COURT STREET

CBRE

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 SO.70/PSF

WWW.CROWN95.COM



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

LAND AREA	19.0 Acres
BUILDING AREA	376,950 SF
AVAILABLE SPACE	376,950 SF (Divisible)
CLEAR HEIGHT	36' (*78,680 SF at 28')
COLUMN SPACING	Up to 56' x 54' with 60' speed bays
DOCK DOORS	Forty-Two (42)
DRIVE-IN DOOR	One (1)

TRAILER PARKING	104 Secured Stalls
CAR PARKING	199 On-site
POWER	4,000 Amps (Expandable)
ROOF	TPO w/ 20-year Warranty
LIGHTING	LED
FIRE PROTECTION	ESFR
OFFICE	Brand new +/-4,800 SF

LOCATION HIGHLIGHTS



1.5 MILES TO I-95 VIA NEWLY IMPROVED ARAMINGO INTERCHANGE



EASY ACCESS TO NJ VIA BETSY ROSS BRIDGE WITHIN 2 MILES



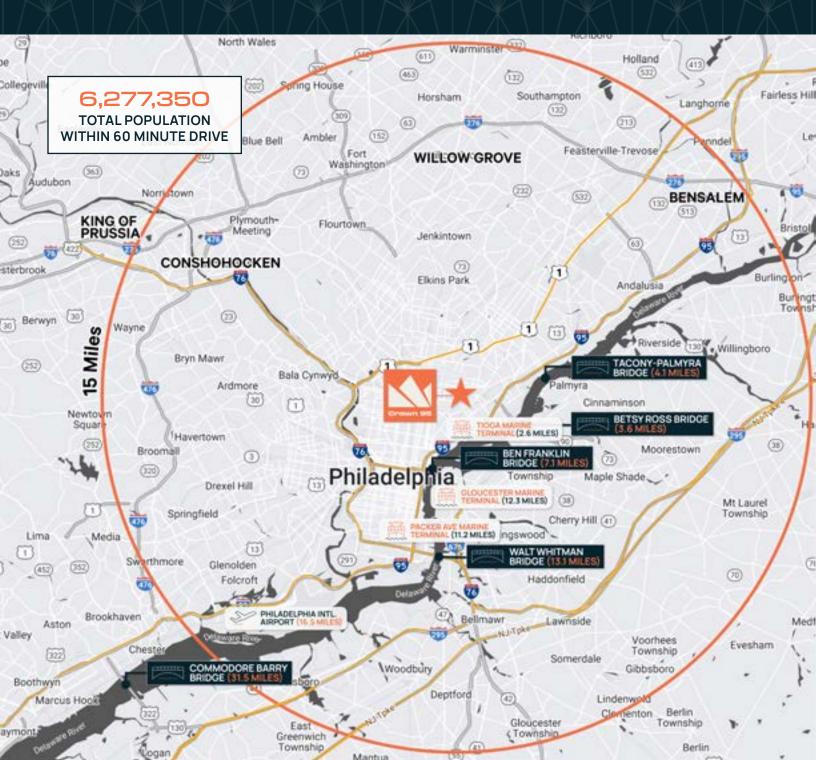
CLOSE PROXIMITY TO PHILAPORT TERMINALS:

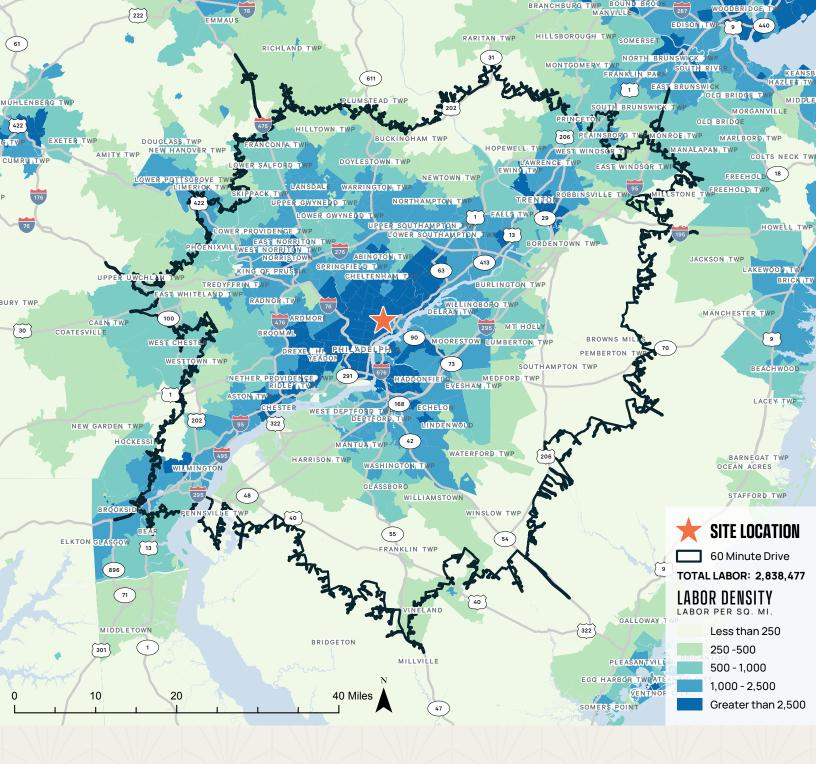
- Tioga Marine Terminal (2.4 miles)
- Packer Ave Marine Terminal (9.7 miles)



CLOSE PROXIMITY TO OTHER KEY TRANSIT:

- Philadelphia International Airport (14.4 miles)
- Walking distance to Public Transportation (SEPTA Bus and Rail)





LABOR & DEMOGRAPHICS WITHIN 30 MINUTE DRIVE



2,629,805
TOTAL POPULATION



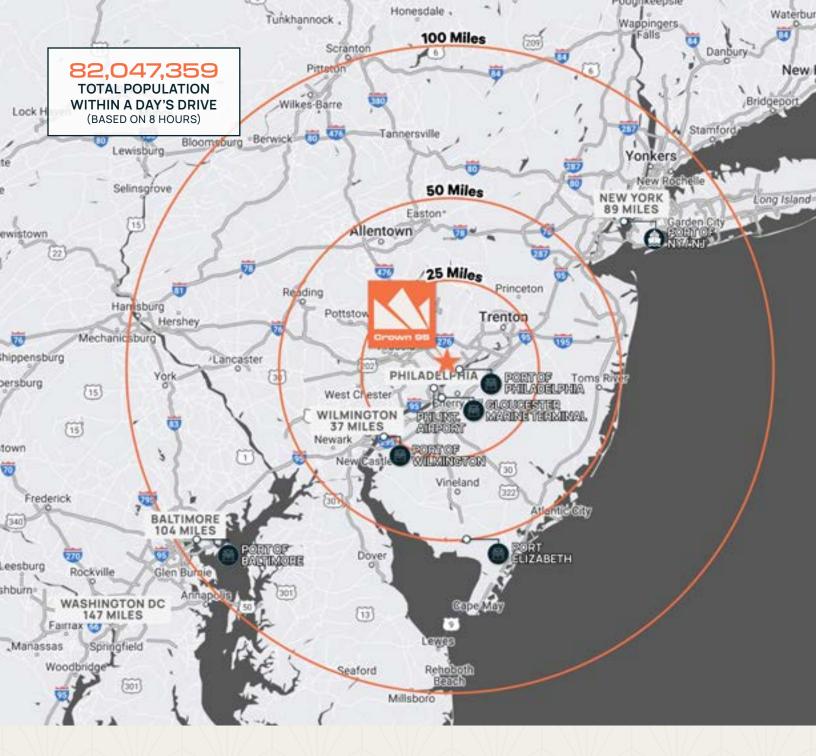
1,283,311 LABOR FORCE



220,652
BLUE COLLAR



100,853
TRANSPORTATION & WAREHOUSING WORKFORCE



DISTANCES & DRIVE TIMES



6.2 MILES
CENTER CITY PHILADELPHIA

14.4 MILES
PHLINTL AIRPORT

90 MILES
NEW YORK CITY

104 MILES
BALTIMORE

147 MILES WASHINGTON, D.C.



2.4 MILES
PORT OF PHILADELPHIA

12.3 MILES
GLOUCESTER MARINE TERM.

37 MILES
PORT OF WILMINGTON

57.6 MILES
PORT ELIZABETH

89 MILES



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

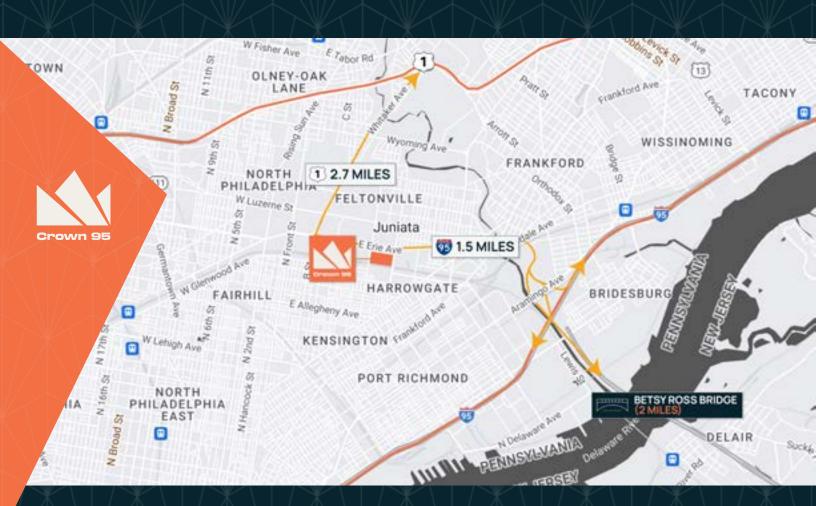
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