

3610 "I" STREET AT CROWN 95

INDUSTRIAL CENTER
PHILADELPHIA, PA



155,000 SF AVAILABLE

DIVISIBLE TO 90,000 SF, 40,000 SF & 25,000 SF

GENERAL INDUSTRIAL/WAREHOUSE



TOTAL ESTIMATED OPEX

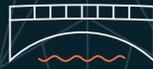
\$0.75/PSF

NEWLY RENOVATED

LOCATION HIGHLIGHTS



1.5 MILES TO I-95
VIA NEWLY IMPROVED
ARAMINGO
INTERCHANGE



EASY ACCESS TO
NJ VIA BETSY ROSS
BRIDGE WITHIN
2 MILES



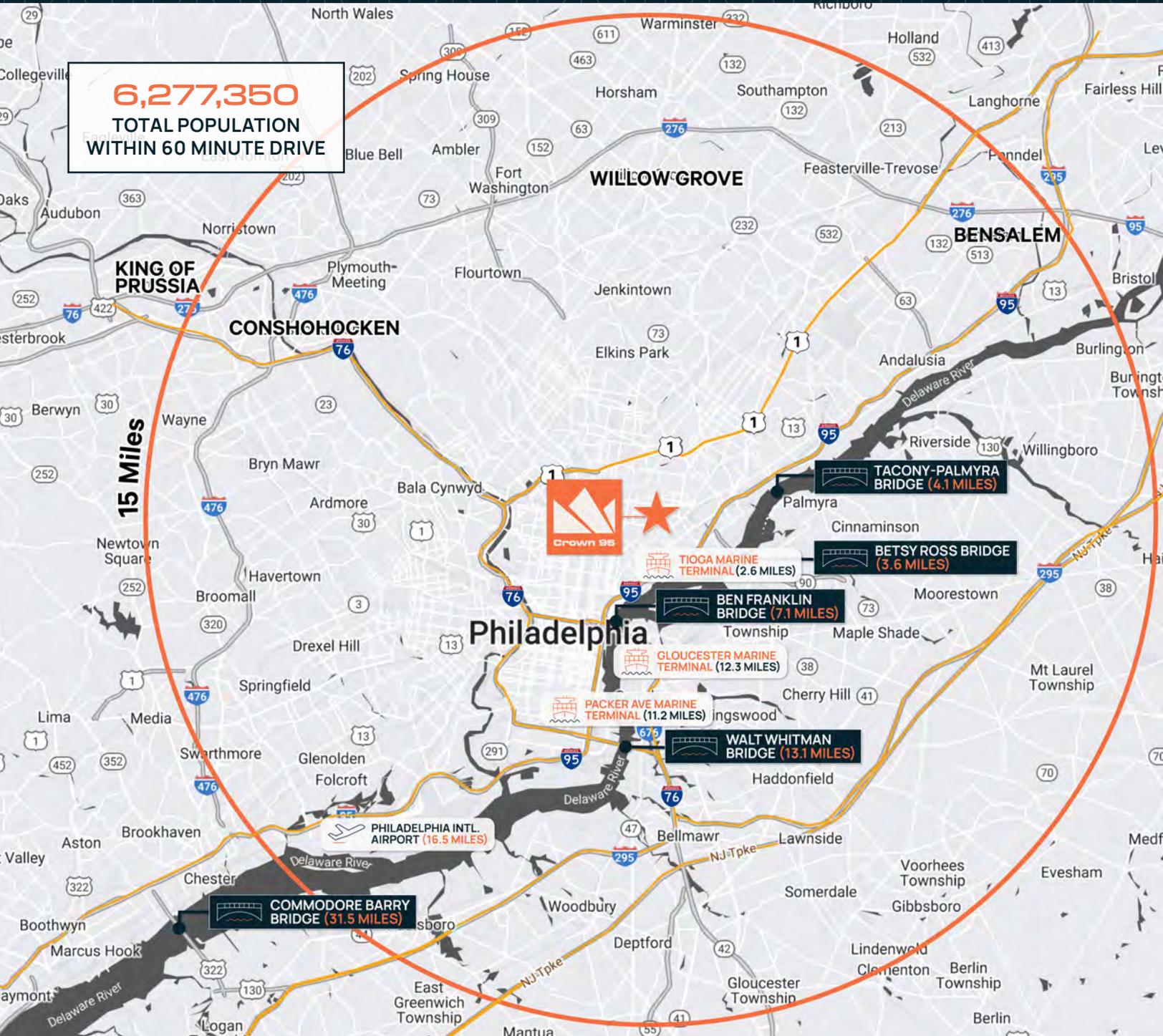
CLOSE PROXIMITY TO
PHILAPORT TERMINALS:

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

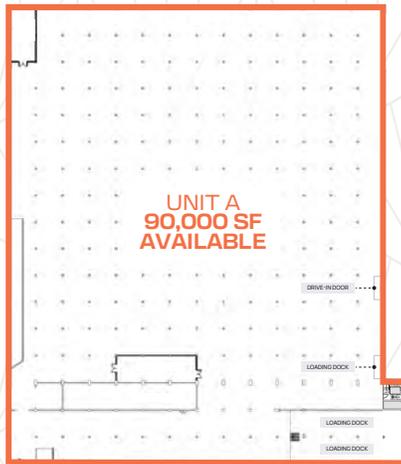


CLOSE PROXIMITY TO
OTHER KEY TRANSIT:

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



SITE PLAN & SPECIFICATIONS



AVAILABLE SPACE	Unit A: 90,000 SF
CEILING HEIGHT	16'
LOADING	3 Loading docks, 1 drive-in door
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS/HVAC	100% Wet/Heat
OFFICE/BATHROOMS	To Suit

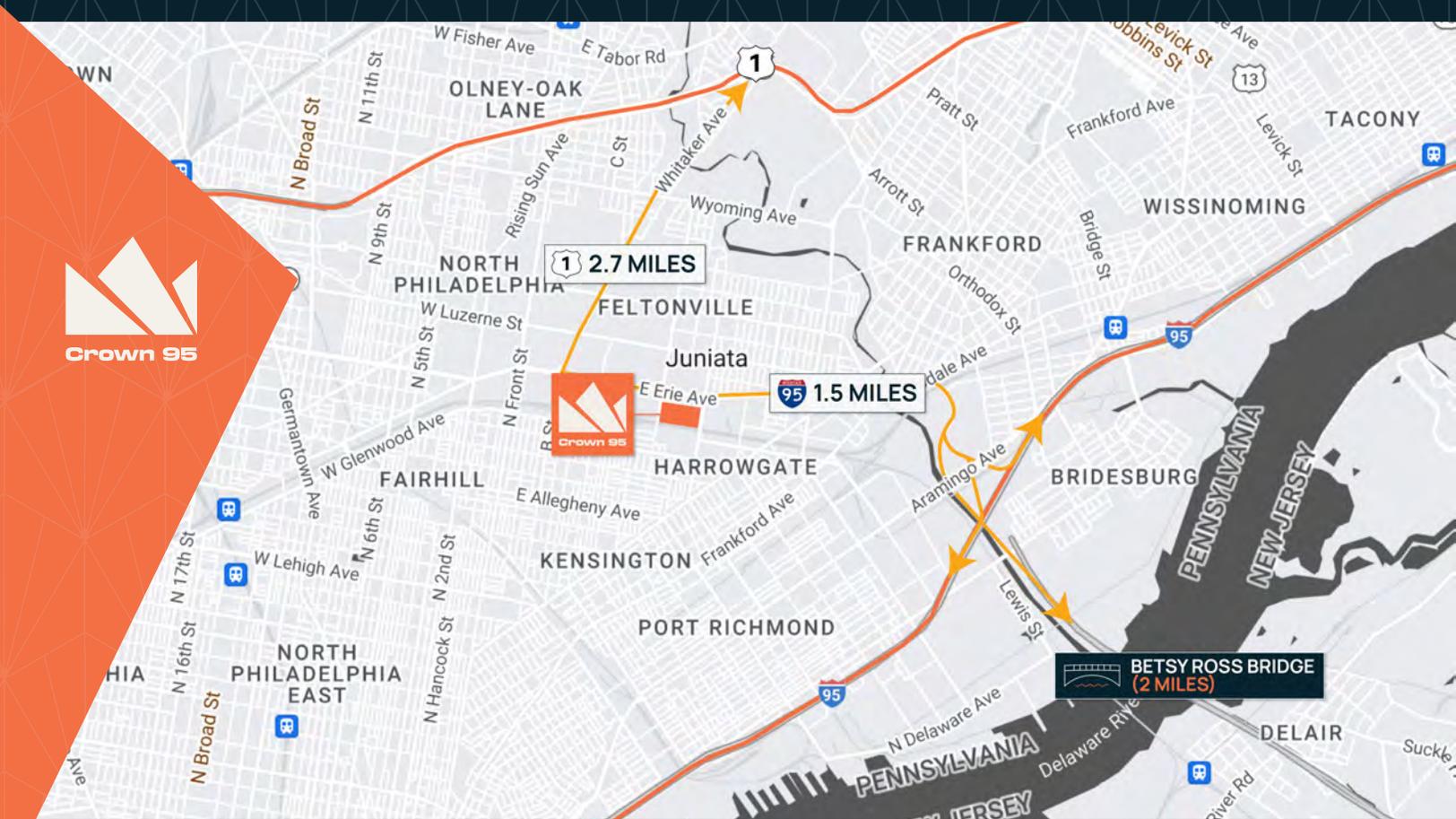
KOZ EXTENDED THROUGH 2036

AVAILABLE SPACE	Unit B: 40,000 SF
CEILING HEIGHT	11'
LOADING	2 Loading Docks
PARKING	Secured Parking Area
LIGHTING	LED
SPRINKLERS/HVAC	100% Wet/Reznor Heat
OFFICE/BATHROOMS	400 SF/2 Single

AVAILABLE SPACE	Unit C: 25,000 SF
CEILING HEIGHT	15'
LOADING	N/A
PARKING	On and off-street
LIGHTING	LED
SPRINKLERS/HVAC	Wet/Heat
OFFICE/BATHROOMS	5,000 SF/Men's & Women's

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PHILADELPHIA, PA



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