

NEWMARK

48 CHICHESTER
00 AVENUE
UPPER CHICHESTER
PENNSYLVANIA

25,000 – 105,000 SF
READY FOR OCCUPANCY



[WATCH VIDEO](#)

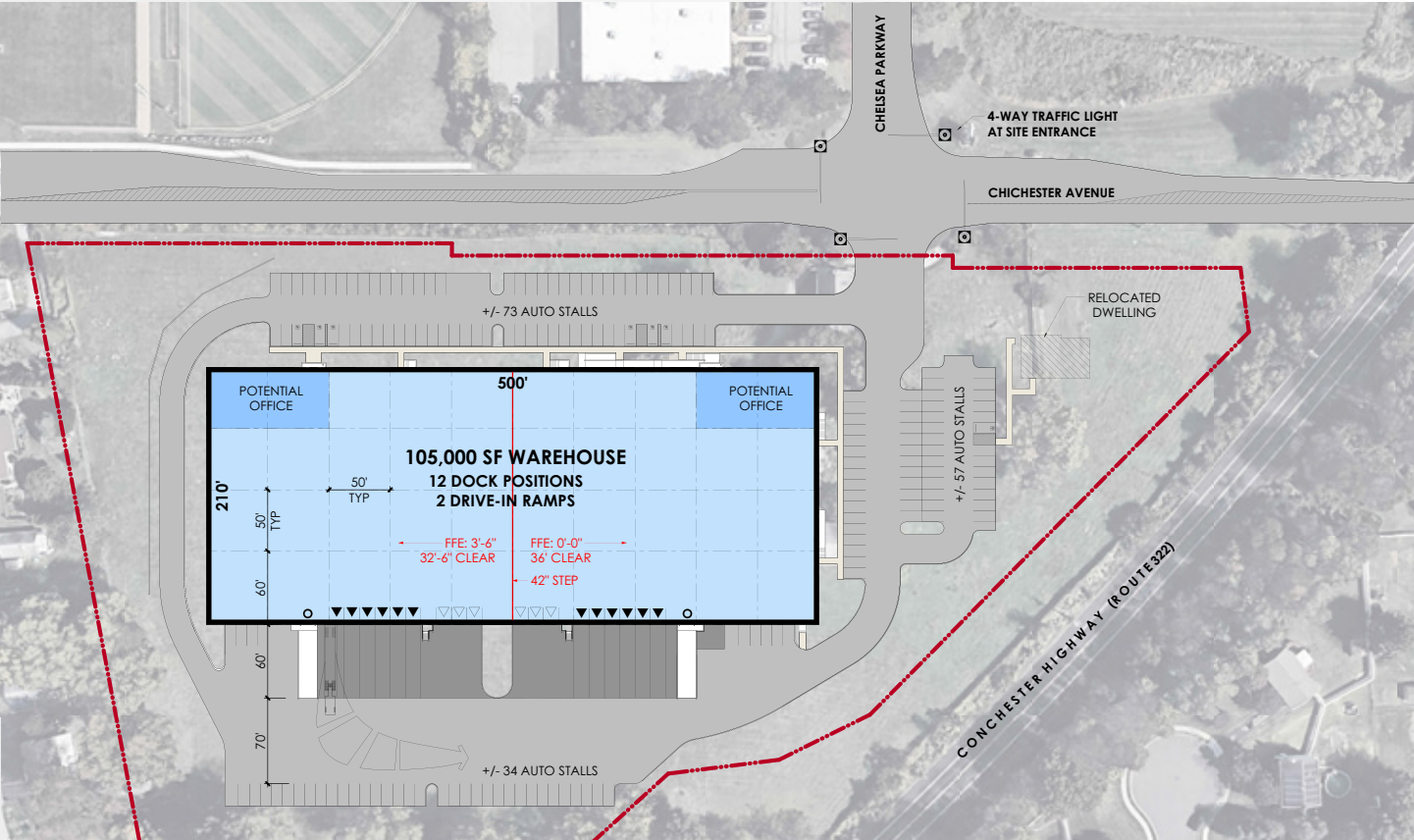


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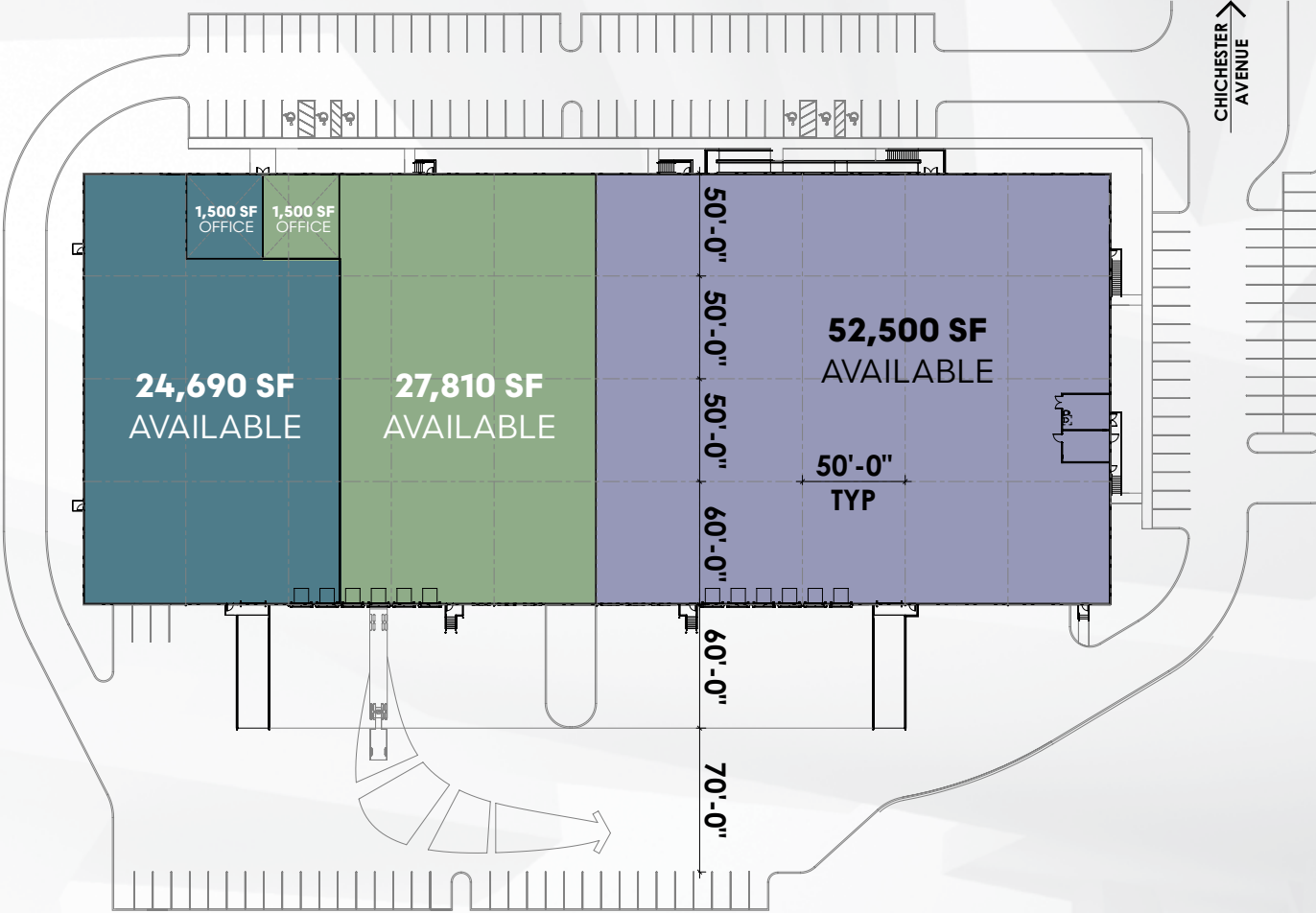
SITE PLAN



Total SF	105,000	Drive-In Doors	2
Divisible	25,000 SF	Car Parking	173 spaces
Proposed Office	2,500 SF	Power	1,600 amp
Building Dimensions	210' x 500'	Sprinkler	ESFR
Column Spacing	50' x 50' with 60' speed bay	Lighting	LED
Clear Height	32' – 36'	Construction	Precast Concrete
Dock Doors	12 (expandable to 18)	Floor Slab	7' unreinforced



CONCEPTUAL DEMISING PLAN



SUPERIOR LOCATION

I-95: 7 minutes

Philadelphia Airport: 15 minutes

Port of Wilmington: 18 minutes

Center City Philadelphia: 30 minutes

PhilaPort: 35 minutes

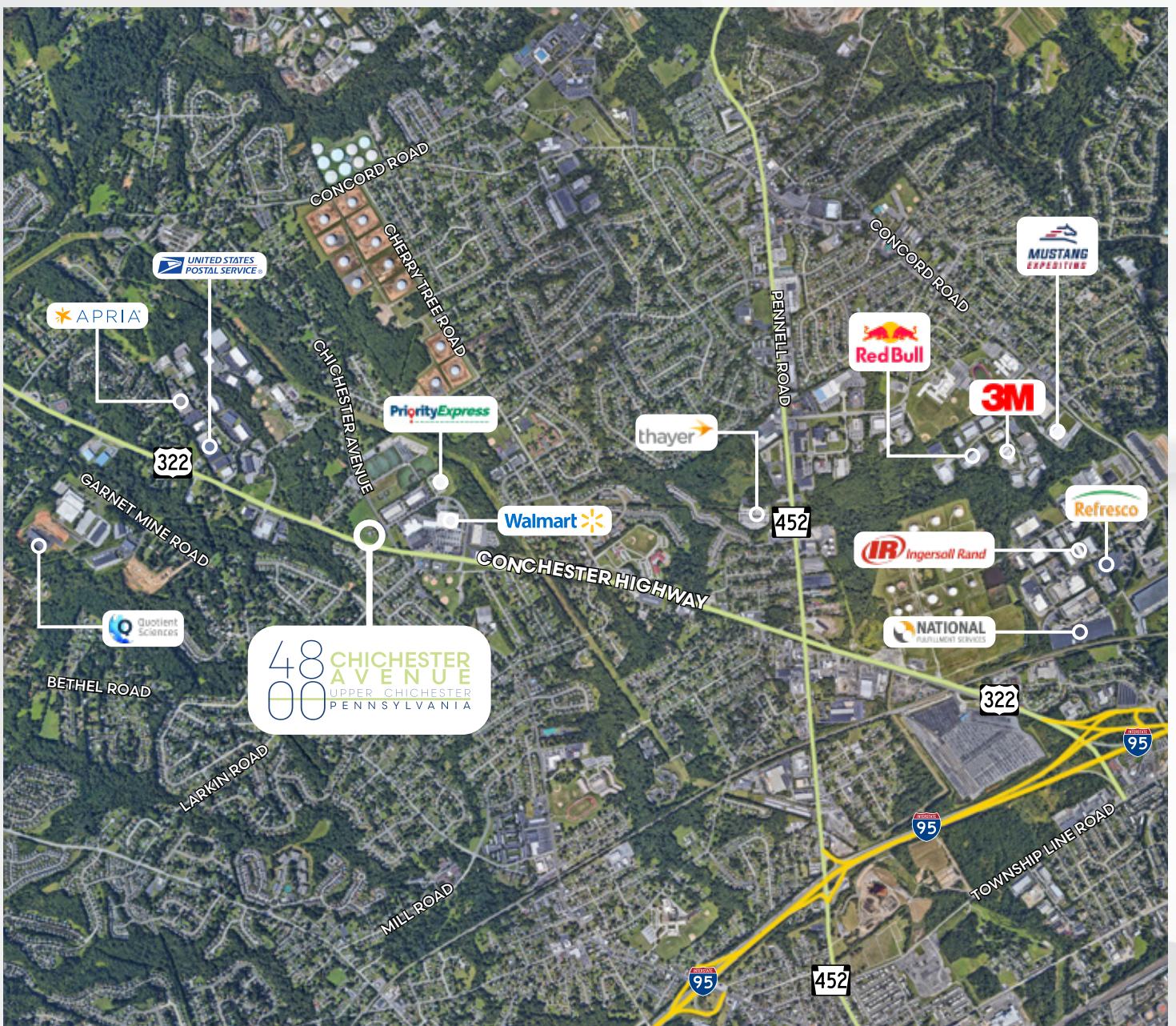
Port of Baltimore: 86 minutes

Baltimore/Washington Airport: 90 minutes

Newark Airport: 97 minutes

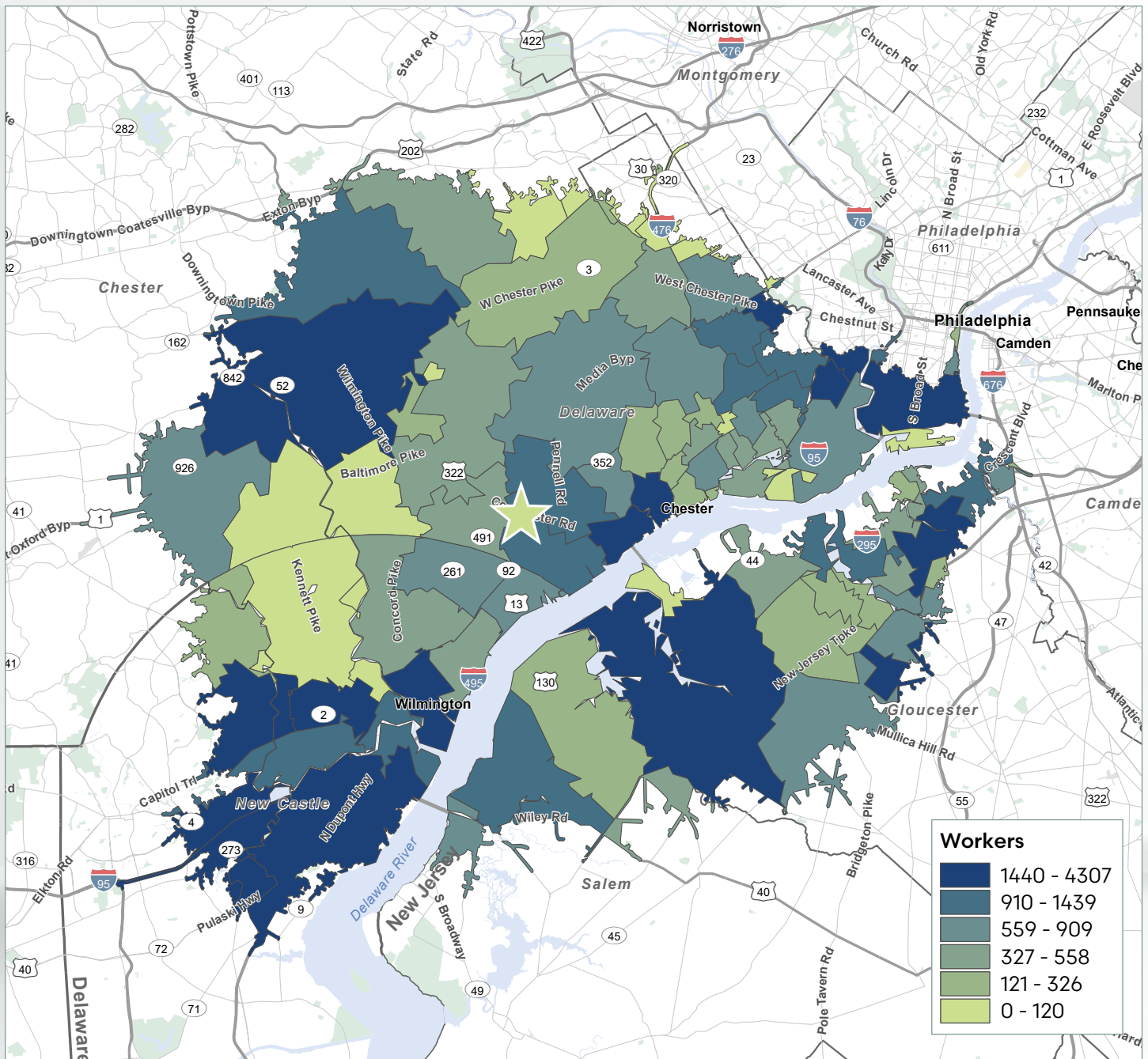
Port of Newark: 108 minutes

New York City: 130 minutes





STRONG LABOR POOL



30 MINUTES

Population

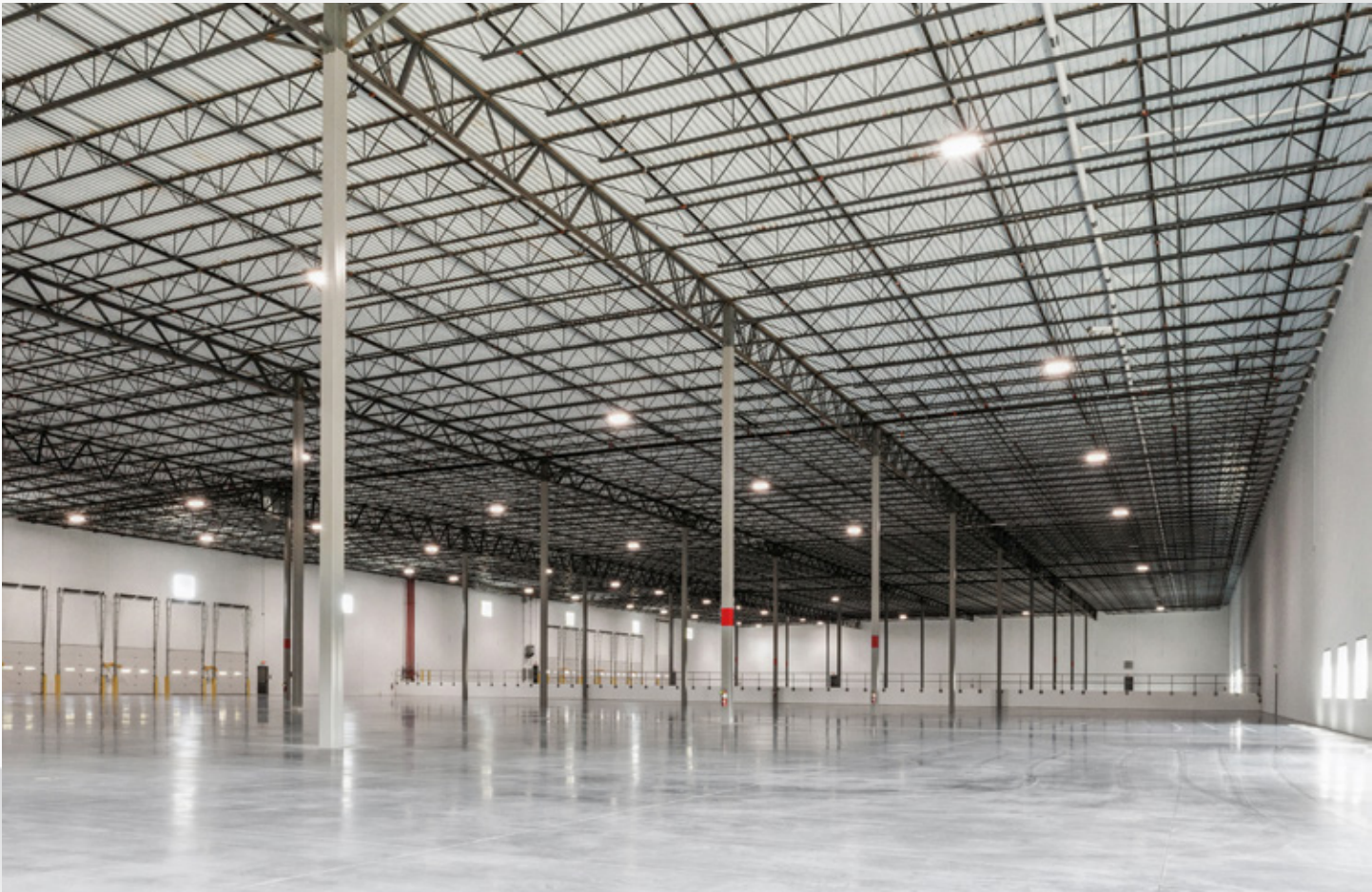
1,303,950

Total Workforce

697,317

Warehouse Workers

91,603





ALLIANCE HP

**PROVEN
DEVELOPMENT
TEAM**

For more information
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Delco Logistics Center: 770,000 SF Class A Industrial development site acquired in 2018; fully entitled and construction underway. Completed July 2022.

Airport Portfolio: Three industrial buildings totaling 125,000 SF all acquired in 2021.

8 Queen Anne Court: 230,000 SF industrial building acquired in 2020.

401 Domino Lane: 130,000 SF industrial building acquired in 2018.

431 Yerkes Road: 70,000 SF industrial/flex building acquired in 2020.

Delanco Portfolio: 570,000 SF Class B warehouse acquired in 2016.

Pennsauken Warehouse: 175,000 SF industrial development site acquired in 2019; construction complete October 2021.

SoNo: 200,000 SF leased to Yards Brewery, City Archives and Target in Philadelphia from 2015-2018.

6300 Bristol Pike: 150,000 SF industrial building acquired in 2019 and 100% leased to an e-commerce company.

3033 Market Street: 130,000 SF industrial building acquired in April 2021.

NEWMARK

LICENSED IN PENNSYLVANIA AS
NEWMARK REAL ESTATE

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