

For Lease

Prime Rail-Served Industrial Facility

9820 Blue Grass Road
Philadelphia, PA



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Accelerating success.



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
Residential
Population



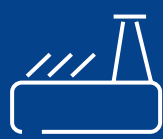
194,144
Blue Collar
Employees



4,464
Construction
Businesses



1,132
Warehousing
Businesses



2,558
Manufacturing
Businesses

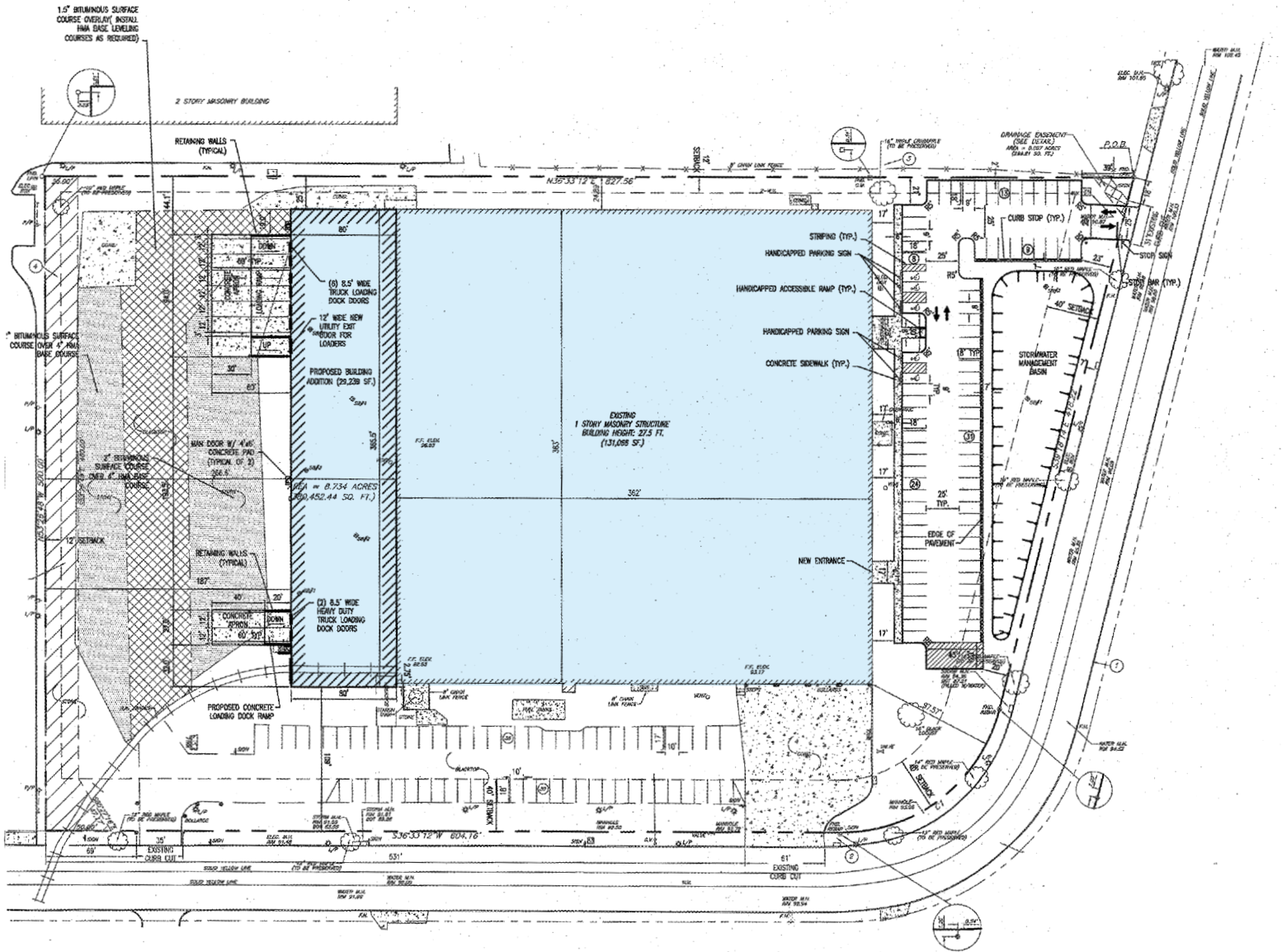
2022 Estimates based on a 30-minute drive shed of NAICS Codes

Aerial Overview



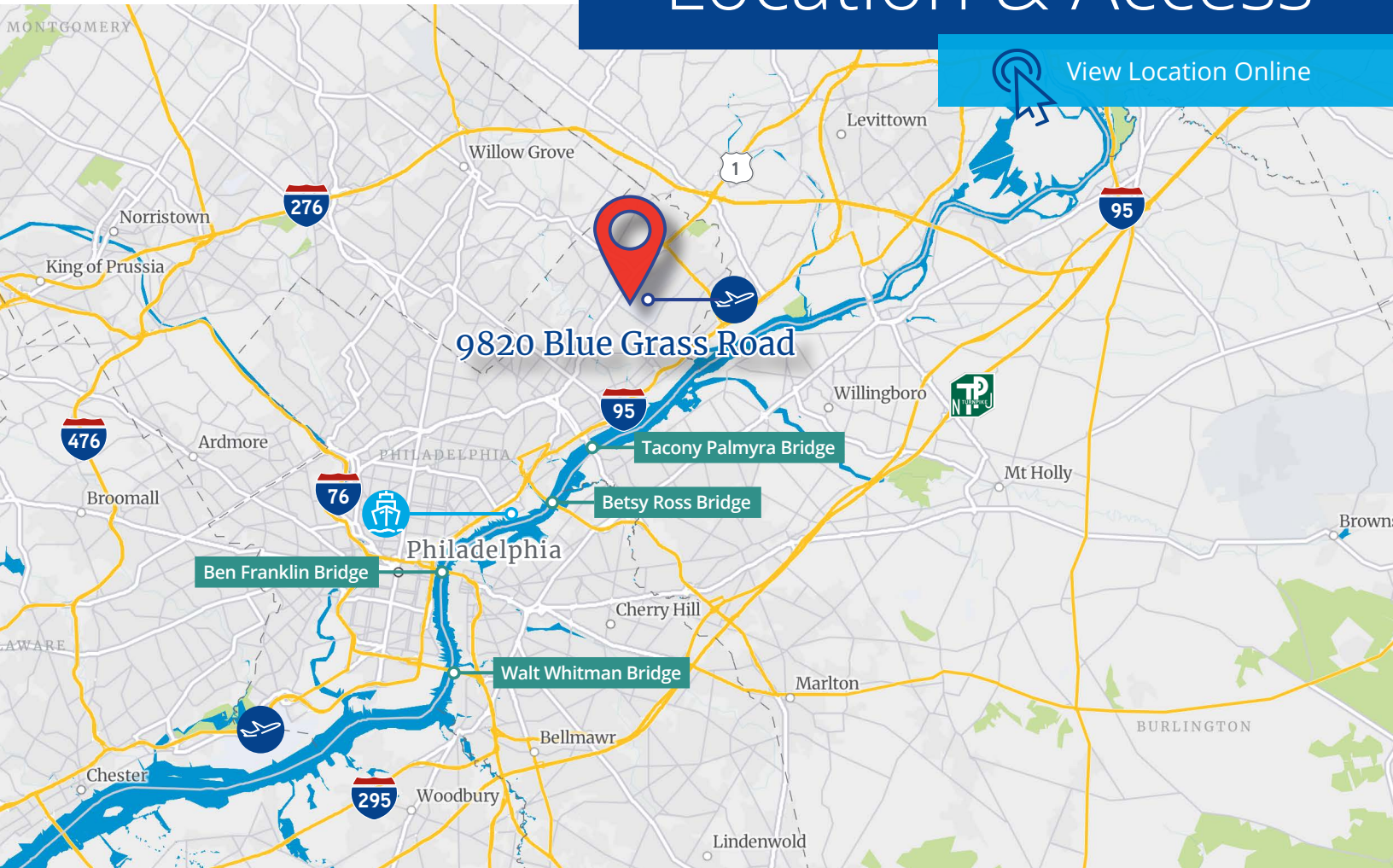
 SEPTA Bus
Routes 1 & 14

Site Plan



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Location & Access



Drive Times

Interstates 	Bridges 	Airports 	Port 
I-95 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)	

For More Information, Please Contact:



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