

# 5000 Richmond

Philadelphia  
Pennsylvania



DPH  
DH PROPERTY HOLDINGS

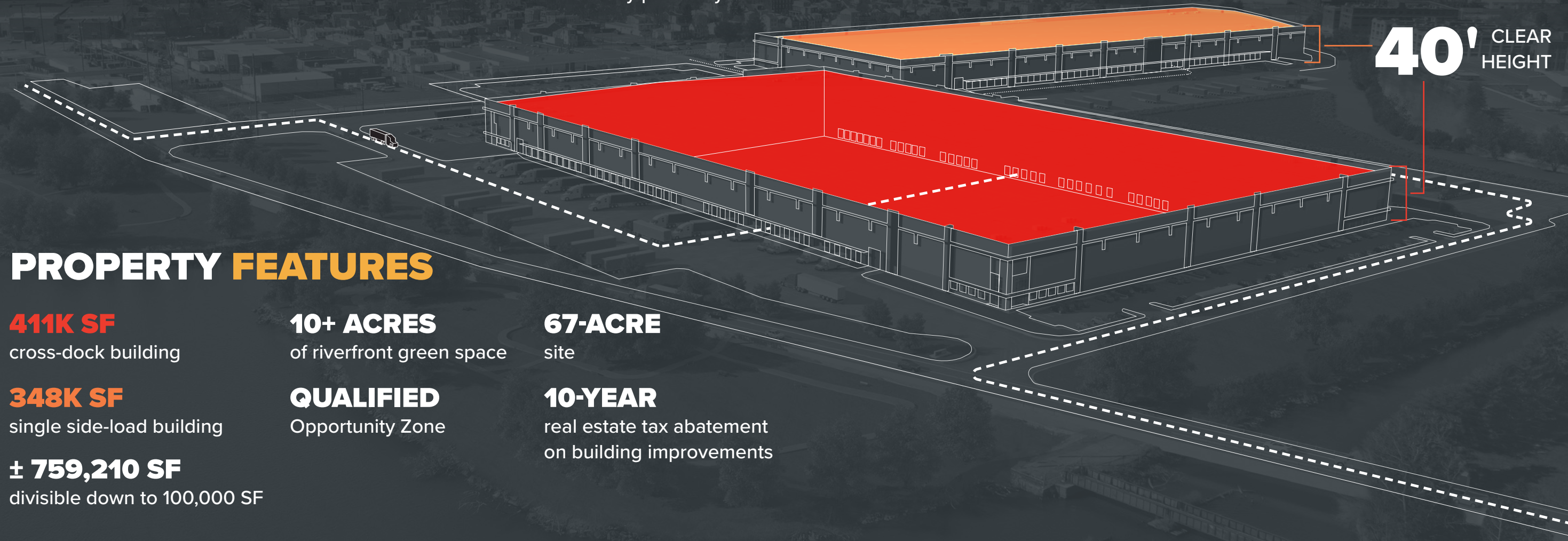
NAI Mertz



# 5000 Richmond

## LEADING-EDGE LOGISTICS

Nestled in a suburban setting within the heart of Philadelphia's densely populated urban core, 5000 Richmond offers a premier distribution location that seamlessly blends modern logistics with exceptional inbound and outbound connectivity. The development is designed for operational efficiency, featuring optimized loading, parking, and circulation. Its strategic proximity to public transportation enhances accessibility, while providing unparalleled access to a broad customer base and workforce across the East Coast and key ports beyond.



## PROPERTY FEATURES

**411K SF**

cross-dock building

**348K SF**

single side-load building

**± 759,210 SF**

divisible down to 100,000 SF

**10+ ACRES**

of riverfront green space

**QUALIFIED**

Opportunity Zone

**67-ACRE**

site

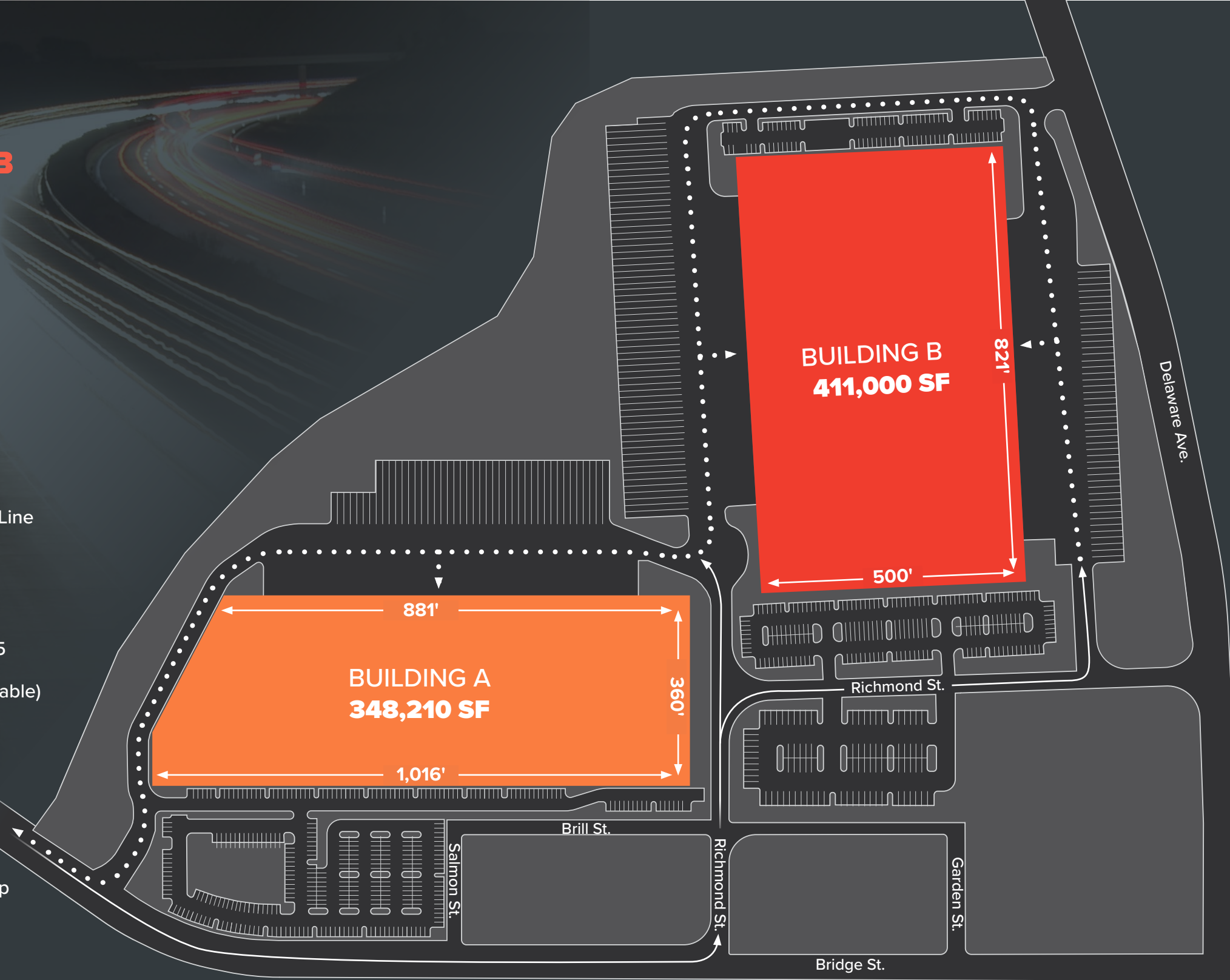
**10-YEAR**

real estate tax abatement  
on building improvements



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	BUILDING A	BUILDING B
Building Area	348,210 SF	411,000 SF
Dimensions	881' + x 360'	821' X 500'
Column Spacing	50' X 56' Typical 60' Speed Bay	50' X 56' Typical 60' Speed Bay
Trailer Parking	81 Stalls	125 Stalls
Auto Parking	417 Stalls	417 Stalls
Dock Doors	42 Doors	70 Doors
Drive-In Doors	2 Doors	4 Doors
Clear Height	40' At First Column Line	40' At First Column Line
Truck Court	135' + Double Stack 60' Trailer Stalls	135' + Double Stack 60' Trailer Stalls
Slab	8" Fiber Reinforced Minimum FF50/FL35	8" Fiber Reinforced Minimum FF50/FL35
Power	1500 Amps (Expandable) 277/480 3 Phase	1500 Amps (Expandable) 277/480 3 Phase
Lighting	LED High Bay On Motion Sensor	LED High Bay On Motion Sensor
Hvac	Gas Fired Heating And Exhaust Fans	Gas Fired Heating And Exhaust Fans
Fire Protection	ESFR With Fire Pump And 10" Loop	ESFR With Fire Pump And 10" Loop
Roof	60 MIL TPO 20 Year Warranty	60 MIL TPO 20 Year Warranty



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KEY DEMOGRAPHICS		
DISTANCE	2021 POPULATION	2021 WORKFORCE
25 Miles	4,774,510	2,335,721
50 Miles	8,892,133	4,336,835
100 Miles	29,926,833	13,949,839

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## I-95 S Access

PENNSYLVANIA  
NEW JERSEY

RIVERTON



# 5000 Richmond

## GREATER PHILADELPHIA'S BEST LAST-MILE LOCATION

- Direct access to the 6th largest city in the US
- 2 miles to Betsy Ross & Tacony-Palmyra Bridges
- 2 miles to Tioga Marine Terminal
- 5 miles to Center City
- 10 miles to the East Coast's fastest-growing port
- (Packer Avenue Marine Terminal)
- \$6+ billion annual e-commerce spending within 60 min





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**FOR LEASING INFORMATION, CONTACT:**

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**Naimertz**

**DHPH**  
DH PROPERTY HOLDINGS

DH Property Holdings has deep experience in the development of best-in-class logistics facilities in challenging urban infill environments. Having developed the first multi-story industrial building on the east coast, DHPH now has more than 6 million square feet, or over \$2 billion, of Class-A urban warehouses complete or underway throughout the Northeast, including New York, Boston, and Philadelphia.

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