



ARES  
INDUSTRIAL  
MANAGEMENT

AVAILABLE  
IMMEDIATELY!

# 1801 NORTH 5TH STREET

PHILADELPHIA, PA 19122

FOR LEASE | 102,307 SQ FT WAREHOUSE | RENOVATIONS UNDERWAY



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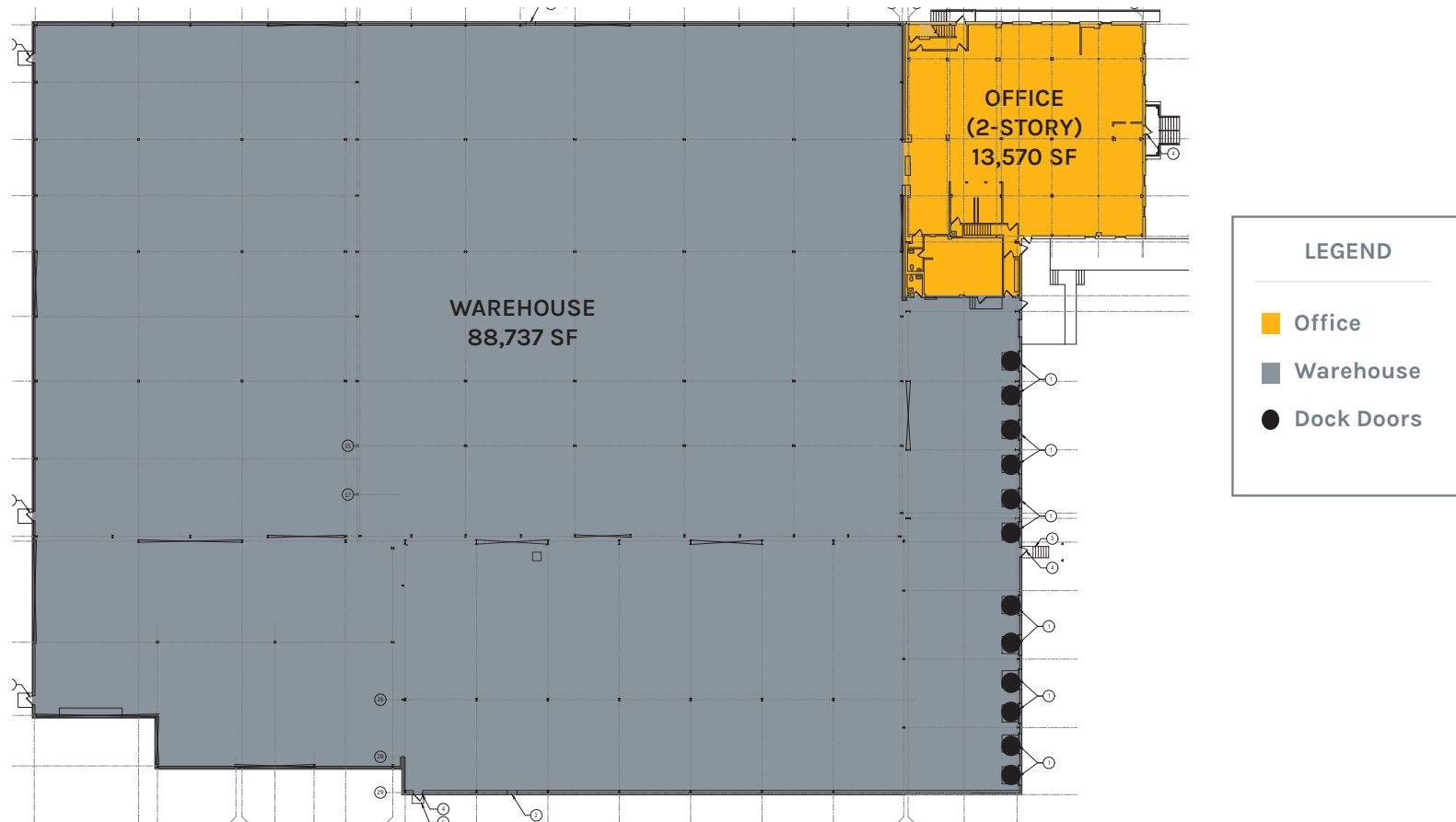
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Lee & Associates of Eastern Pennsylvania, LLC | 220 W. Germantown Pike, Ste. 200, Plymouth Meeting, PA 19462, USA

# Property FEATURES

Warehouse - 88,737 SF  
Office (Two-Story) - 13,570 SF  
Clear Height - 24' - 33'  
New ESFR sprinkler system  
New LED lighting in warehouse & office  
New HVAC

New 1,200 amp electrical service  
Loading - 12 Docks with new equipment +  
2 External Platform Positions  
Parking Area - 1.5 Acres  
Site Access - Fully fenced with automatic security  
gate at entrance





# Location HIGHLIGHTS

2.0 miles to I-95

2.2 miles to I-676

4.3 miles to Port of Philadelphia - Tioga

6.7 miles to Port of Philadelphia - Packer Ave

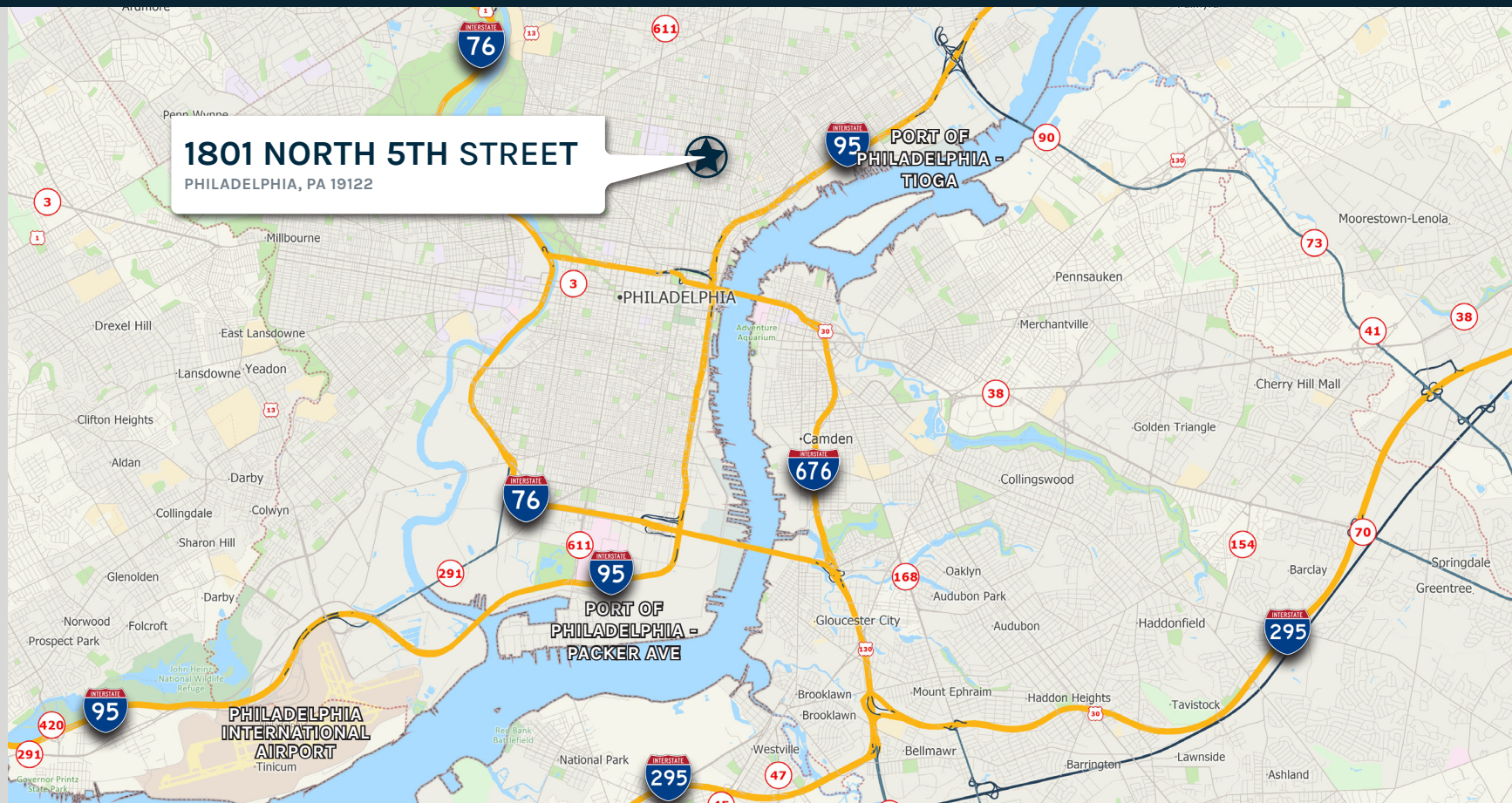
12.9 miles to Philadelphia Int'l Airport

358,307 population within a 3 mile drive time

305,381 workforce within a 3 mile drive time

732,153 population within a 5 mile drive time

588,366 workforce within a 5 mile drive time



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## ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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