

8800

TINICUM  
BOULEVARD

+/- 477,500 SF AVAILABLE



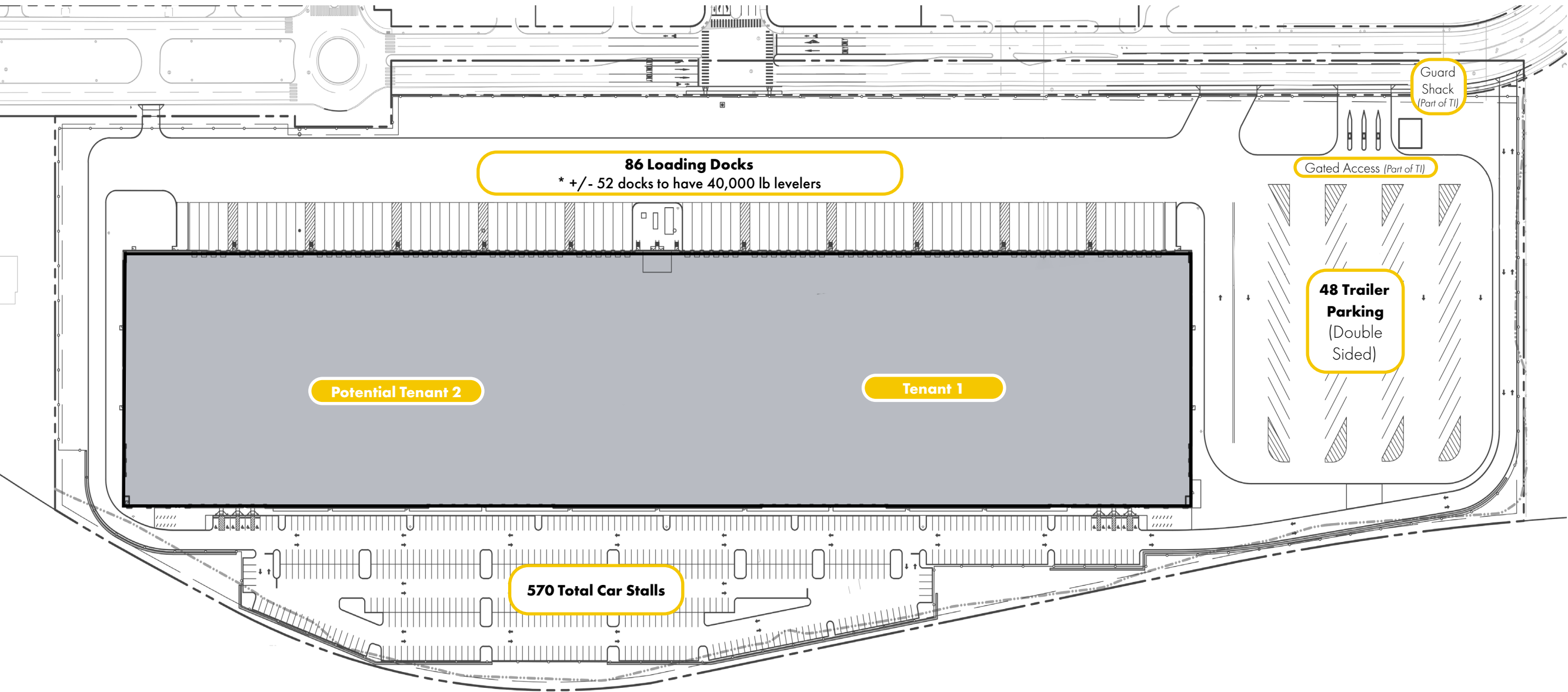
## PHILADELPHIA AIRPORT PREMIER LEASING OPPORTUNITY

IMMEDIATE HIGHWAY ACCESS | 40' CLEAR HEIGHT | HEAVY POWER | ABUNDANT CAR & TRAILER PARKING | DIVISIBLE

AVISON  
YOUNG

THE  
RMR  
GROUP

# PROPOSED SITE PLAN





# PROPOSED SPECIFICATIONS

<b>BUILDING SIZE</b>	477,500 SF
<b>BUILDING DIMENSIONS</b>	1500' x 320'
<b>OFFICE</b>	To Suit - +/- 2,500 SF Spec Office Availability
<b>CEILING HEIGHT</b>	40'
<b>COLUMN SPACING</b>	56'x52' with 60' speed bays
<b>LOADING DOCKS</b>	86 9' x 10' Docks w/ Insulated Vision Panel, Weather Seals, Bumpers, Lights, and Fans
<b>LEVELERS</b>	40,000 LB at 60% Docks
<b>DRIVE-IN DOORS</b>	Two 12' x 16' Motorized Drive-In Doors
<b>TRUCK COURT DEPTH</b>	140'
<b>OFF-DOCK TRAILER STALLS</b>	48
<b>CAR STALLS</b>	570 Car Stalls
<b>POWER SYSTEM</b>	8,000 Amps; 277 / 480V 3-phase
<b>SPRINKLER SYSTEM</b>	ESFR with K22.4 Heads
<b>FIXTURES</b>	30 FC (on 15' Whips)
<b>FLOOR LOAD PSI</b>	4,000 PSI
<b>SLAB THICKNESS</b>	7" Unreinforced
<b>OPTIONAL SPECS (TI)</b>	Pylon Signage Along I-95   Guard Shack at Front Entrance   Perimeter Fencing   Building Signage



## **SITE LOCATION ADVANTAGES**

- Prominent Philadelphia Site along I-95
- Premier Signage Opportunity along I-95 Across From Airport
- Direct Truck Access to I-95 North & South
- Proximate to All Major Thoroughfares in Philadelphia
- Proximate to Major East Coast Ports
- Direct Access to SEPTA Bus Routes and Regional Rail Stop
- Philadelphia Airport Cargo Expansion Less Than 1 Mile from the Site



# IMMEDIATE HIGHWAY ACCESS



**MAP LEGEND**

- To the site
- From the site

**Exiting Highway** >>

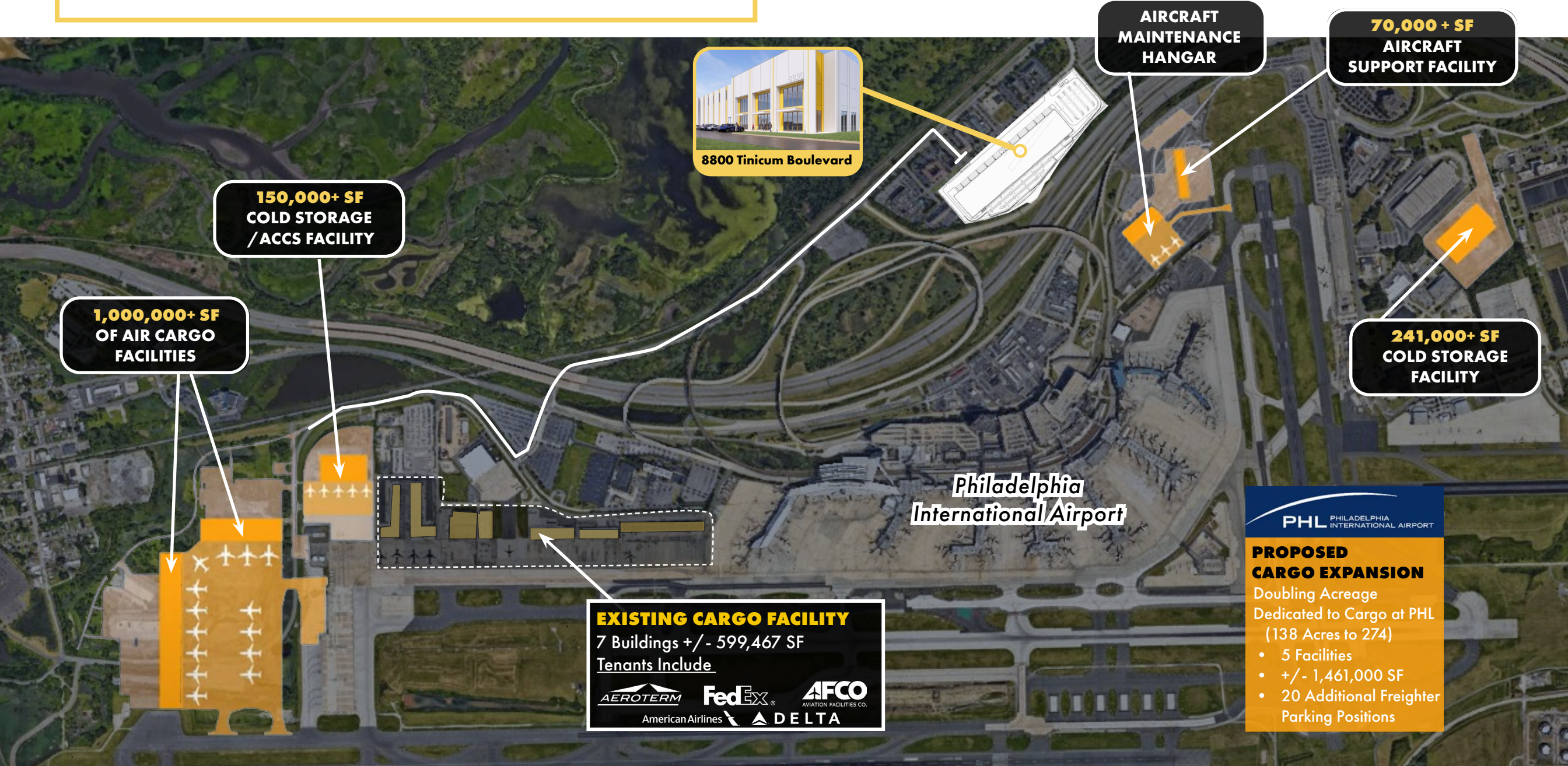
- I-95 N - 1.2 Miles - 3 Minutes
- I-95 S - 0.3 Miles - 1 Minute

**Entering Highway** >>

- I-95 N - 1.3 Miles - 4 Minutes
- I-95 S - 0.5 Miles - 1 Minute



# PHL CARGO FACILITY EXPANSION



8800 Tinicum Boulevard

**150,000+ SF**  
COLD STORAGE  
/ ACCS FACILITY

**1,000,000+ SF**  
OF AIR CARGO  
FACILITIES

**AIRCRAFT  
MAINTENANCE  
HANGAR**

**70,000+ SF**  
AIRCRAFT  
SUPPORT FACILITY

**241,000+ SF**  
COLD STORAGE  
FACILITY

**EXISTING CARGO FACILITY**  
7 Buildings +/- 599,467 SF  
Tenants Include

*Philadelphia  
International Airport*

**PHL PHILADELPHIA INTERNATIONAL AIRPORT**

**PROPOSED CARGO EXPANSION**

Doubling Acreage  
Dedicated to Cargo at PHL  
(138 Acres to 274)

- 5 Facilities
- +/- 1,461,000 SF
- 20 Additional Freighter Parking Positions



# REGIONALIZED CONNECTOR

## 8800 TINICUM

### Highway Drive Times:

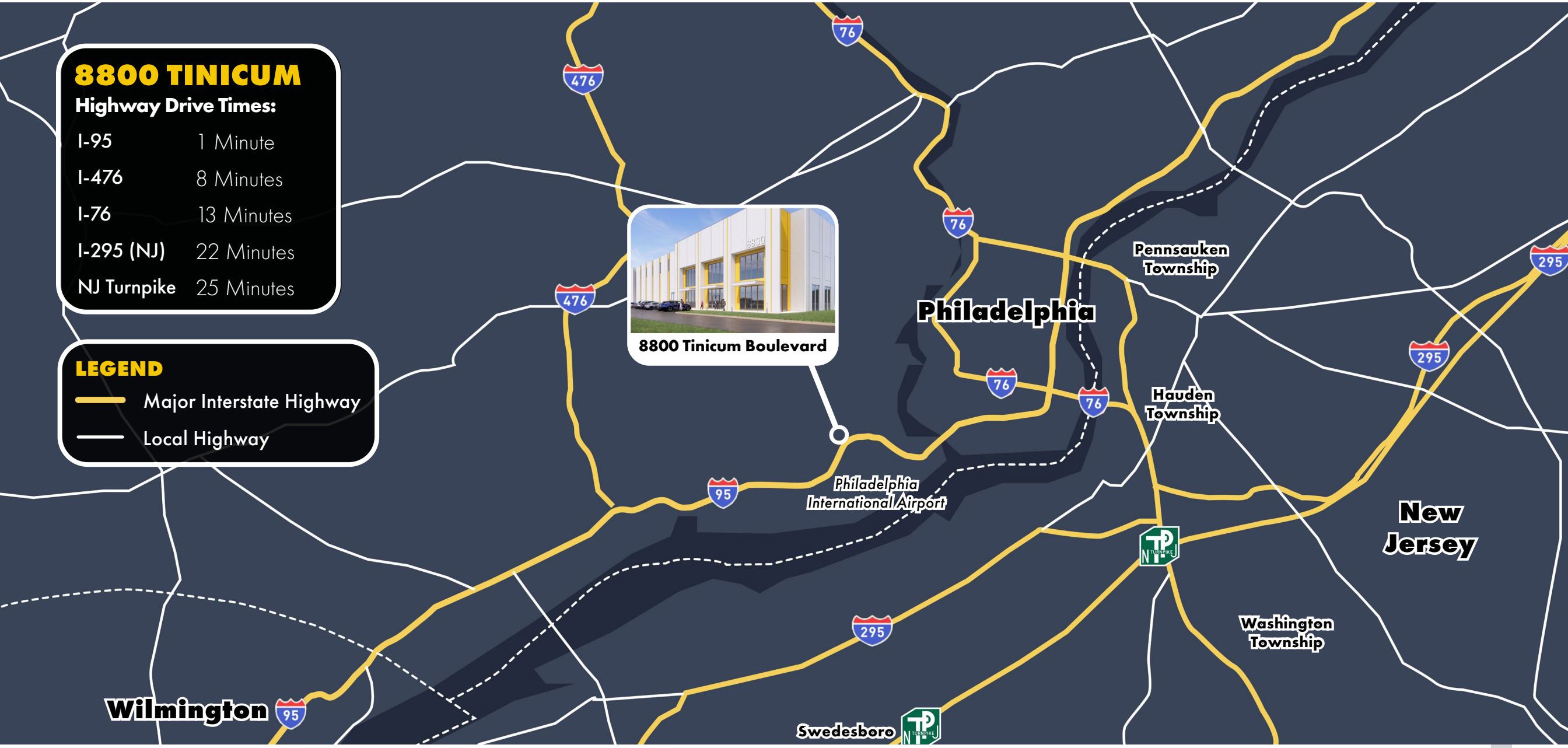
I-95	1 Minute
I-476	8 Minutes
I-76	13 Minutes
I-295 (NJ)	22 Minutes
NJ Turnpike	25 Minutes

### LEGEND

-  Major Interstate Highway
-  Local Highway

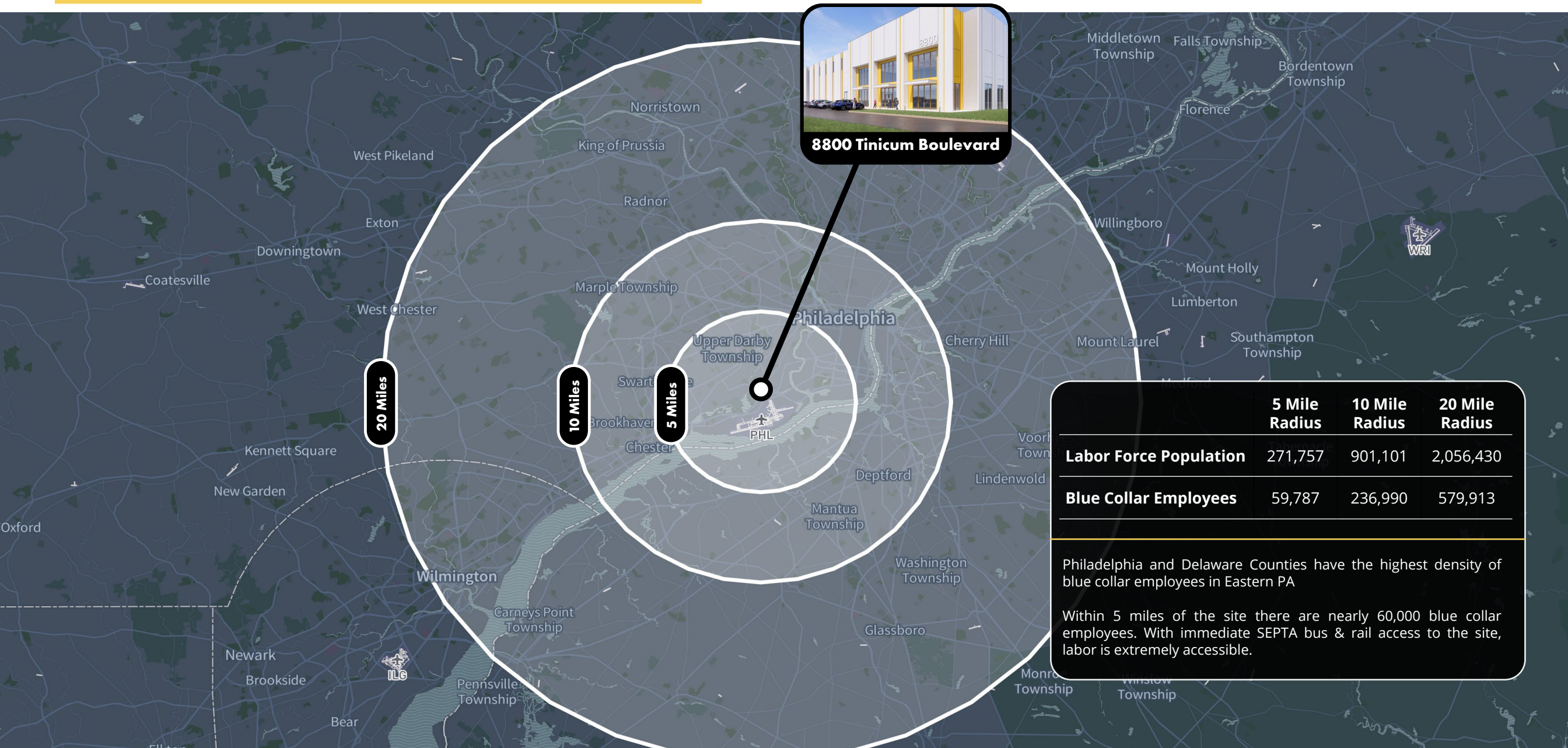


8800 Tincum Boulevard





# LABOR ACCESS MAP



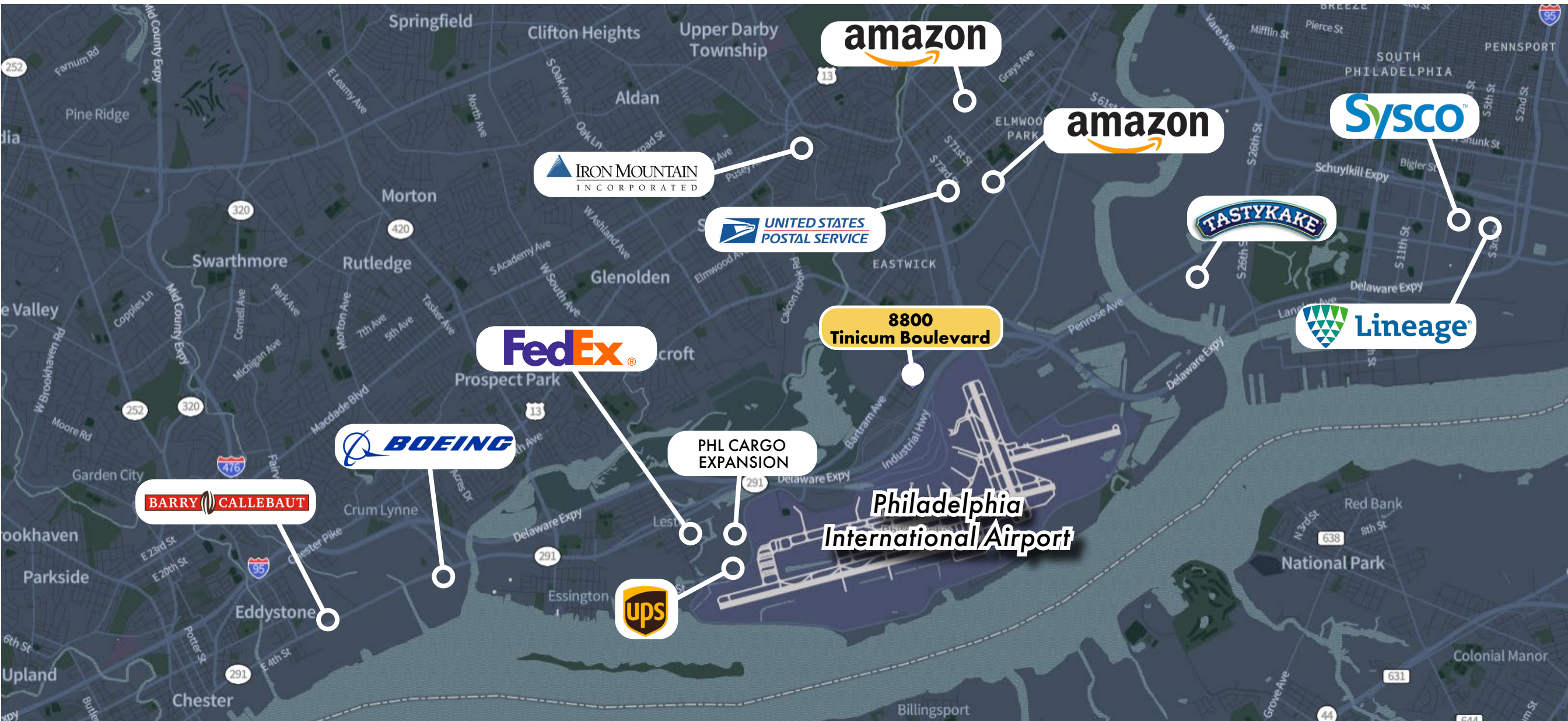
**8800 Tincum Boulevard**

	5 Mile Radius	10 Mile Radius	20 Mile Radius
<b>Labor Force Population</b>	271,757	901,101	2,056,430
<b>Blue Collar Employees</b>	59,787	236,990	579,913

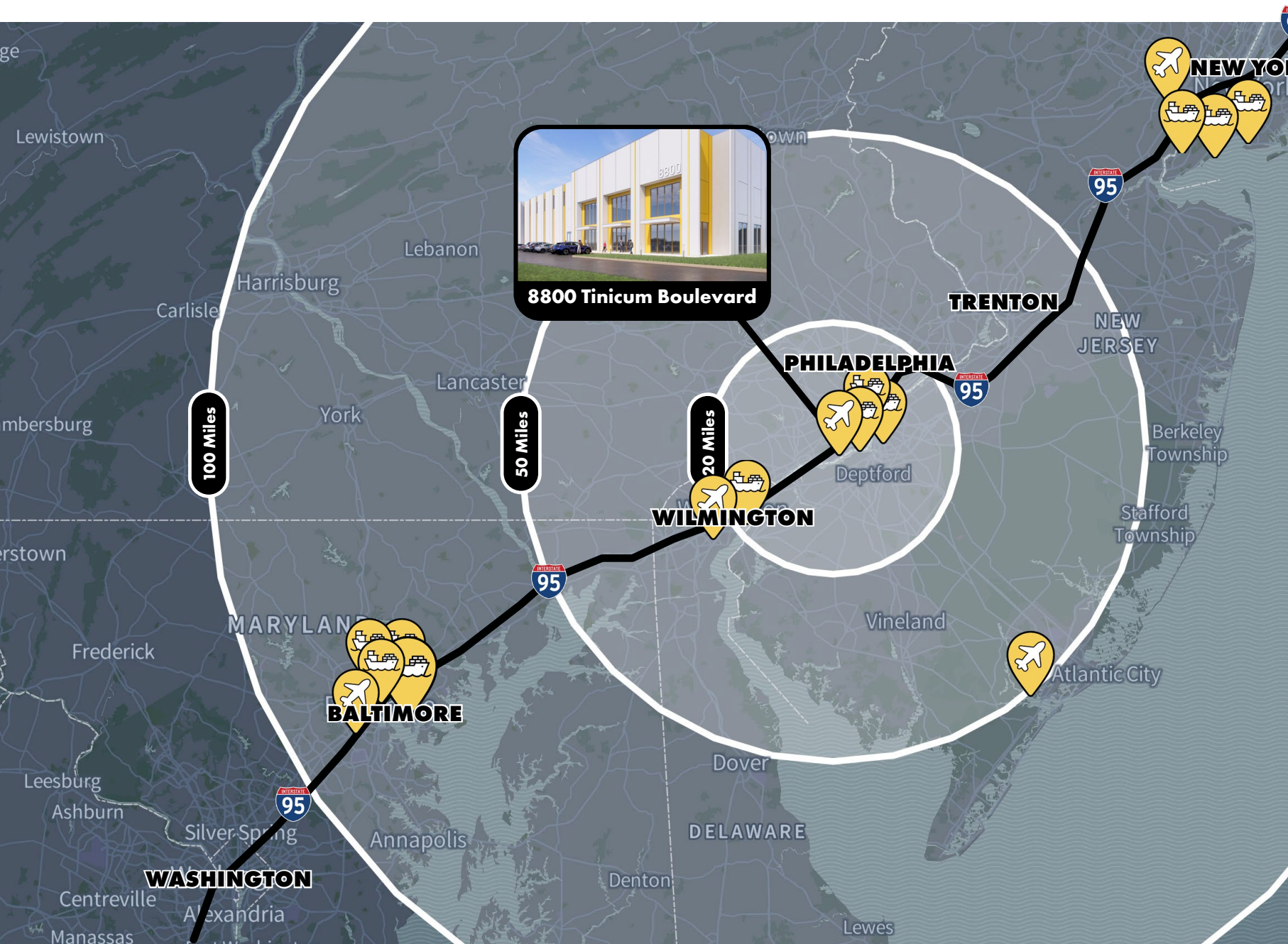
Philadelphia and Delaware Counties have the highest density of blue collar employees in Eastern PA

Within 5 miles of the site there are nearly 60,000 blue collar employees. With immediate SEPTA bus & rail access to the site, labor is extremely accessible.

# NOTABLE TENANT CORRIDOR



# ACCESSIBILITY TO PORTS & AIRPORTS



**8800 Tincum Boulevard**

### DISTANCE TO PORTS & AIRPORTS

CITIES	PORTS   TERMINALS
<b>PHILADELPHIA</b>	<b>PHILAPORT</b> 13.8 miles
<b>WILMINGTON</b>	<b>TIOGA</b> 14.0 miles
<b>TRENTON</b>	<b>PACKER AVENUE</b> 8.3 miles
<b>ALLENTOWN</b>	<b>GLOUSCESTER</b> 10.4 miles
<b>STATEN ISLAND</b>	<b>KINDER MORGAN</b> 13.7 miles
<b>NEW YORK CITY</b>	<b>PAULSBORO</b> 21.9 miles
<b>AIRPORTS</b>	<b>WILMINGTON</b> 21.5 miles
<b>PHILADELPHIA   PHL</b> 1.4 miles	<b>HOWLAND HOOK</b> 89.5 miles
<b>ATLANTIC CITY   AIY</b> 55.0 miles	<b>NEWARK</b> 92.2 miles
<b>NEWARK   EWR</b> 90.0 miles	<b>RED HOOK</b> 103.0 miles
<b>NEW YORK   LGA</b> 120.0 miles	<b>BALTIMORE</b> 113.0 miles
<b>NEW YORK   JFK</b> 114.0 miles	



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