

DLC

**DELCO
LOGISTICS
CENTER**

1500 EAST 2ND STREET

EDDYSTONE, PA



WHY DELCO LOGISTICS CENTER?

- Immediate access to I-95, I-476, PHL International Airport, and PhilaPort
- Heavy Parking (602 Auto / 61 Trailer)
- Access to a robust labor pool
- Immediate Occupancy

CLASS A

±228,900 SF

AVAILABLE FOR LEASE



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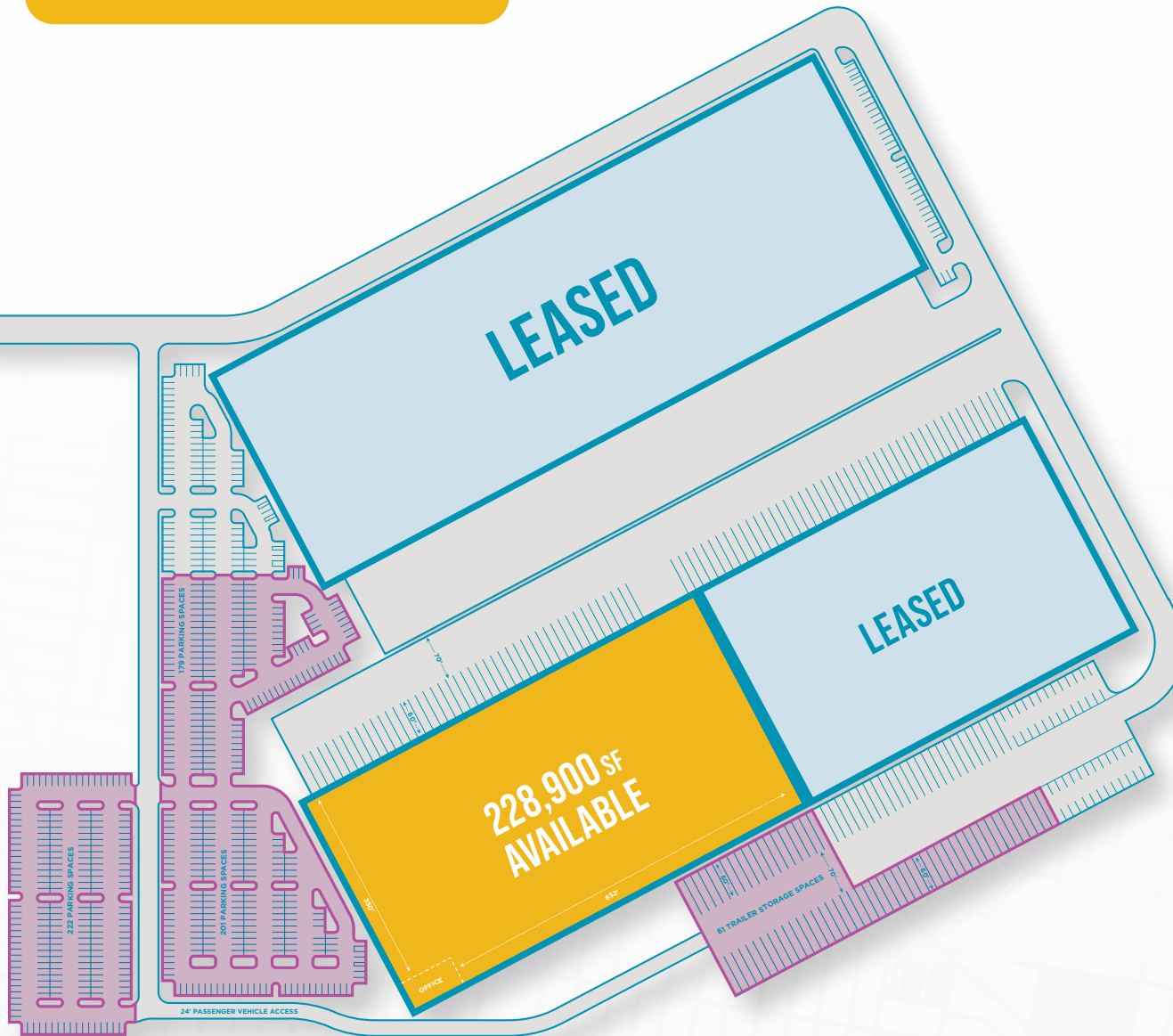
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SITEPLAN



- The space is move-in ready with a fully built-out spec office, offering immediate occupancy and tenant flexibility.
- Designed to meet the demands of modern industrial users. The building offers best-in-class specifications that deliver efficiency, flexibility, and long-term performance.

CORE SPECS

Available SF	±228,900 SF
Building Size	±420,000 SF
Available SF Dimensions	652' x 350'
Building Dimensions	1,200' x 350'
Office SF	2,875 SF
Clear Height	36'
Column Spacing	54' x 50' (60' at speed bay)
Zoning	HI - Heavy Industrial

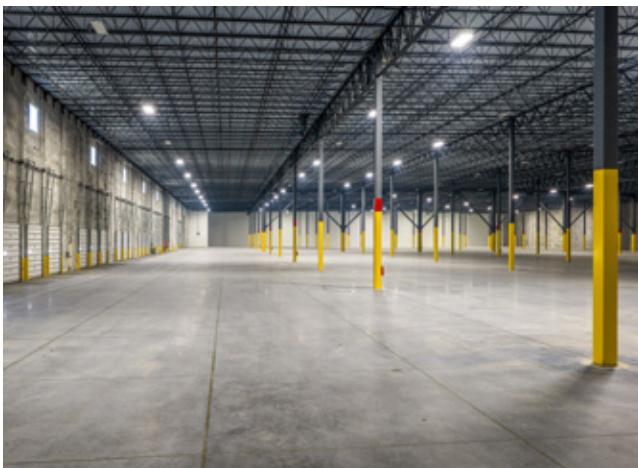
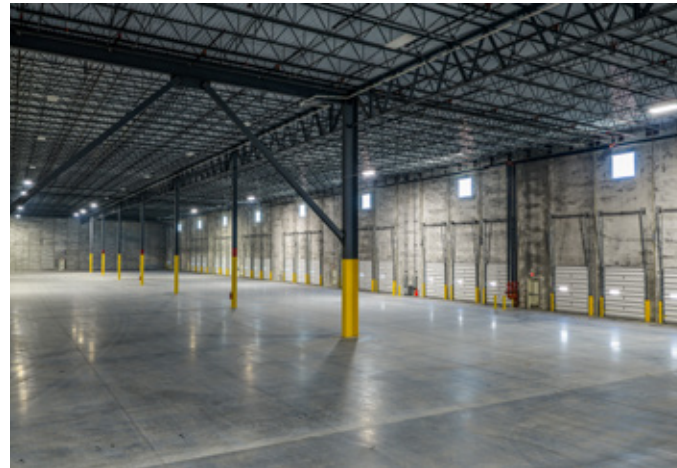
LOADING & PARKING

Dock Doors	24 - 9'x10' Doors (Expandable to 39) with 35,000 lb mechanical levelers, bumpers, and seals
Drive-In Doors	1 - 12' x 16' Door
Truck Court	130' with 70' concrete apron
Car Parking Spaces	602 Spaces
Trailer Parking	61 Stalls (Expandable) Additional 15 stalls along dock wall

INFRASTRUCTURE

Floor	7" Concrete Slab
Power	2,000 Amp
Fire Protection	ESFR System
Lighting	LED
Exterior Wall	Insulated load bearing precast concrete wall
Roof	Single-ply, fully adhered 60-mil black EPDM roofing system
HVAC	Roof-mounted gas-fired Cambridge heating units
Utilities	Public water, sewer, electric and gas

BUILDING PHOTOS



LOCAL ACCESS



EXIT 7

EXIT 8



291

INDUSTRIAL HIGHWAY



SEPTA Train Station



SEPTA Bus Station

Penn Terminals

291



DLC
DELCO
LOGISTICS
CENTER

DRIVE TIMES



I-95	2 miles	6 mins
PHL Airport	4.5 miles	11 mins
PhilaPort	12.9 miles	27 mins
Center City Philadelphia	17.7 miles	30 mins

REGIONAL MAP

DISTANCE TO:

PORTS

Penn Terminals	Next Door
PhilaPort	12.9 Miles

AIRPORT

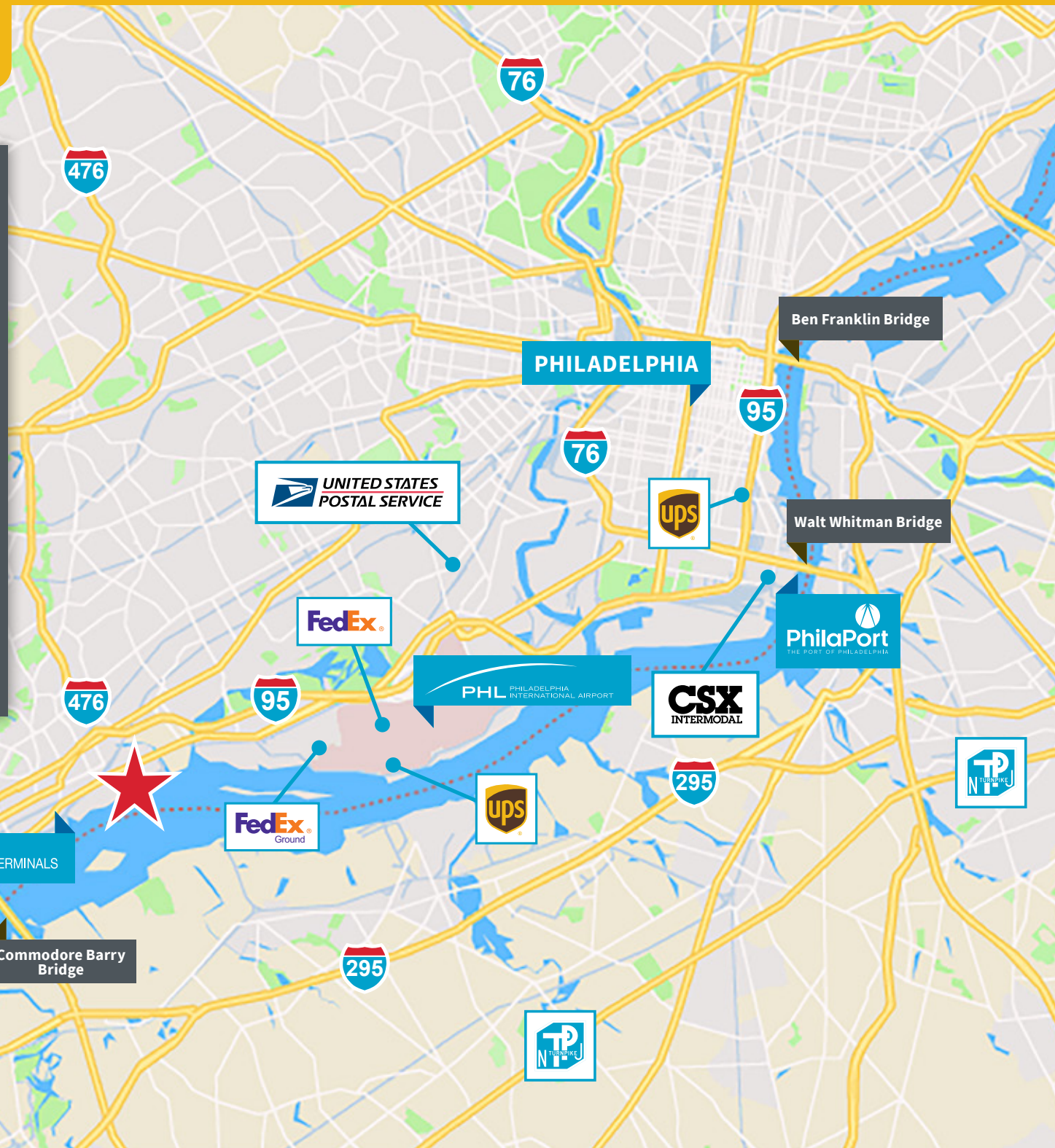
PHL International Airport	4.5 Miles
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PARCEL HUBS

FedEx	3.7 Miles
FedEx Ground	3.7 Miles
FedEx Air Cargo Facility	5.5 Miles
UPS Air Hub	7.9 Miles
United States Postal Service	8.5 Miles
FedEx Express	9.4 Miles

MAJOR HIGHWAYS

Exit 8 @ I-95	2.0 Miles
Exit 7 @ I-95 & I-476 Interchange	2.5 Miles
I-295 Interchange	9.6 Miles
NJ Turnpike	13.4 Miles



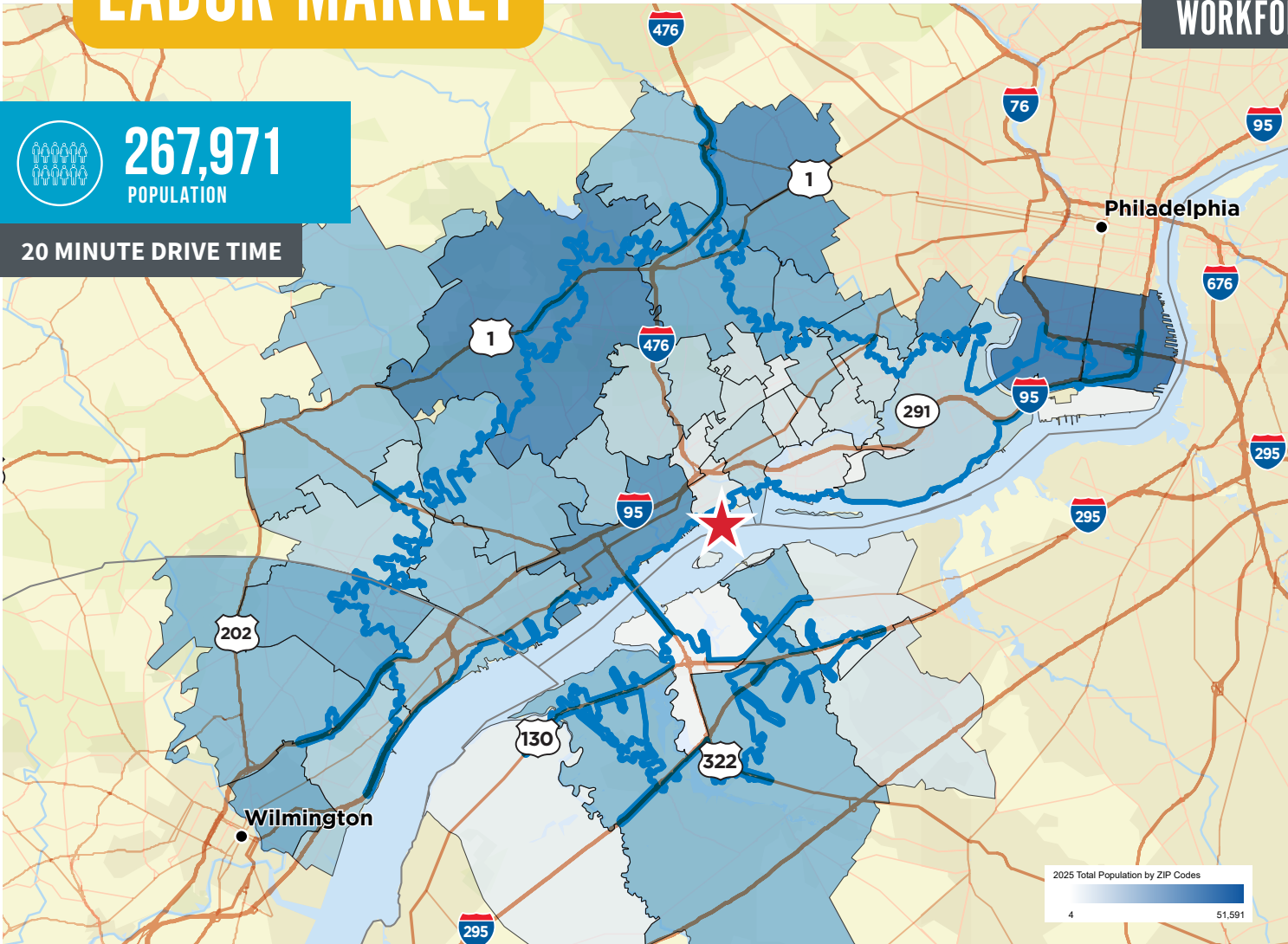
LABOR MARKET

WORKFORCE CHARACTERISTICS



267,971
POPULATION

20 MINUTE DRIVE TIME



TOTAL LABOR FORCE (20-MIN)
218,506

67.1% Participation Rate

Unemployment Rate **4.7%**
Unemployment People **6,927**
Ages 15 to 44 of Total Population **105,044**



LABOR FORCE

By Occupation (20-Min)

Manufacturing Operations	11,052
Warehouse Operations	9,428
Warehousing Compatible Roles	11,059



LABOR COST*

By Occupation (\$/Hr)

Manufacturing Operations	\$27.29
Warehouse Operations	\$21.28
Warehousing Compatible Roles	\$22.35

*Labor cost is a measure of wages and is the median of all jobs in the occupation code no matter the experience level.

MEDIAN HOUSEHOLD INCOME

\$80,524 👍
Metro Average = \$74,817

MEDIAN HOME VALUE

\$320,061 👍
Comp Market Avg = \$216K

LABOR CAPACITY

9,428 JOBS 👍
Warehouse Jobs



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