

AVAILABLE IMMEDIATELY

# CROWN 95

INDUSTRIAL CENTER  
956 E. ERIE AVENUE, PHILADELPHIA, PA



2023 CONSTRUCTION

**376,950 SF** (DIVISIBLE)

WAREHOUSE/MANUFACTURING/DISTRIBUTION HUB



TOTAL ESTIMATED OPEX

**\$0.70/PSF**

[WWW.CROWN95.COM](http://WWW.CROWN95.COM)

PROMINENT SIGNAGE OPPORTUNITY

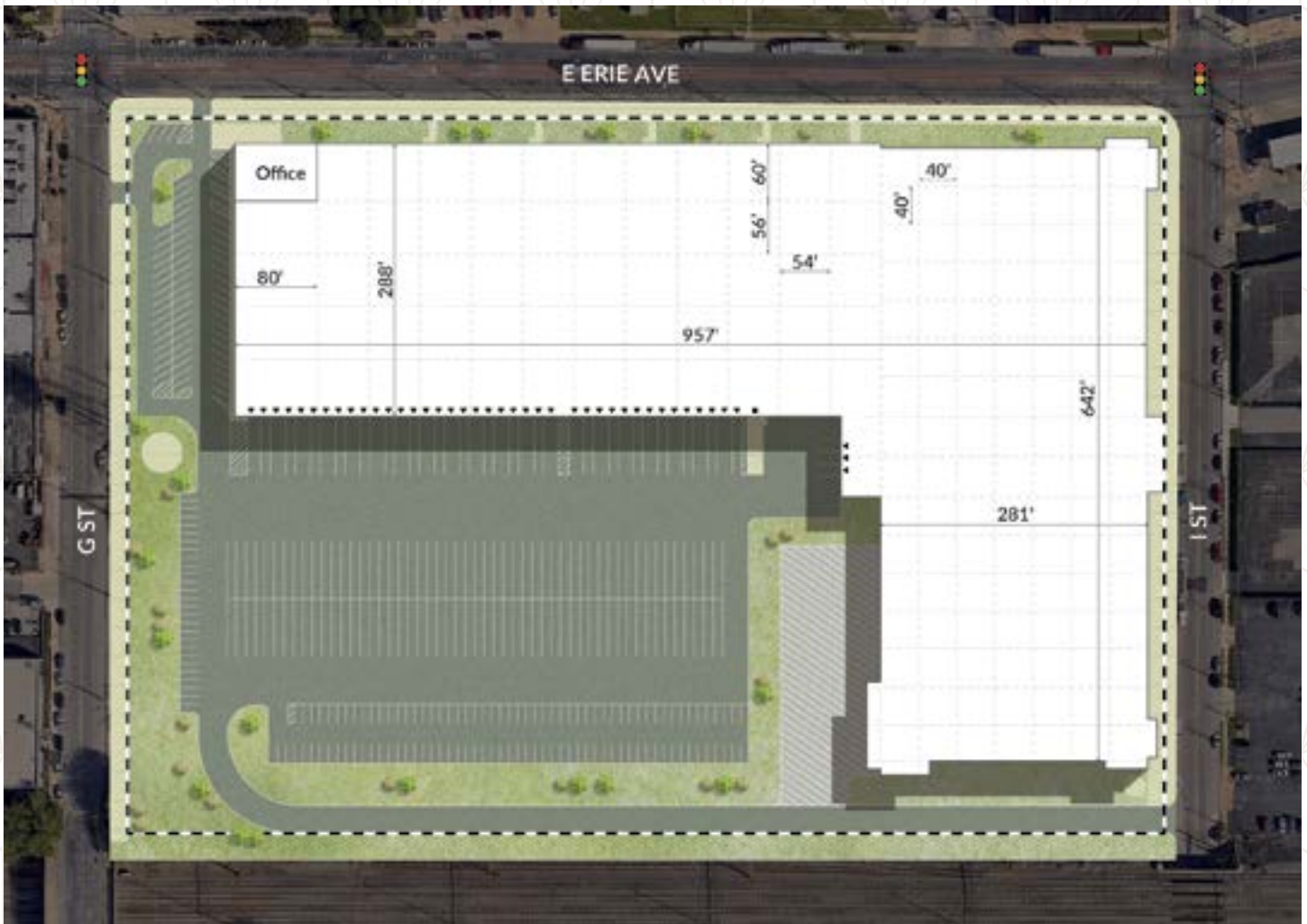


## READY FOR OCCUPANCY

Crown 95 Industrial Center is a new manufacturing/warehouse/distribution facility offering up to 376,950 SF of modern industrial space and 3.5 acres of secured parking while boasting **heavy utilities, power** and **prominent signage** opportunities along highly trafficked Erie Avenue. Being in the 6th largest MSA in the country, this facility boasts a **robust workforce** and continues to be a growing hotspot for distribution and fulfillment in the heart of Philadelphia, PA. Just 1.5 miles to Interstate 95, 2 Miles to Betsy Ross Bridge into NJ and within close proximity to major ports and Philly Airport, Crown 95 Industrial Center is strategically positioned to service local, regional and national manufacturing, warehouse and distribution users.



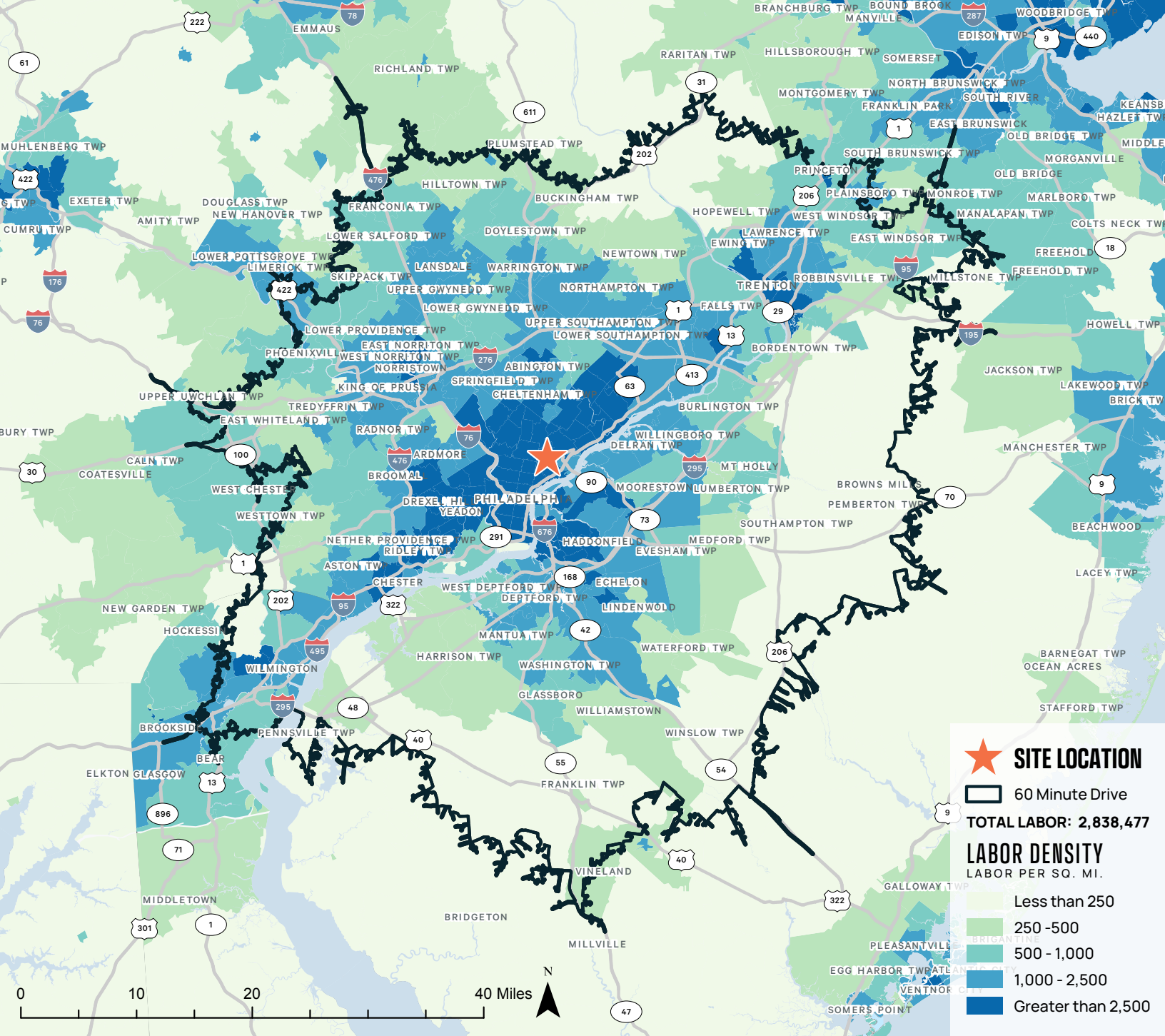
**HEAVY POWER: 4,000 AMPS (EXPANDABLE)**



## SITE PLAN & SPECIFICATIONS

<b>LAND AREA</b>	19.0 Acres	<b>TRAILER PARKING</b>	104 Secured Stalls
<b>BUILDING AREA</b>	376,950 SF	<b>CAR PARKING</b>	199 On-site
<b>AVAILABLE SPACE</b>	376,950 SF (Divisible)	<b>POWER</b>	4,000 Amps (Expandable)
<b>CLEAR HEIGHT</b>	36' (*78,680 SF at 28')	<b>ROOF</b>	TPO w/ 20-year Warranty
<b>COLUMN SPACING</b>	Up to 56' x 54' with 60' speed bays	<b>LIGHTING</b>	LED
<b>DOCK DOORS</b>	Forty-Two (42)	<b>FIRE PROTECTION</b>	ESFR
<b>DRIVE-IN DOOR</b>	One (1)	<b>OFFICE</b>	Brand new +/-4,800 SF





# LABOR & DEMOGRAPHICS WITHIN 30 MINUTE DRIVE



**2,629,805**  
TOTAL POPULATION



**1,283,311**  
LABOR FORCE

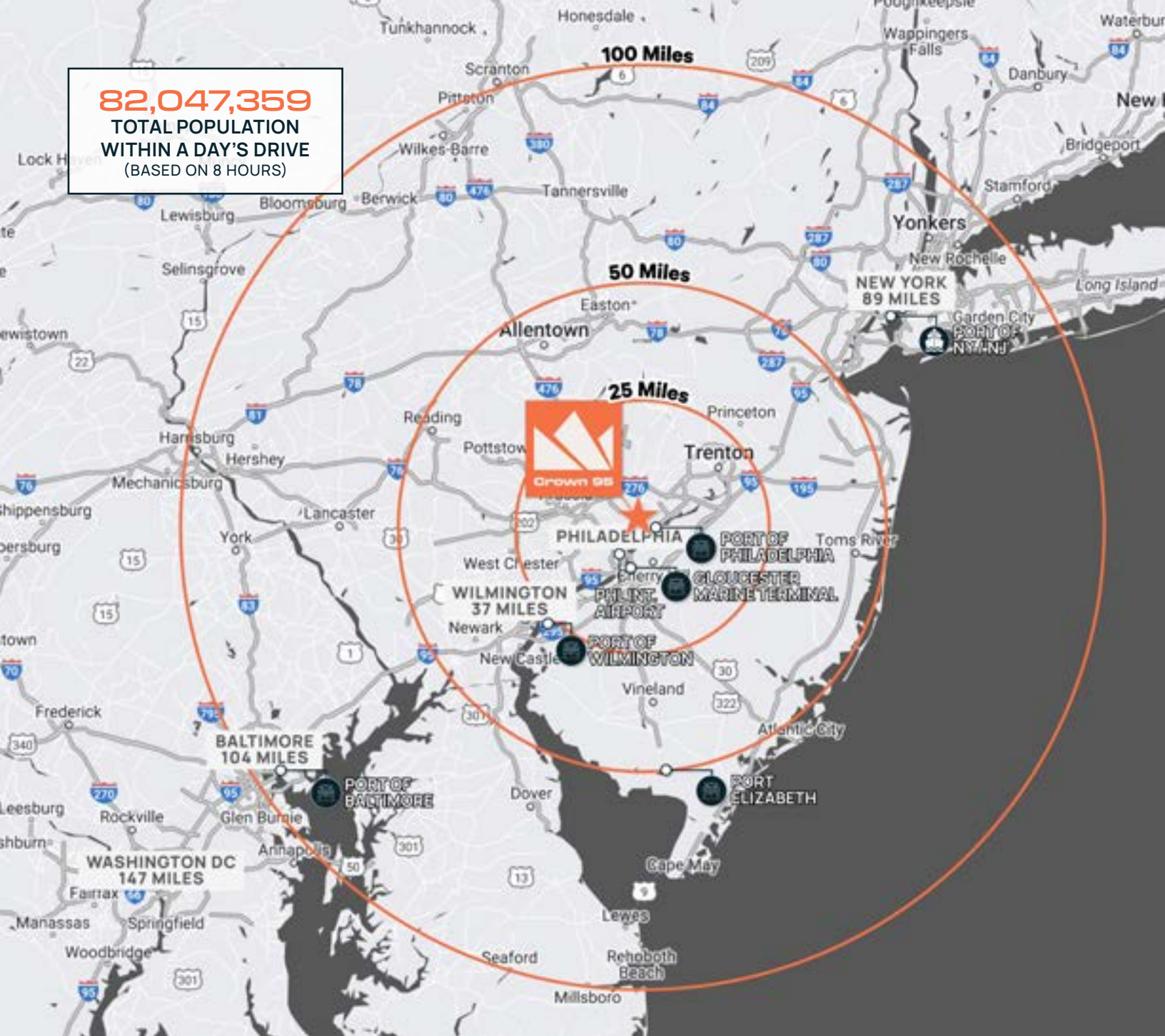


**220,652**  
BLUE COLLAR



**100,853**  
TRANSPORTATION  
& WAREHOUSING  
WORKFORCE

**82,047,359**  
**TOTAL POPULATION**  
**WITHIN A DAY'S DRIVE**  
 (BASED ON 8 HOURS)



## DISTANCES & DRIVE TIMES



<b>6.2 MILES</b>	<b>14.4 MILES</b>	<b>90 MILES</b>	<b>104 MILES</b>	<b>147 MILES</b>
CENTER CITY PHILADELPHIA	PHL INTL. AIRPORT	NEW YORK CITY	BALTIMORE	WASHINGTON, D.C.



<b>2.4 MILES</b>	<b>12.3 MILES</b>	<b>37 MILES</b>	<b>57.6 MILES</b>	<b>89 MILES</b>
PORT OF PHILADELPHIA	GLOUCESTER MARINE TERM.	PORT OF WILMINGTON	PORT ELIZABETH	PORT OF NY/NJ



## TOTAL ESTIMATED OPEX

\$0.70/PSF

## INCENTIVES

Real Estate tax abatement on improvements for 10 years

## KEYSTONE OPPORTUNITY ZONE (KOZ)

Through credits, waivers and broad-based tax incentives, total taxes on economic activity in the KOZ are significantly reduced.

### THESE BENEFITS REDUCE OR ELIMINATE THE FOLLOWING TAXES:

#### PENNSYLVANIA

- Corporate net income tax
- Personal income tax
- Sales and Use tax (Purchases consumed and used by the qualified business in the zone)
- Mutual Thrift Institution tax
- Bank and Trust Company Shares tax

#### PHILADELPHIA

- Earned Income / Net Profits tax
- Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile tax
- Sales and Use tax (County/City; Purchases exclusively used and consumed by the qualified business in the zone)
- Property tax

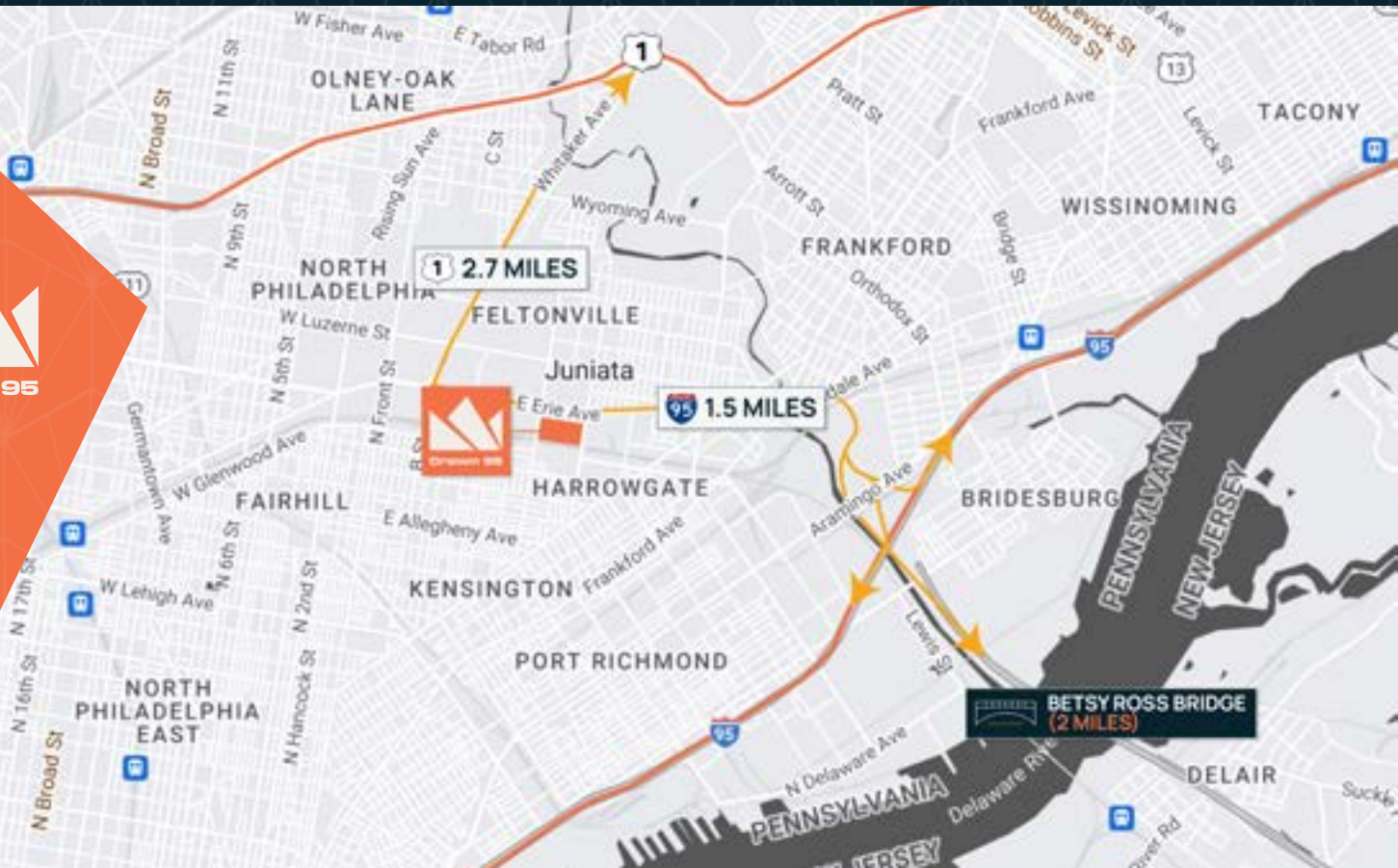
# CROWN 95

## INDUSTRIAL CENTER

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Crown 95



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