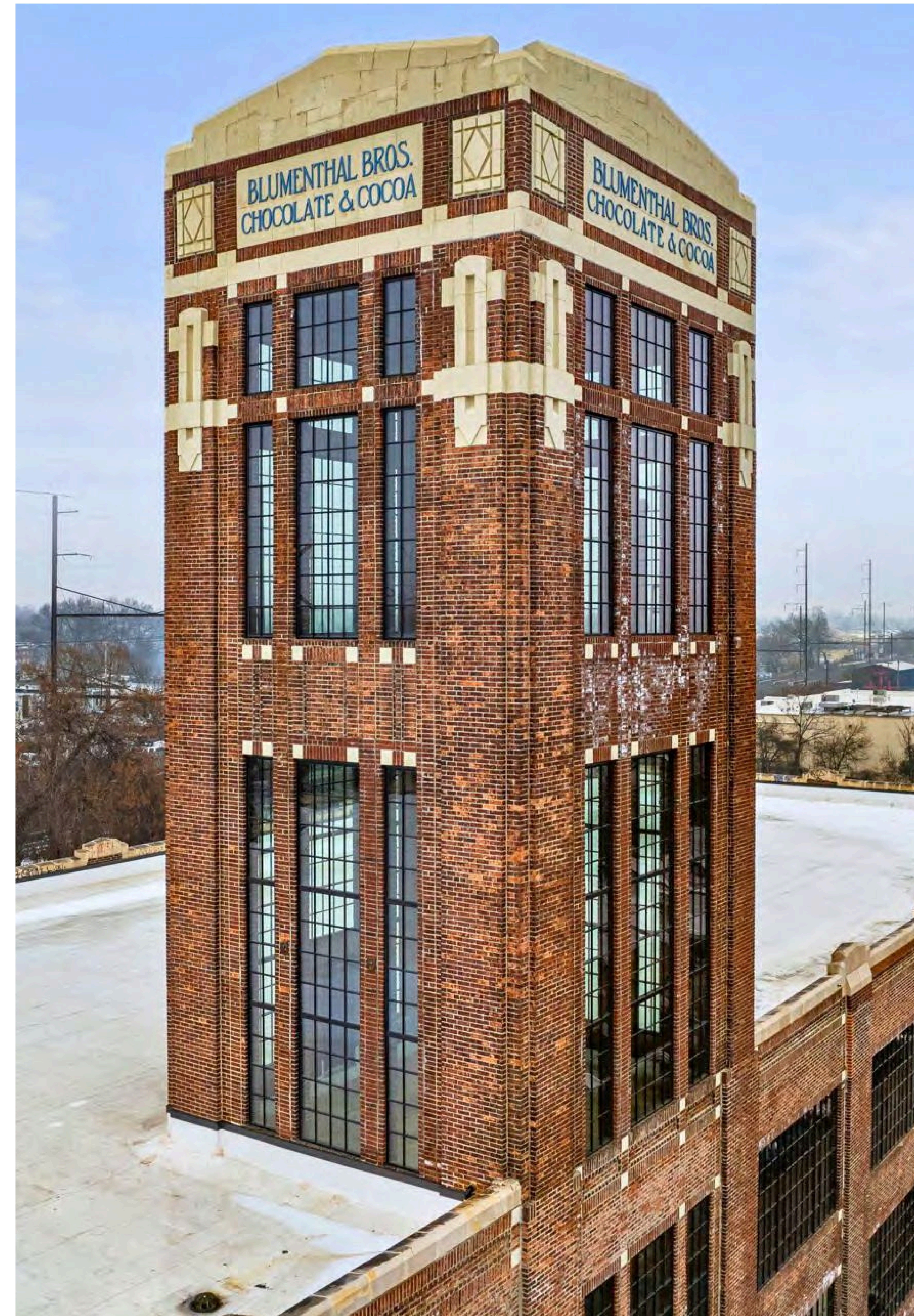
The Chocolate Factory at 2201 Margaret is in a HUBZone, a program designed to support small businesses in underserved areas.

Its aim is to allocate at least 3% of federal contract dollars to certified HUBZone companies annually.

Benefits of the program:

- Reduced competition: Certain contracts are limited to businesses in underserved areas, giving you an advantage.
- 10% price preference: HUBZone-certified businesses receive a 10% evaluation preference in contract competitions.
- Multiple opportunities: You can still compete for contracts under other socio-economic programs you qualify for.

For more information: [Click Here](#)



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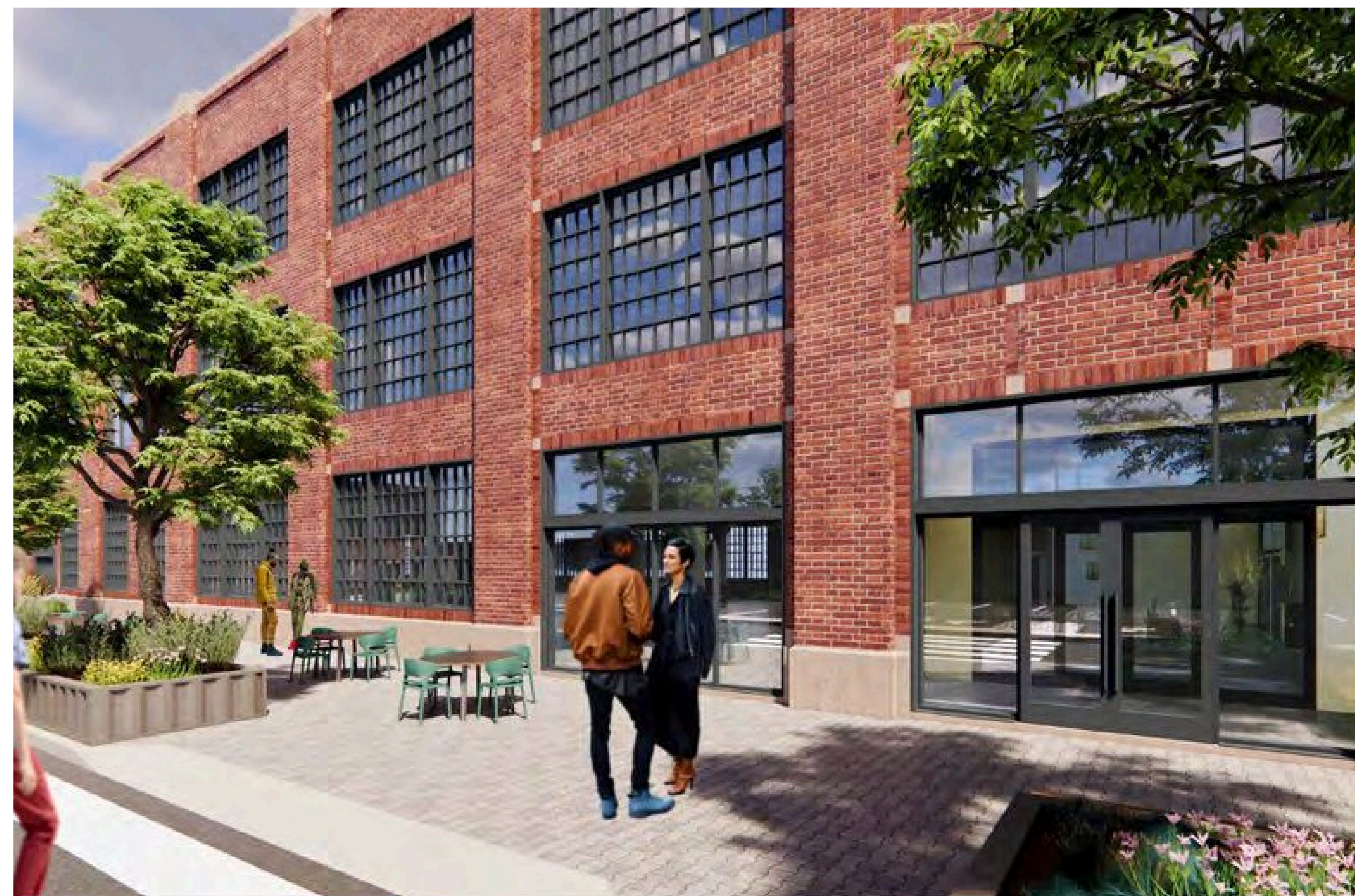
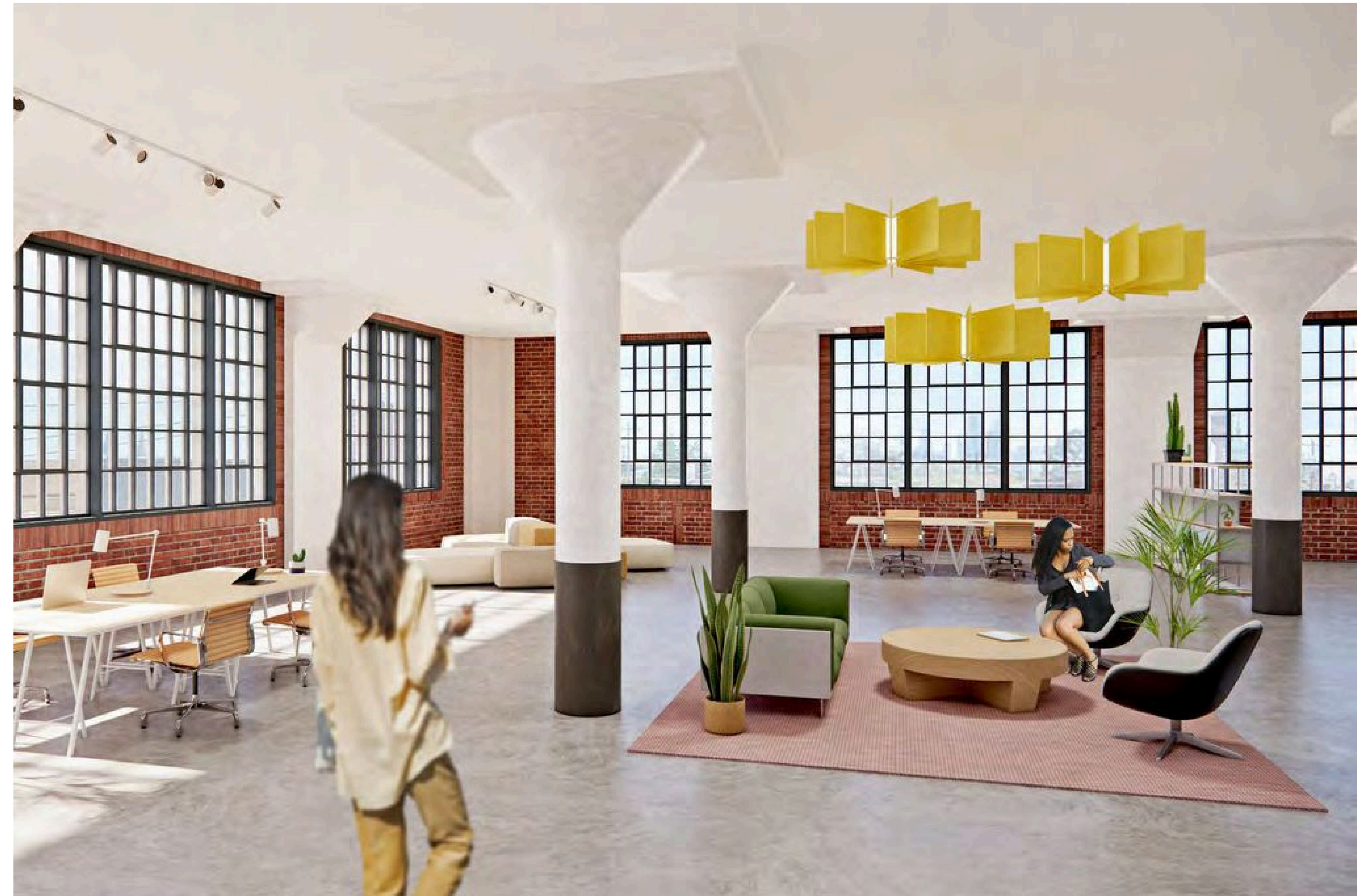


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LOOK TO THE FUTURE

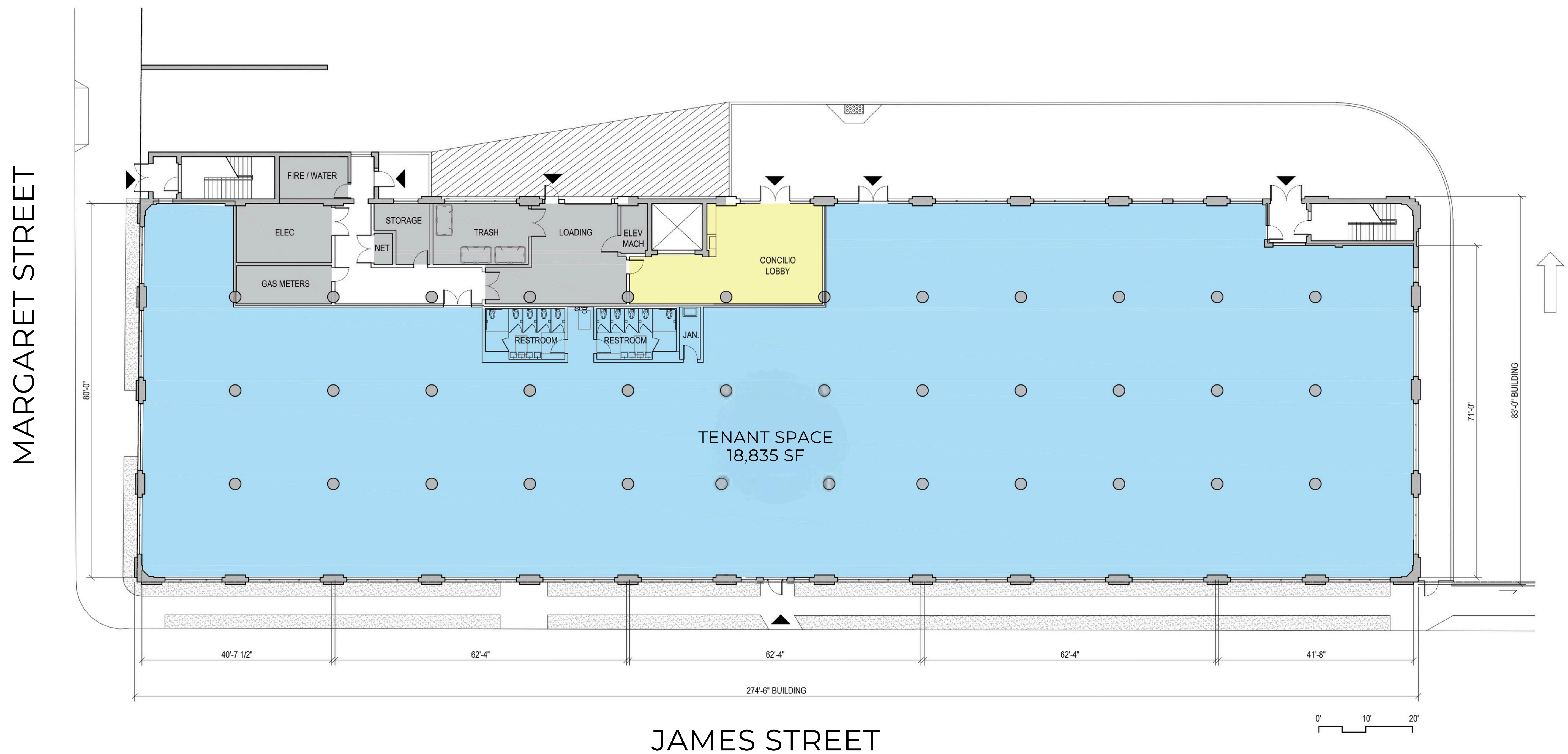


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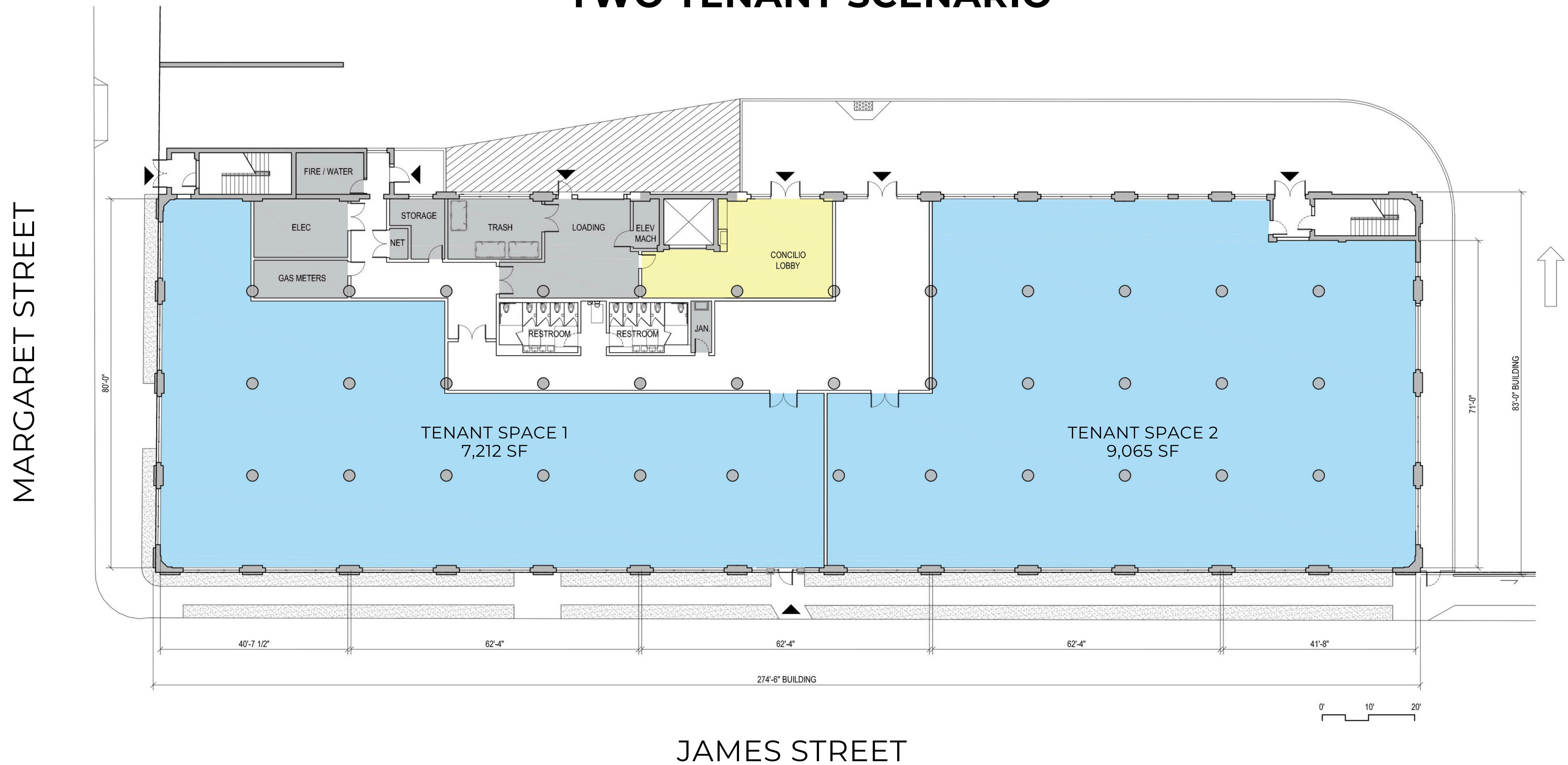
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GROUND FLOOR PLAN ONE TENANT SCENARIO



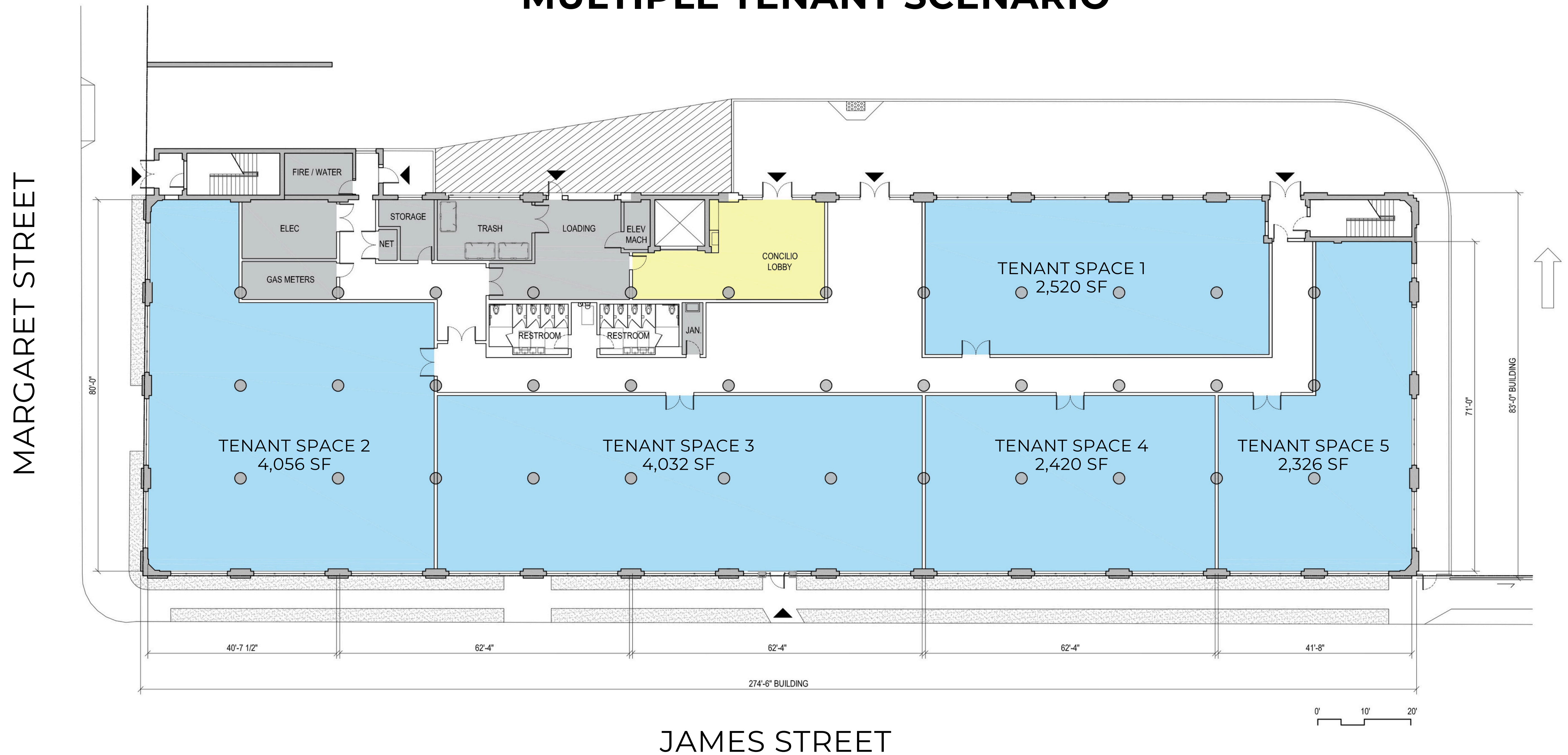
- CONCILIO
- BACK OF HOUSE
- BUILDING TENANTS

GROUND FLOOR PLAN TWO TENANT SCENARIO



- CONCILIO
- BACK OF HOUSE
- BUILDING TENANTS

GROUND FLOOR PLAN MULTIPLE TENANT SCENARIO

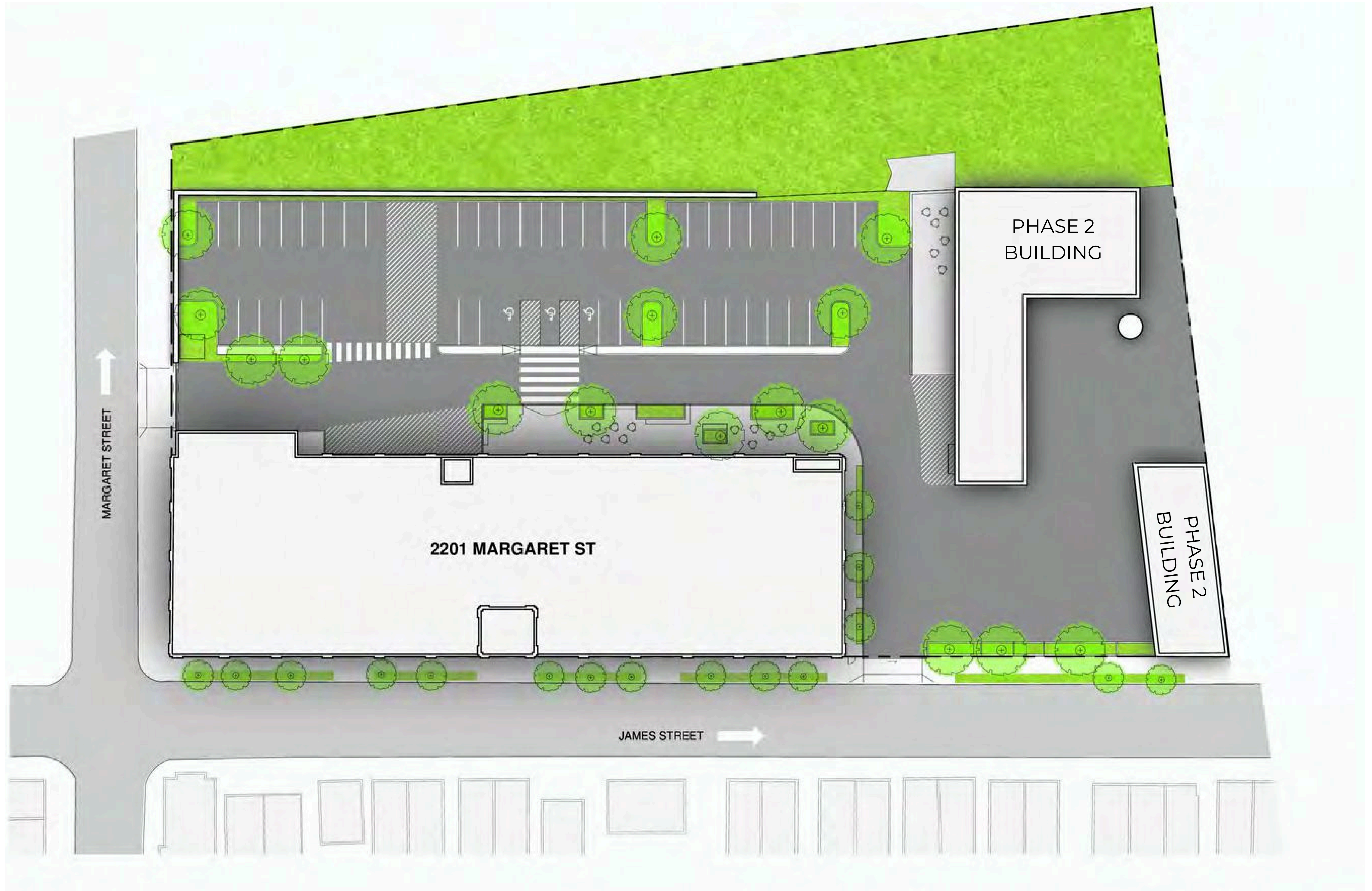


- CONCILIO
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SEPTA STATIONS & REGIONAL RAILS

-  Bridesburg Station
-  Arrott Transportation Center
-  Church Station
-  Erie-Torresdale Station
-  Frankford Transportation Center



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