

AVAILABLE IMMEDIATELY

# CROWN 95

INDUSTRIAL CENTER  
956 E. ERIE AVENUE, PHILADELPHIA, PA

KEYSTONE OPPORTUNITY ZONE THROUGH 2036



**125,892 SF AND 103,073 SF AVAILABLE**

**WAREHOUSE/MANUFACTURING/DISTRIBUTION HUB**

**5,000 AMPS**

**AMPLE SECURED CAR AND TRUCK PARKING**

**TOTAL ESTIMATED OPEX**

**\$0.75/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 125K SF and 103K 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: 5,000 AMPS (EXPANDABLE)

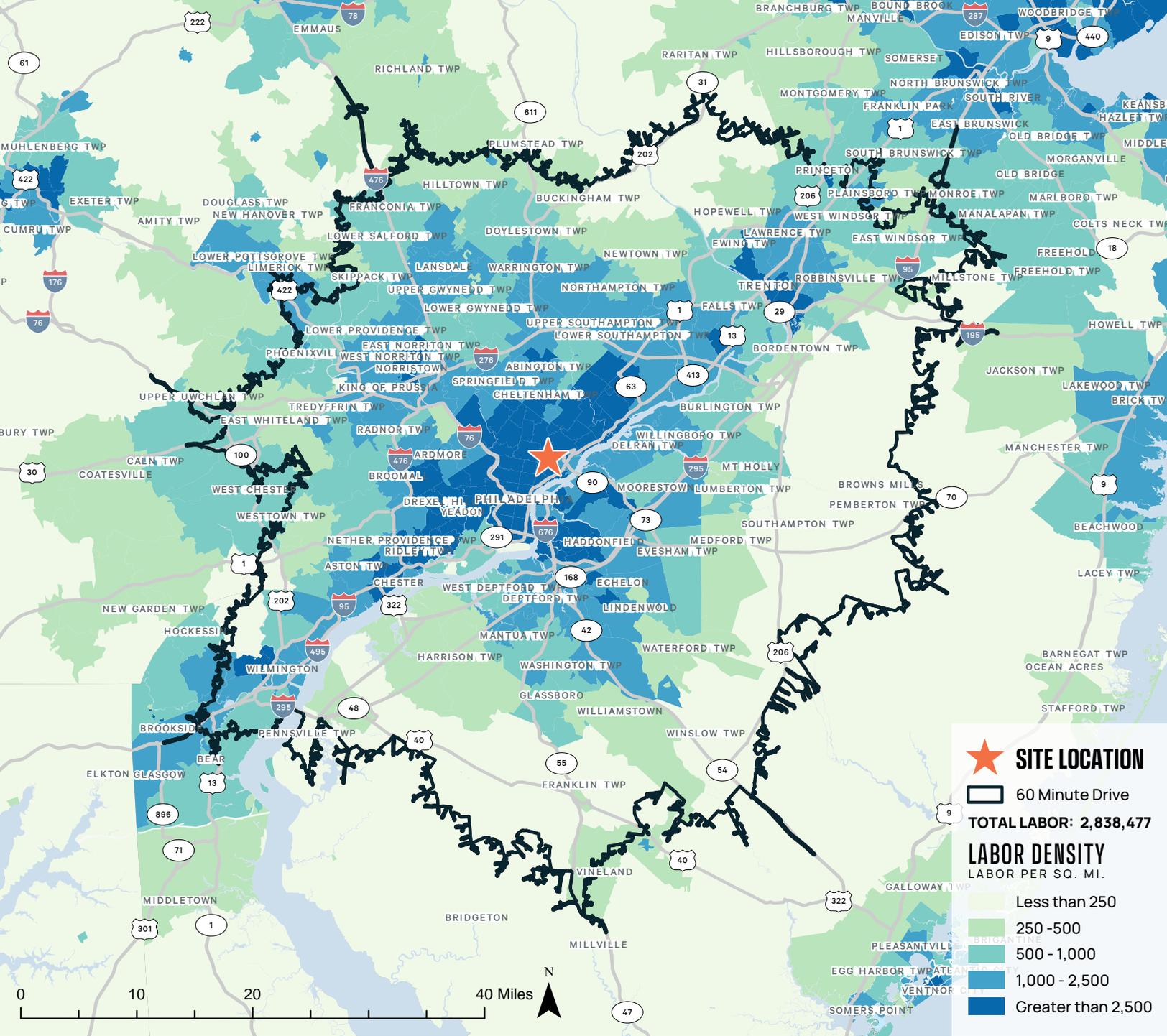


## SITE PLAN & SPECIFICATIONS

	UNIT A
AVAILABLE SPACE	±125,892 SF
OFFICE	±4,800 SF
CLEAR HEIGHT	36'
COLUMN SPACING	Up to 56' x 54' with 60' speed bays
DOCK DOORS	20
TRAILER PARKING	Up to 60
CAR PARKING	Up to 125
POWER	Up to 2,400 AMPs
ROOF	TPO w/ 20-year warranty
FIRE PROTECTION	ESFR
LIGHTING	LED

	UNIT C
AVAILABLE SPACE	±103,073 SF
OFFICE	±1,450 SF Proposed
CLEAR HEIGHT	28'-36'
COLUMN SPACING	40'x40'
DOCK DOORS	3
TRAILER PARKING	Up to 40
CAR PARKING	Up to 60
POWER	Up to 2,400 AMPs
ROOF	TPO w/ 20-year warranty
FIRE PROTECTION	ESFR
LIGHTING	LED





# LABOR & DEMOGRAPHICS WITHIN 30 MINUTE DRIVE



**2,629,805**  
TOTAL POPULATION



**1,283,311**  
LABOR FORCE

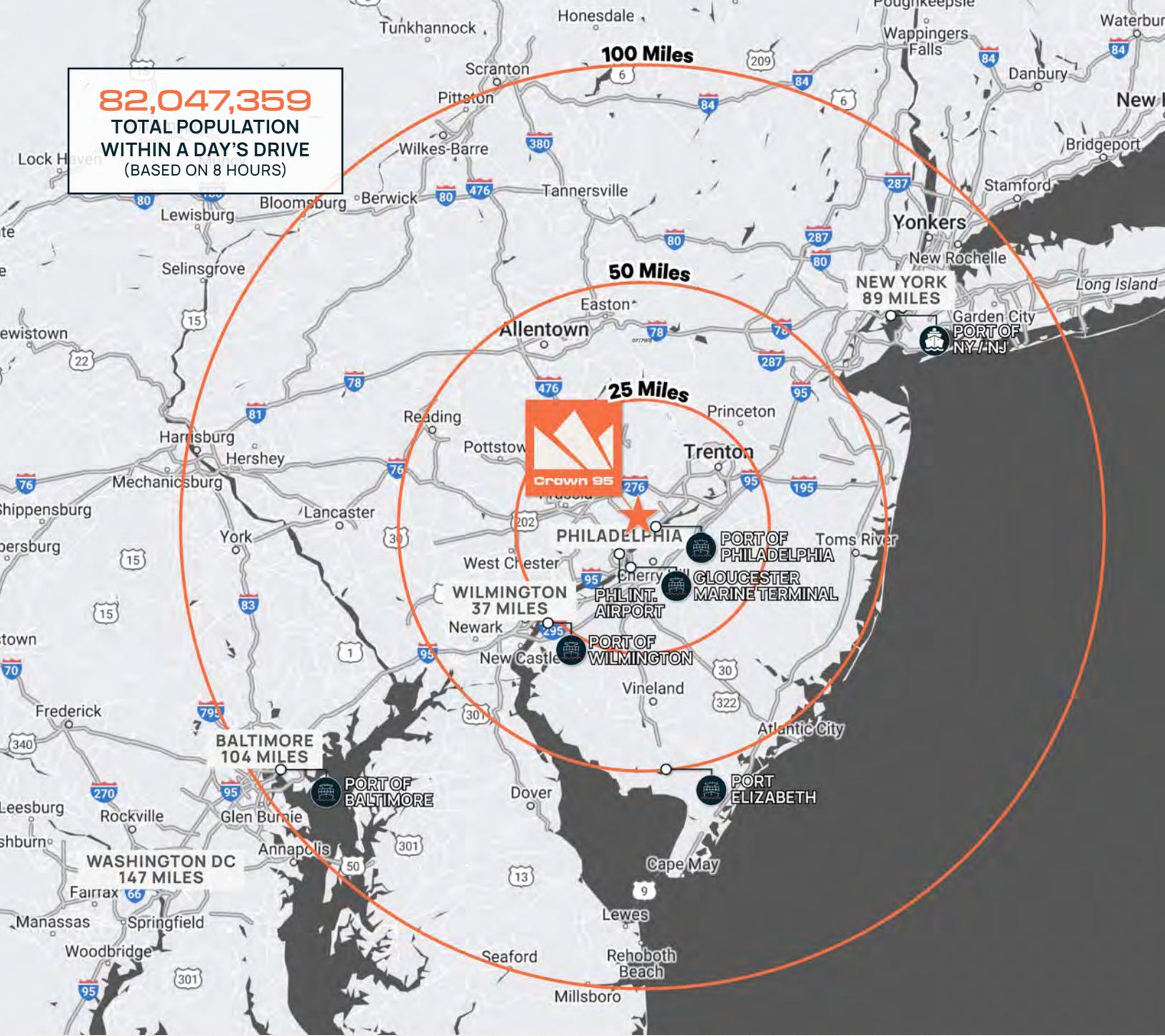


**220,652**  
BLUE COLLAR



**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**  
**\$0.75/PSF**

## **KEYSTONE OPPORTUNITY ZONE (KOZ)**

Through credits, waivers and broad-based tax incentives, total taxes on economic activity in the KOZ are significantly reduced. KOZ extended through 2036.

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

### **PENNSYLVANIA**

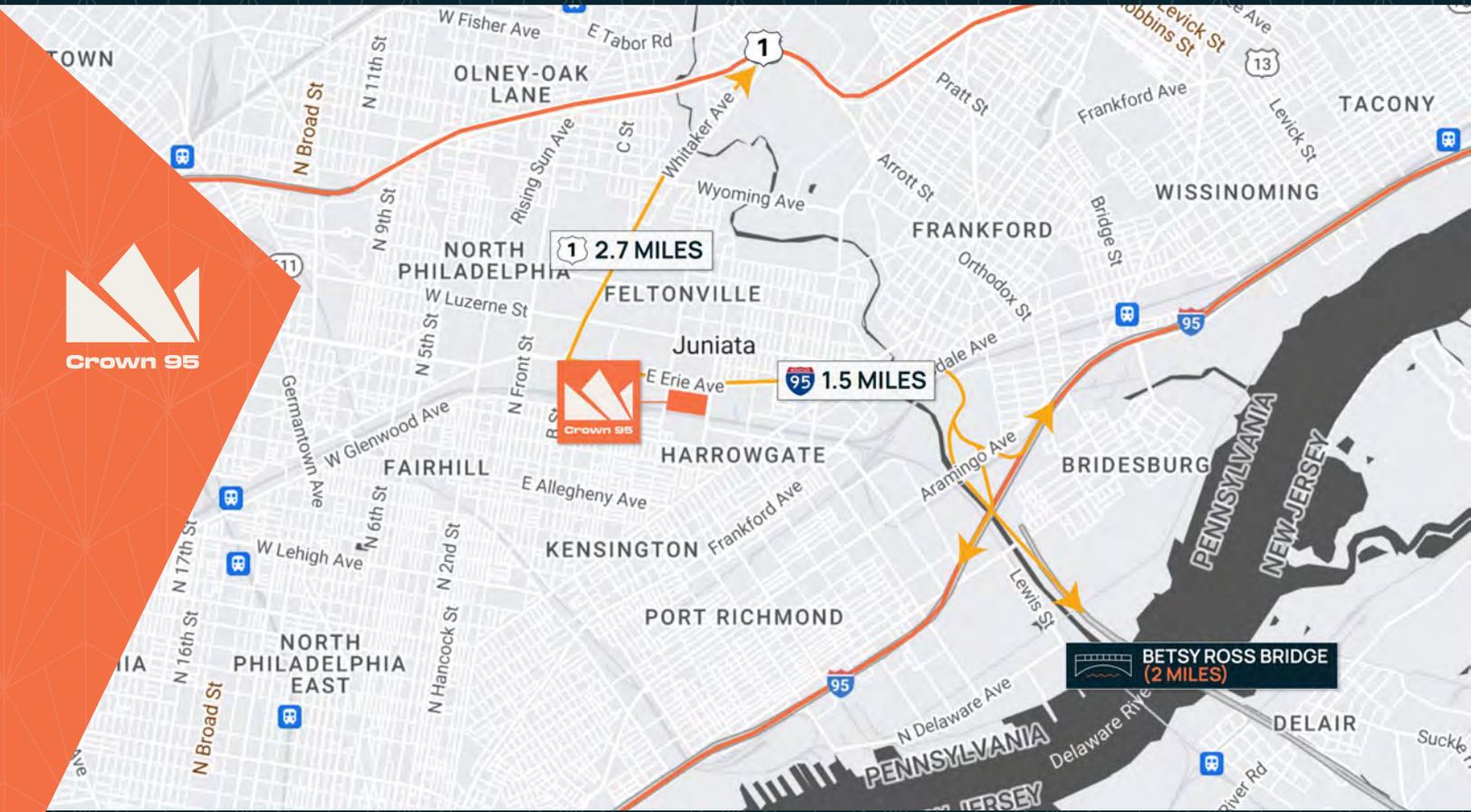
- Corporate net income tax
- Personal income tax
- Sales and Use tax (Purchases consumed and used by the qualified business in the zone)
- Mutual Thrift Institution tax
- Bank and Trust Company Shares tax

### **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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