

10 Existing Loading Docks *plus*
10 Potential Loading Docks



195,181±
total square
footage available
(will divide)

11200 Roosevelt Boulevard, Philadelphia, PA

Logistics/ distribution facility **available 7/1/2025**

Superb location within minutes of US Rt 1, I-95 and I-276 (PA Turnpike);
easy access to Center City Philadelphia

- **Total Available Space** 195,181± SF
Warehouse Space 189,369± SF
Office Space 5,812 SF
- **Loading** 10 Tailgate loading docks with the option to add ten additional
- **Ceiling Height** 18' Clear
- **Parking** Ample off-street truck and car parking
- **Zoning** I-2 Medium Industrial
- **Dry Sprinkler System** (No heat needed, but can be added)
- **Institutional Ownership**

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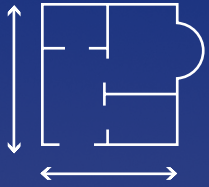
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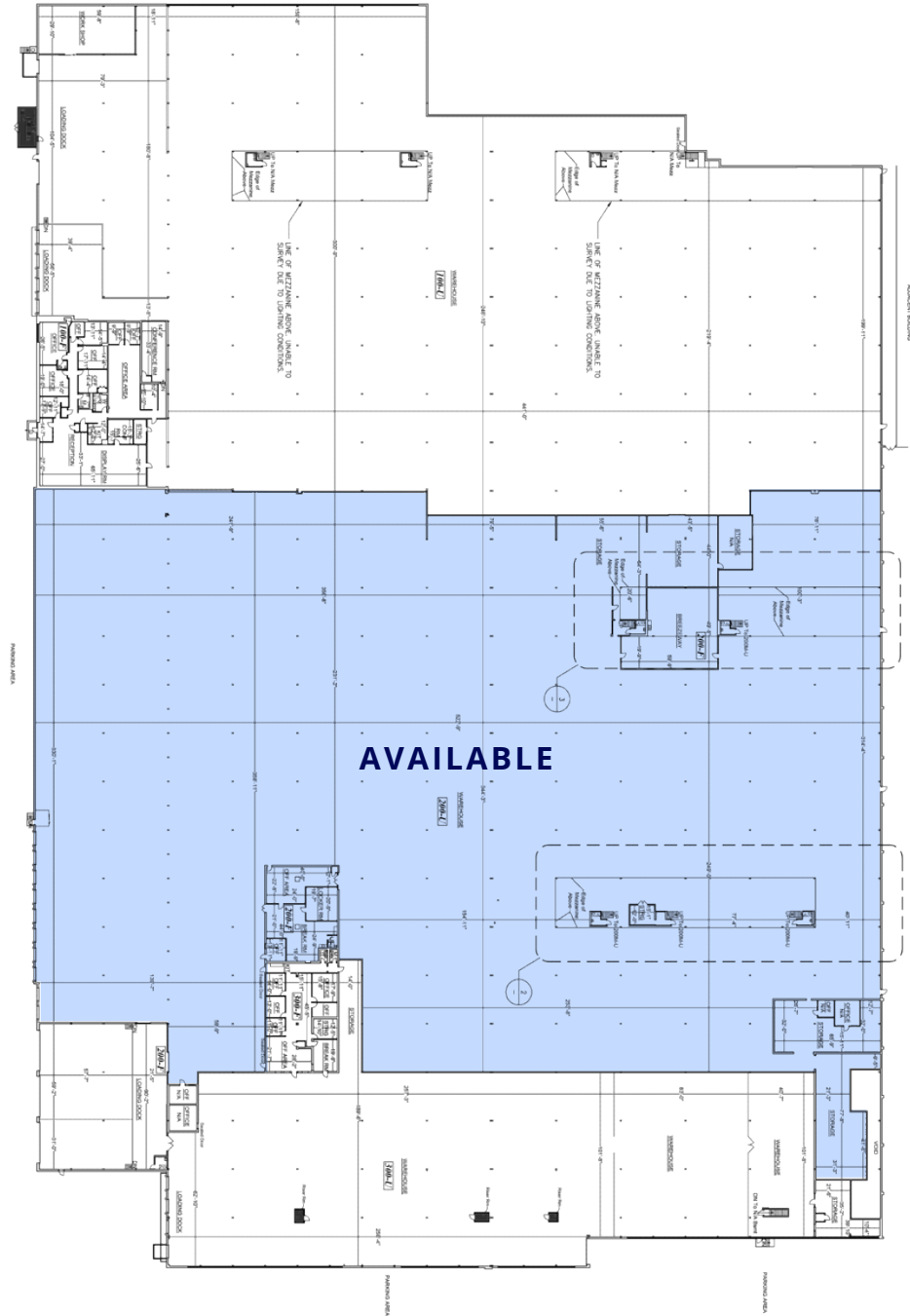
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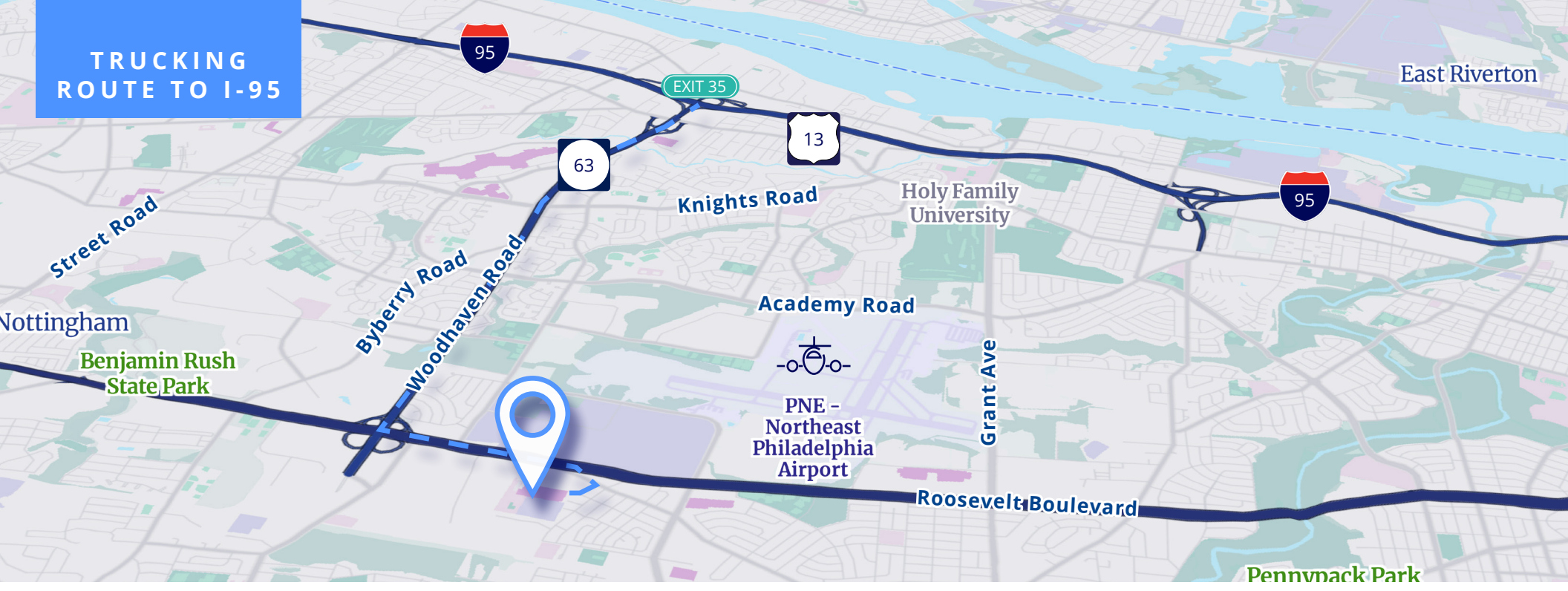


Floor Plan

195,181 \pm
total square
footage available
(will divide)



**TRUCKING
ROUTE TO I-95**





Richard Gorodesky, SIOR, MBA

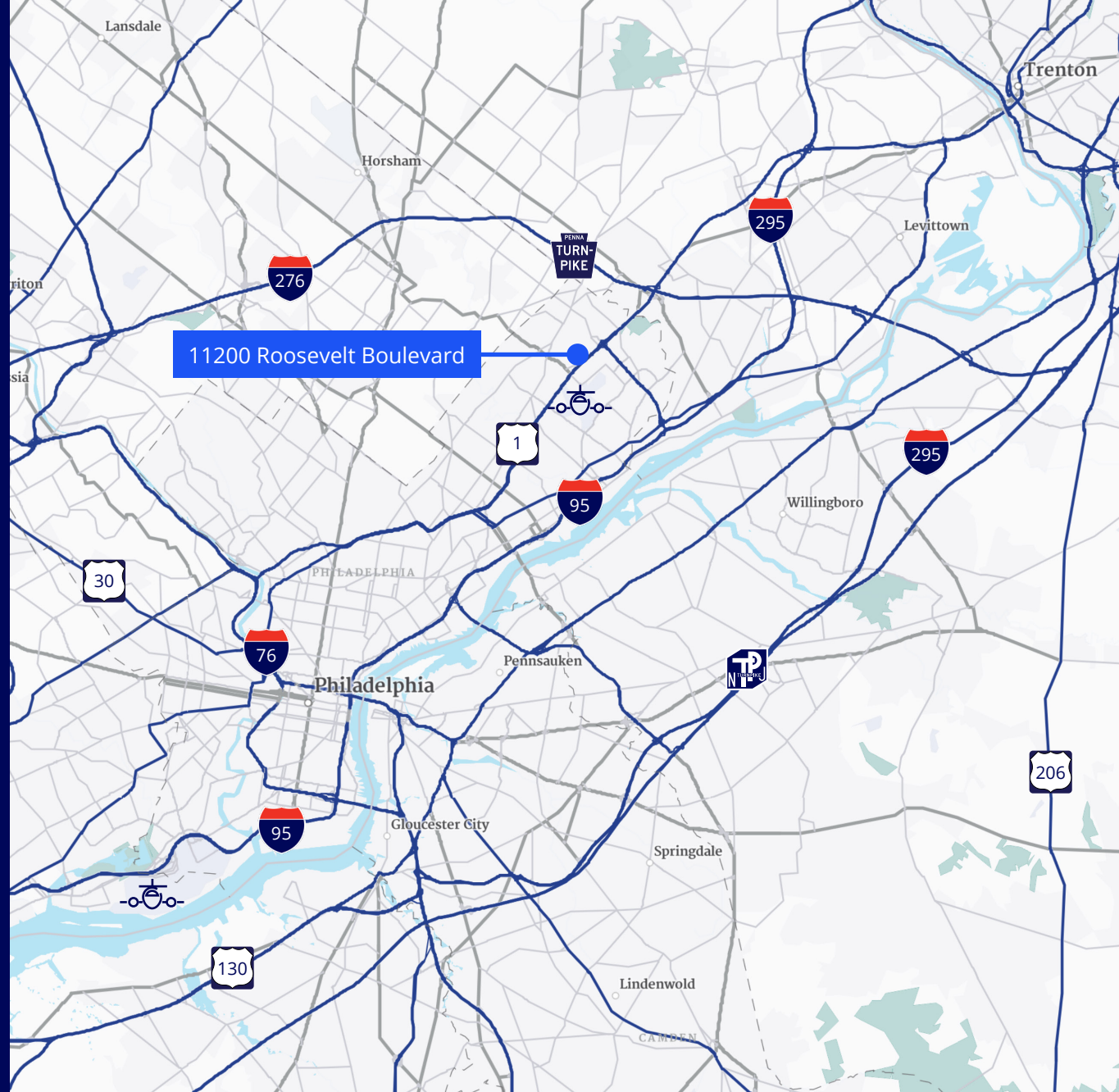
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