

**AVISON
YOUNG**

417 N ARCH ST

MILTON, PA

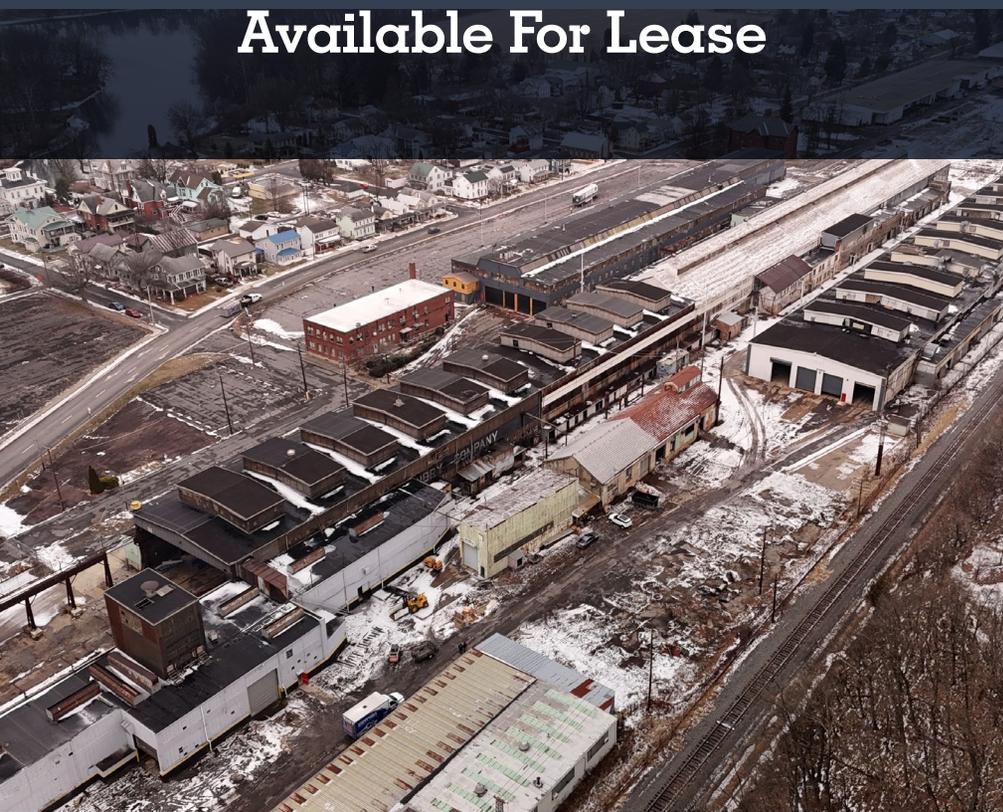
FOR LEASE

45.12-Acre Rail-Served Industrial Site

+/- 339,000 SF AVAILABLE



Large Scale Industrial Complex Available For Lease



Property Overview



**+/- 339,000 SF AVAILABLE
ACROSS 9 BUILDINGS**



**MULTIPLE IOS LOTS AVAILABLE
- GRAVEL & PAVED**



**CAPITAL IMPROVEMENTS
UNDERWAY**



SIGNIFICANT POWER CAPACITY



**FORMER OIL TANKER
MANUFACTURING SITE**



8+ MILES OF RAIL ON SITE

Building Summary



BUILDING #	SF AVAILABLE	CLEAR HEIGHT	LOADING	POWER	RAIL	CRANE SERVED	ADDITIONAL SPECS	PRICING
BUILDING 1	25,000 SF	40'	4 Oversized Drive-In Doors	Heavy	Yes	5 17-Ton	LED Lighting	\$4.50/SF NNN
BUILDING 2	125,848 SF	30'	3 Oversized Drive-In Doors	Heavy	Yes	4 25-Ton	1 4000-Ton Hydraulic Press 70'x1000' Crane Bay	\$4.25/SF NNN
BUILDING 3	91,000 SF (2 Units Available)	16'-30'	6 Oversized Drive-In Doors	Heavy	Yes	1 5-Ton	15' Wide crane bay 60' clear span bay LED Lighting	Unit 1 \$4.25/SF NNN Unit 2 \$2.75/SF NNN
BUILDING 4	53,266 SF	16'-25'	1 Loading Dock 5 Drive-In Doors	Heavy	No	No	1 Acre IOS 2000 Ton Hydraulic Press	\$4.00/SF NNN
BUILDING 5	0 SF	30'	7 Grade-Level Doors	-	-	-	-	-
BUILDING 6	18,264 SF	16'	4 Oversized Drive-in Doors	TBD	No	No	60' wide clear span	\$4.00/SF NNN
BUILDING 7	2 Acre IOS Site w/ 11,000 SF Facility	20'	1 Drive-In Door	TBD	Yes	No	Gravel lot	\$10,000/Month (IOS & Facility)
IOS SITE	1.25 Acres	-	-	-	-	-	.75 Acres Paved, Fenced, & Gated .50 Acre Grass Lot	\$4,250/Month (\$4,000/Acre/Mo)
BUILDING 8	5,000 SF	14'	1 Drive-In Door	-	-	-	-	\$3.25/SF NNN
BUILDING 9	5,410 SF Office Available	-	-	-	-	-	-	-
BUILDING 10	4,000 SF Flex Building	14	2 Drive-In Doors	-	-	-	2,000 SF Warehouse, 2,000 SF Office	\$6.00/SF

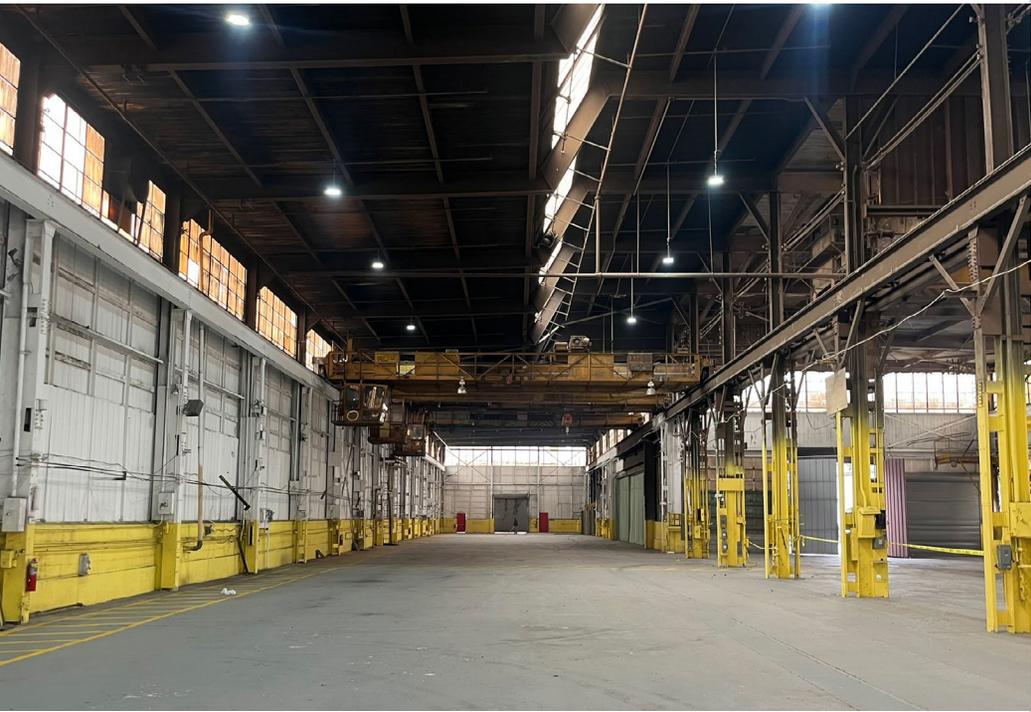
Site Plan

+/-339,000 SF AVAILABLE

9 BUILDINGS



Building 1 Overview



BUILDING SPECS & FLOOR PLAN



SF AVAILABLE	25,000 SF
CLEAR HEIGHT	40'
LOADING	4 Oversized Drive-In Doors
POWER	Heavy
RAIL SERVED	Yes
CRANE SERVED	5 17-Ton
ADDITIONAL SPECS	LED Lighting
PRICING	\$4.50/SF NNN

Building 2 Overview



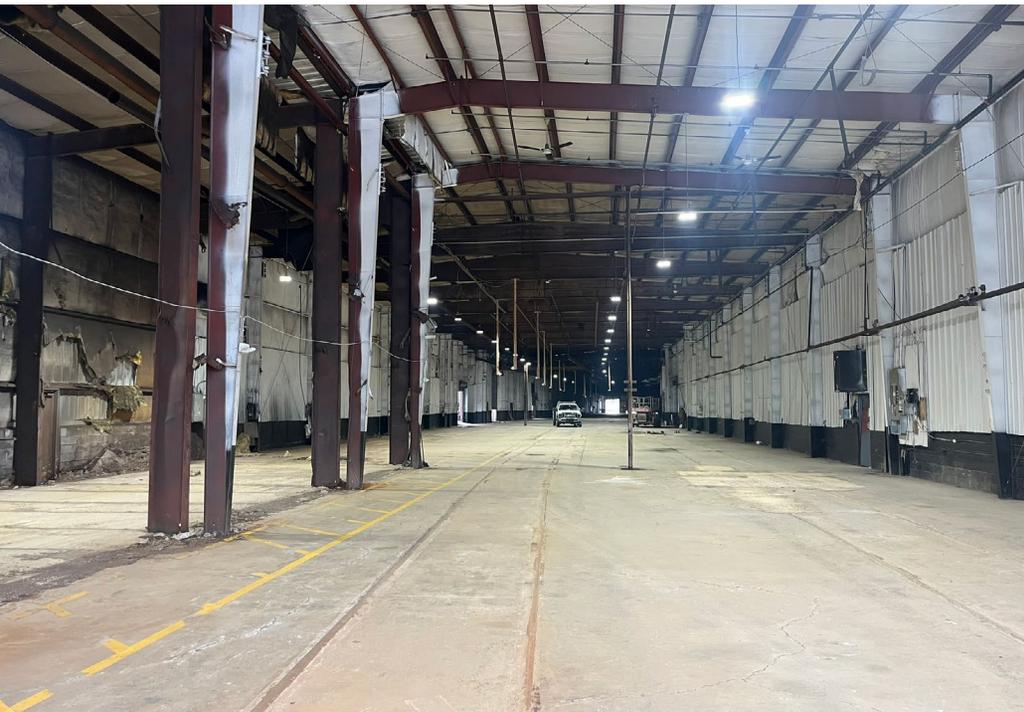
BUILDING SPECS & FLOOR PLAN



125,848 SF AVAILABLE

SF AVAILABLE	125,848 SF
CLEAR HEIGHT	30'
LOADING	3 Oversized Drive-In Doors
POWER	Heavy
RAIL SERVED	Yes
CRANE SERVED	4 25-Ton (70'x1000' Crane Bay)
ADDITIONAL SPECS	1 4000-Ton Hydraulic Press
PRICING	\$4.25/SF NNN

Building 3 Overview



BUILDING SPECS & FLOOR PLAN



SF AVAILABLE	Total : 91,000 SF Unit 1: +/- 65,000 SF Unit 2: +/- 26,000 SF
CLEAR HEIGHT	Unit 1: 30' Unit 2: 16'
LOADING	Unit 1: 4 Oversized Drive-in Doors Unit 2: 2 Oversized Drive-in Doors
POWER	Heavy
RAIL SERVED	Yes
CRANE SERVED	Unit 1: 1 5-Ton Crane (15' wide crane bay)
ADDITIONAL SPECS	LED Lighting
PRICING	Unit 1: \$4.25/SF NNN Unit 2: \$2.75/SF NNN

Building 4 Overview



BUILDING SPECS & FLOOR PLAN



SF AVAILABLE	53,266 SF
CLEAR HEIGHT	16'-25'
LOADING	1 Loading Dock 5 Drive-In Doors
POWER	Heavy
RAIL SERVED	No
CRANE SERVED	No
ADDITIONAL SPECS	1 Acre IOS 2000 Ton Hydraulic Press
PRICING	\$4.00/SF NNN

Building 6 Overview



BUILDING SPECS & FLOOR PLAN



18,264 SF AVAILABLE

SF AVAILABLE	18,264 SF
CLEAR HEIGHT	16'
LOADING	4 Oversized Drive-in Doors
POWER	TBD
RAIL SERVED	No
CRANE SERVED	No
ADDITIONAL SPECS	60' wide clear span
PRICING	\$4.00/SF NNN

Building 7 Overview



BUILDING SPECS & FLOOR PLAN



11,000 SF Available

SF AVAILABLE	2 Acre IOS Site w/ 11,000 SF Facility
CLEAR HEIGHT	20'
LOADING	1 Drive-In Door
POWER	TBD
RAIL SERVED	Yes
CRANE SERVED	No
ADDITIONAL SPECS	Gravel lot
PRICING	\$10,000/Month (IOS & Facility)

Building 8 Overview



BUILDING SPECS & FLOOR PLAN



SF AVAILABLE	5,000 SF
CLEAR HEIGHT	14'
LOADING	1 Drive-In Door
POWER	-
RAIL SERVED	-
CRANE SERVED	-
ADDITIONAL SPECS	-
PRICING	\$3.25/SF NNN

Building 10 Overview

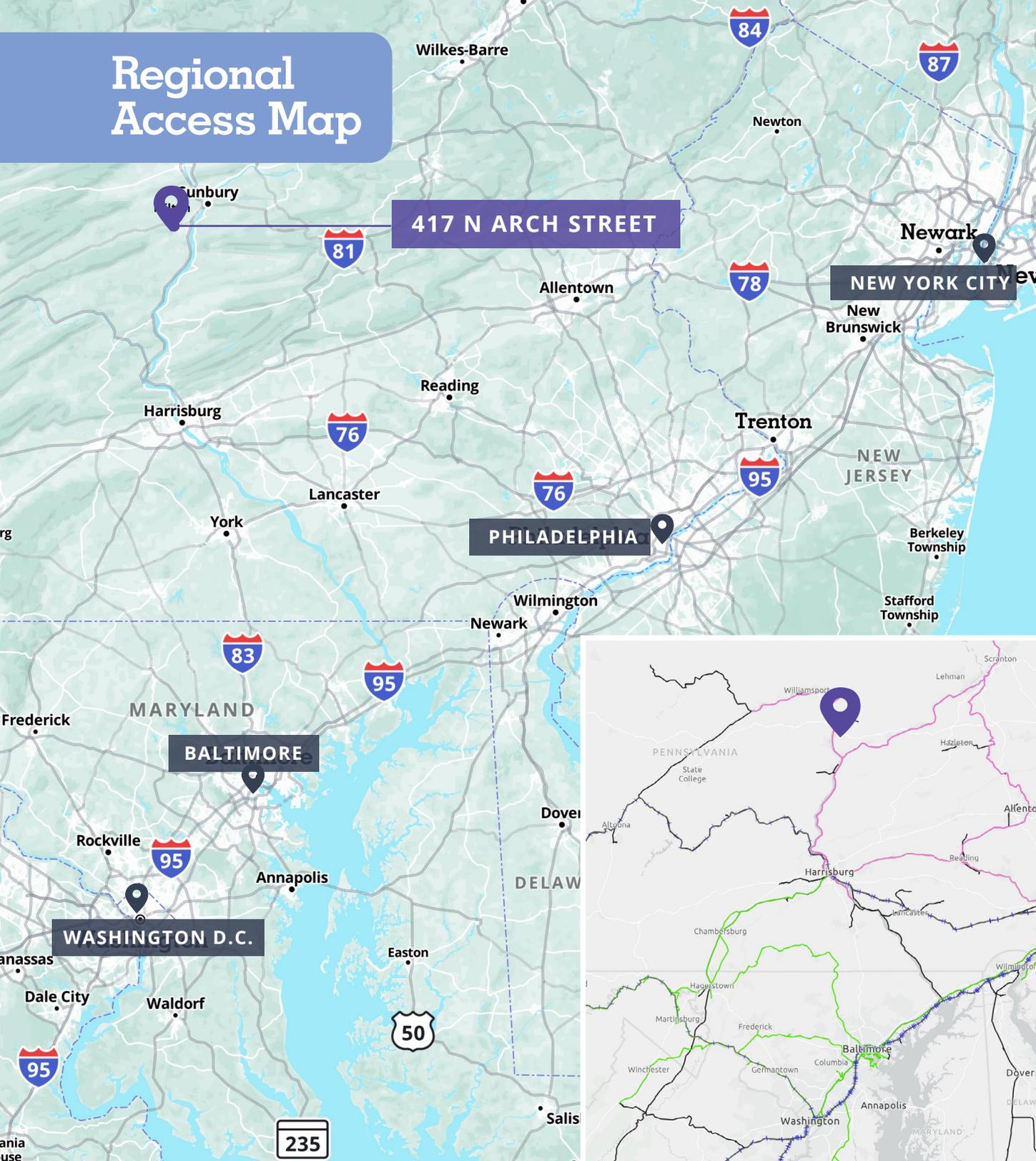


BUILDING SPECS & FLOOR PLAN



SF AVAILABLE	4,000 SF Flex Building
CLEAR HEIGHT	14'
LOADING	2 Drive-In Doors
POWER	-
RAIL SERVED	-
CRANE SERVED	-
ADDITIONAL SPECS	2,000 SF Warehouse, 2,000 SF Office
PRICING	\$6.00/SF

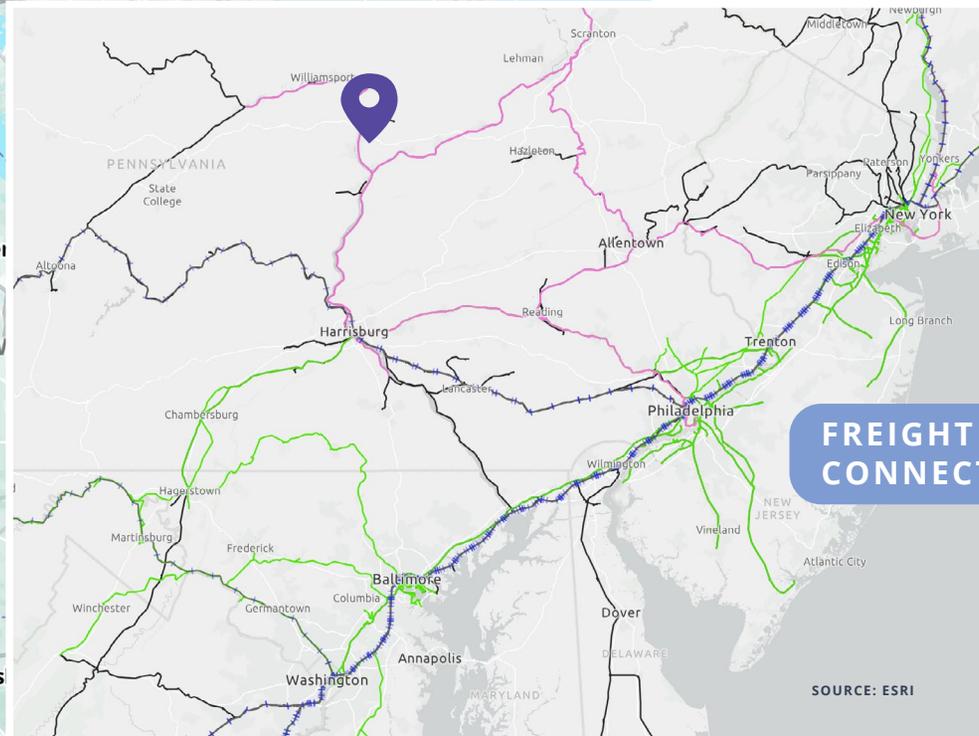
Regional Access Map



417 N Arch St offers direct access to active freight rail, supporting efficient regional shipping connections for industrial users.

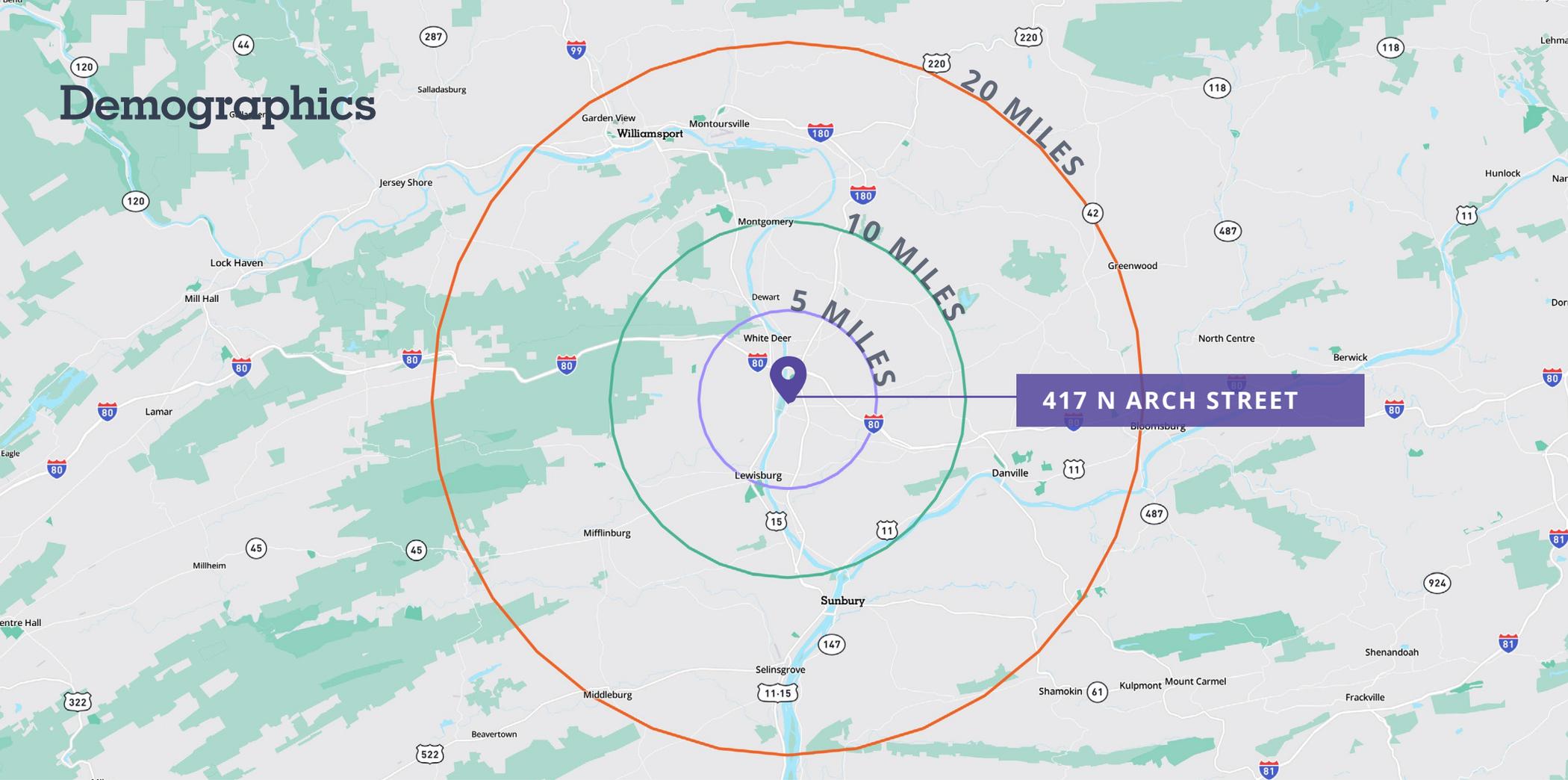
DISTANCES TO EAST COAST HUBS FROM 417 N ARCH ST

NEW YORK CITY	174 Miles
PHILADELPHIA	148 MILES
BALTIMORE	145 MILES
WASHINGTON D.C.	186 MILES



FREIGHT LINE CONNECTIVITY

Demographics



KEY DEMOGRAPHICS



POPULATION

5 MILE RADIUS

28,502

10 MILE RADIUS

34,490

20 MILE RADIUS

169,871



HOUSEHOLDS

11,151

12,030

68,988



AVG. HOUSEHOLD INCOME

\$60,650

\$77,305

\$67,343



BLUE COLLAR EMPLOYMENT

27.7%

24.3%

24.6%



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