For Lease

Prime Rail-Served Industrial Facility







Property Overview

- ±160,000 SF industrial facility
- ±8.1 acres
- 5.800 SF offices
- Ceiling heights up to 26' clear
- 16 tailgate loading docks
- 1 drive-in door
- Active interior rail
- 160 car parking spaces
- 41 trailer parking spaces
- Zoned I-1 Light Industrial
- Easy access to Route 1, I-76 and I-95





Business Demographics



2,008,098 Residental Population



194,144Blue Collar
Employees

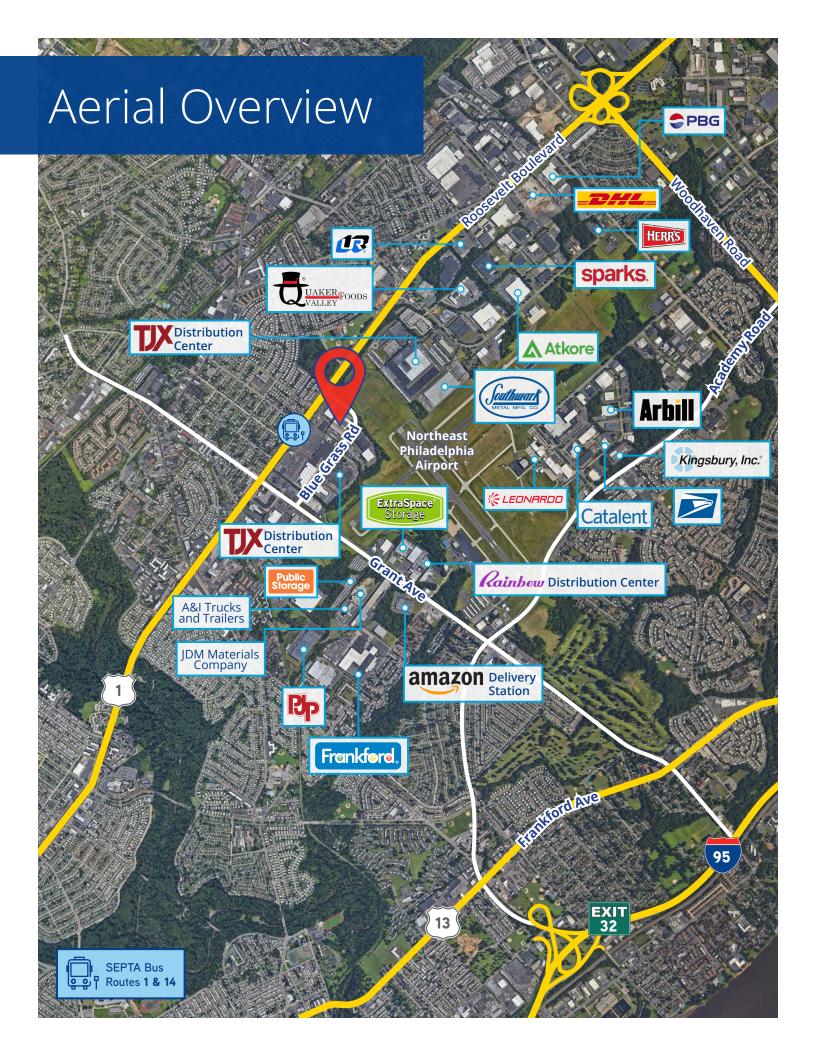
1,132Warehousing
Businesses



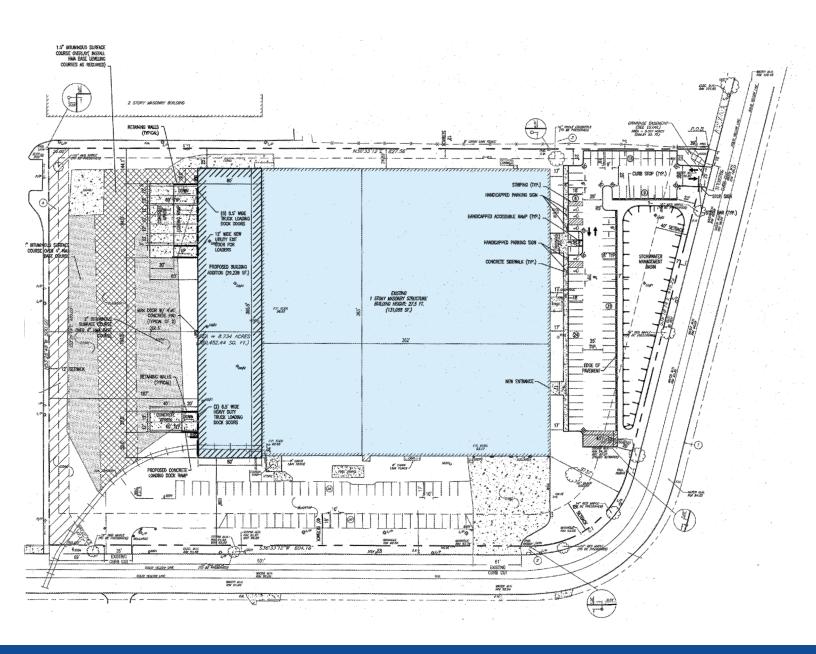
4,464Construction
Businesses

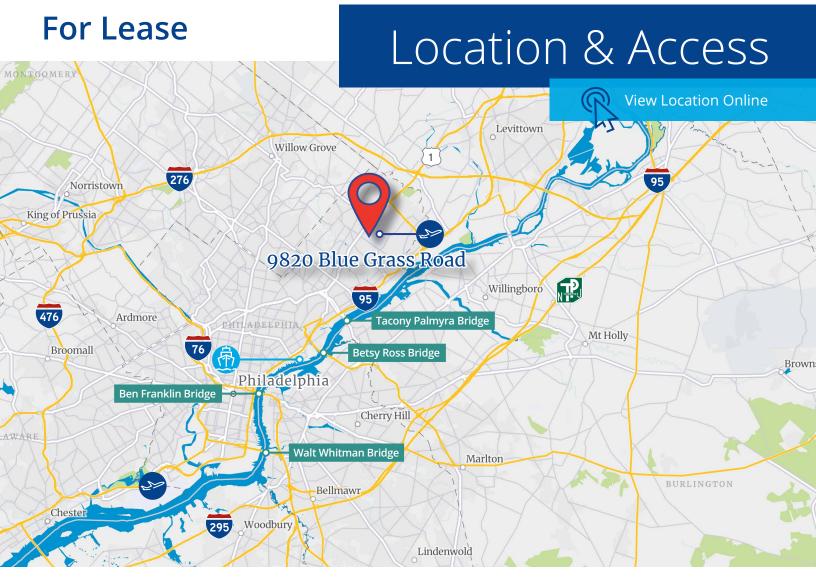


2,558Manufacturing



Site Plan





Drive Times





Bridges







10 minutes (3 miles)

Betsy Ross

17 minutes (7 miles)

NE Philadelphia (PNE) 3 minutes (<1 mile)

Packer Avenue Marine Terminal 42 minutes (14 miles)

Route 1

1 minute (<1 mile)

Walt Whitman

28 minutes (14 miles)

Philadelphia (PHL) 34 minutes (19 miles)

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