

# 3060

**SOUTH 61<sup>ST</sup> STREET  
PHILADELPHIA, PA**

## ±282,255 SF

AVAILABLE FOR LEASE

**Jonas Skovdal**

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**CBRE** Investment  
Management



**CUSHMAN &  
WAKEFIELD**

**BINSWANGER**

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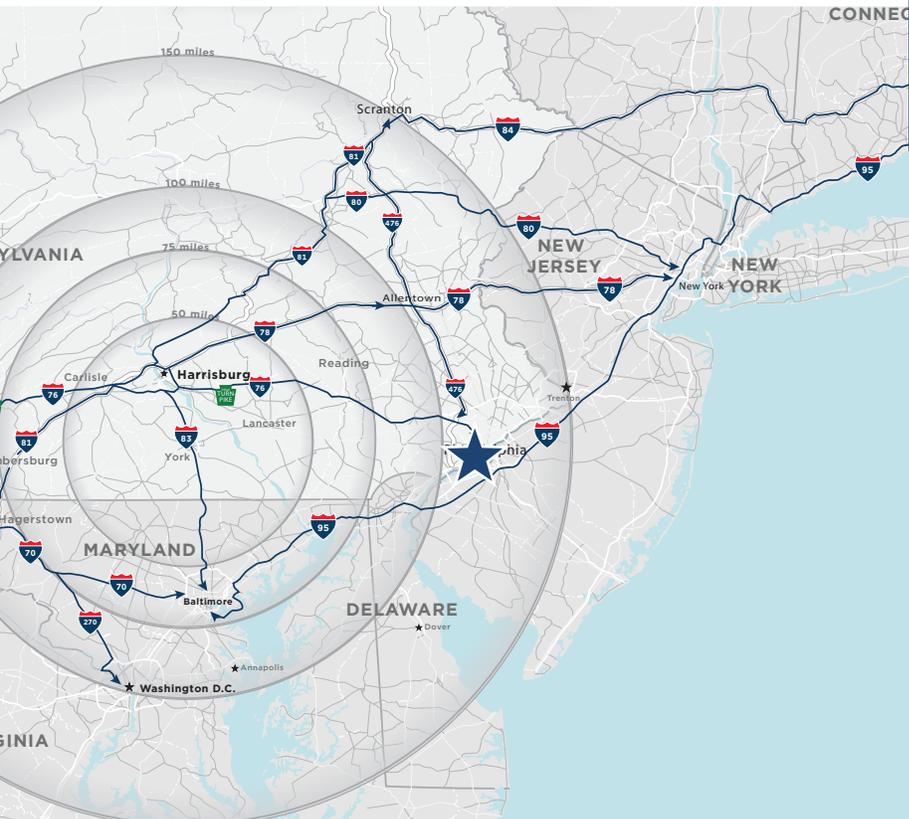
# LOCATION



## PHILADELPHIA LABOR FORCE

	10 MILES	20 MILES
 Total Labor Force	1,598,266	4,001,974
 Manufacturing & Warehouse Operations	114,253	250,709

## DRIVE TIMES



**I-76**  
2 MILES

**PHILADELPHIA, PA**  
5 MILES

**BALTIMORE, MD**  
94 MILES

**WASHINGTON, D.C.**  
132 MILES

**I-95**  
3 MILES

**NEW YORK, NY**  
100 MILES

**HARRISBURG, PA**  
110 MILES

**BOSTON, MA**  
313 MILES

# LOCAL TENANTS



## SITE ADVANTAGES



**PRIME LOCATION** off of Exit 347B of I-76 and Exit 13 of I-95 in Philadelphia, PA



**PROXIMITY** to FedEx, UPS, intermodal terminals, and Philadelphia International Airport.

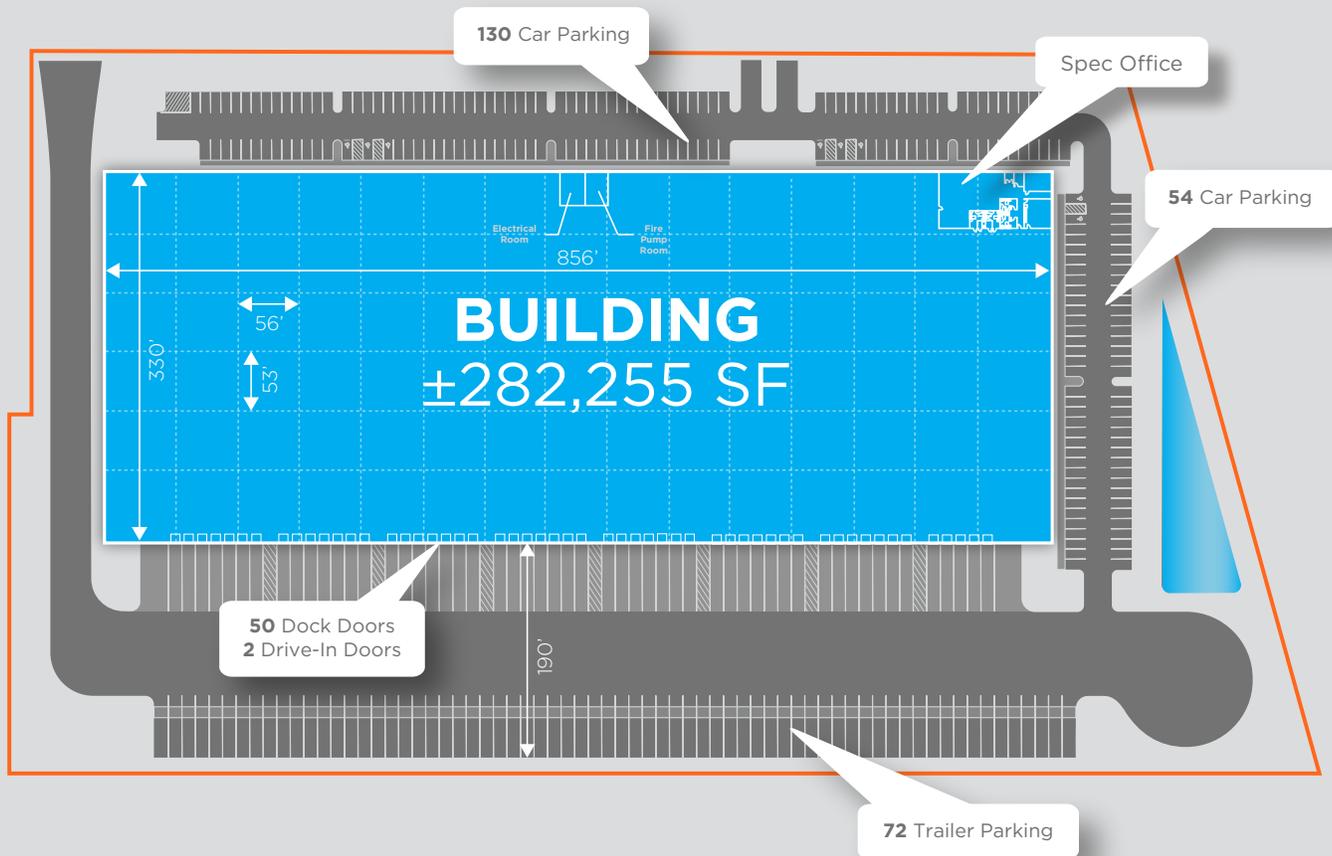


**STATE-OF-THE-ART** distribution center built to the highest industrial standards with LEED Gold Certification.



**SIZABLE LABOR MARKET** characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

# BUILDING SPECS



**± 282,255** SQUARE FEET

**50** DOCK DOORS

**184** AUTO SPACES

**72** TRAILER STALLS

**AVAILABLE SF** ± 282,255 SF

**DIMENSIONS** 330' x 856'

**COLUMN SPACING** 53' x 56'

**OFFICE AREA** ± 5,095 SF

**CLEAR HEIGHT** 40'

**FLOORS** 8" Reinforced Concrete

**ROOF** 60 MIL. TPO

**TRUCK COURT** 190'

**TRAILER PARKING** 72 Stalls

**AUTO PARKING** 184 Spaces

**DOCK DOORS** 50 Dock Doors

**DRIVE-IN DOORS** 2 Drive-Ins (12' W x 16' H)

**POWER** 3,000 amps, 277/480v, 3-phase

**SPRINKLER** ESFR

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