



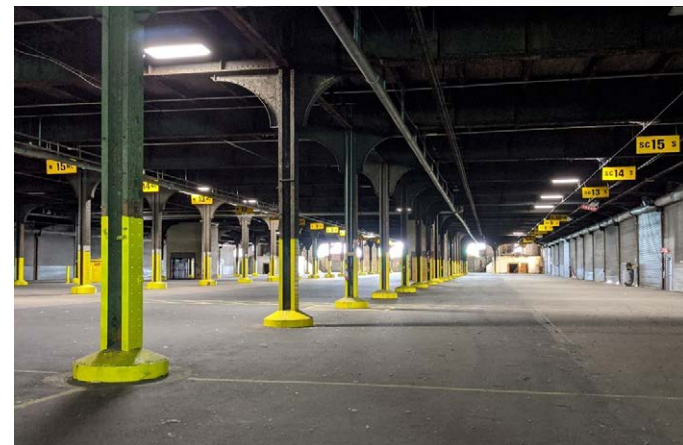
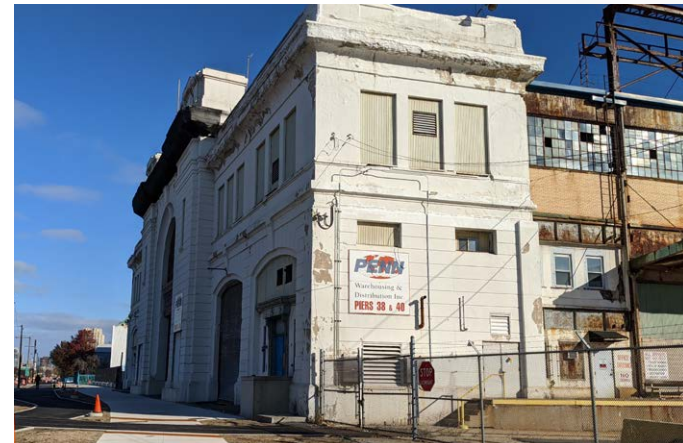
UNPARALLELED LAST-MILE WAREHOUSE DISTRIBUTION LOCATION



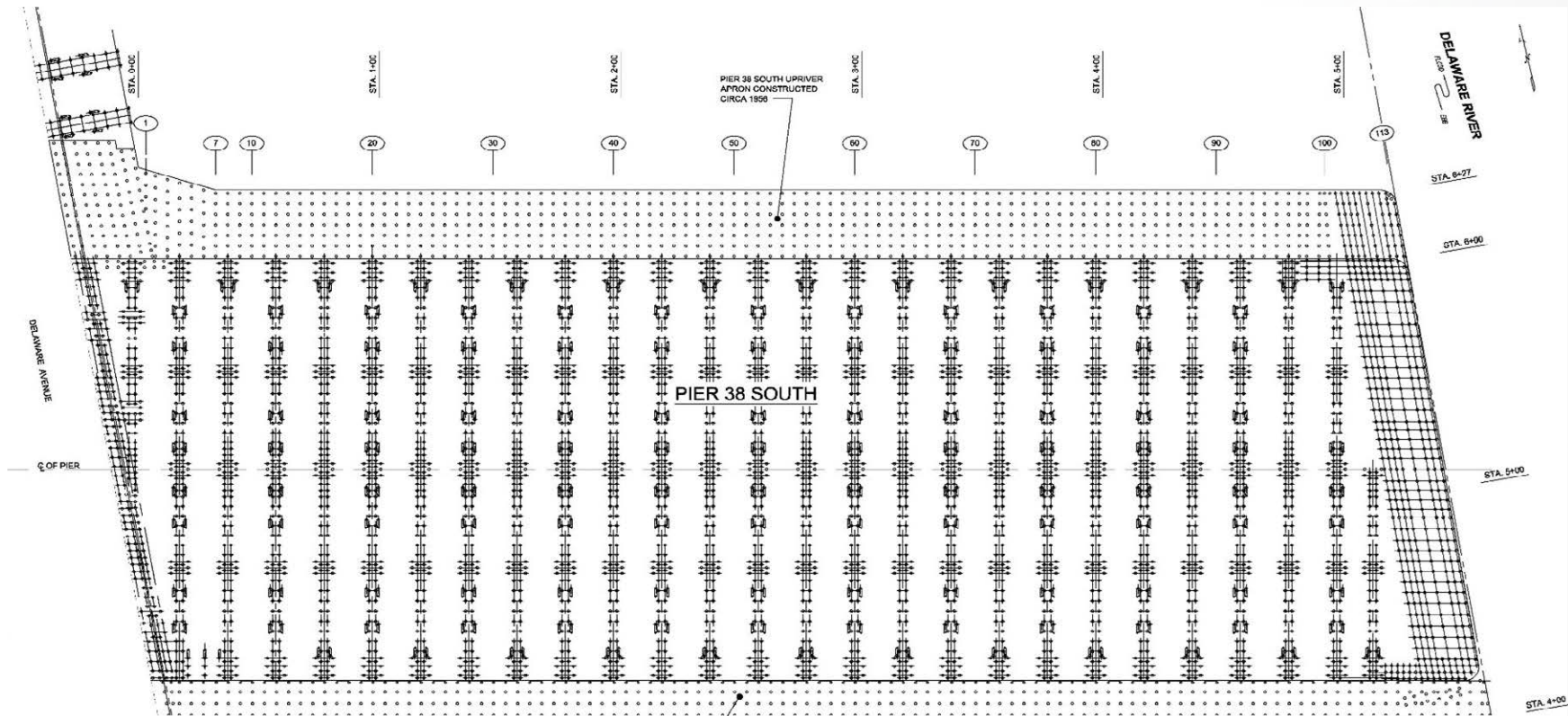
Pier 38
Philadelphia, PA

PROPERTY DETAILS*

NUMBER OF BUILDINGS:	One (1)
NUMBER OF FLOORS:	Two (2)
EXISTING GROSS BUILDING AREA (ESTIMATED):	180,000 square feet
DATE OF CONSTRUCTION:	Circa 1920
FLOORS:	Grade level-Reinforced concrete pedestals on timber piles with floor and low water timber clamps and cross bracing support the reinforced concrete deck and beams with a floor load capacity at 500 lbs. per square foot. Upper level – reinforced concrete supported by structural steel beams and truss framing.
WALLS:	Reinforced concrete, masonry block and brick. Each pier building has metal overhead garage doors on the northern and southern elevations.
COLUMNS:	Steel, H-type columns, 40' x 20'
ROOF:	Garland Verisply membrane (hot asphalt application) roof cover installed 2008 with a 15-year warranty. Decking is precast concrete panels with steel truss roof framing and skylights. Rooftop boxes and aluminum gutters and downspouts provide drainage.
CEILING HEIGHT:	20' clear under steel truss on the first floor and 15' to 17' clear on the second floor with 25' to the upper decking
VERTICAL ACCESS:	Elevator shafts only and stairways
LIGHTING:	Motion activated slimline fluorescent and metal halide lighting fixtures
HVAC:	No active HVAC
FIRE PROTECTION:	Sprinkler system piping is a dry system.
WINDOWS:	Predominantly single glazed mill-type metal frame units and corrugated fiberglass panels.
TOILET FACILITIES:	One set of restrooms
LOADING:	18 to 20 overhead doors along the first and second floors of the north and south building elevations. Two overhead doors at the east and west sides of the building.



REPRESENTATIVE FLOOR PLANS (PIER 38)



LOCATION PLAN
SCALE: NONE

DATES OF SURVEY:
JULY 27, AUGUST 1, 2, AND 10, 2017

GARDEN PIER AREA
(SEE REPORT FOR SPECIAL CONDITIONS)

NOTE:
FOR GARDEN PIER PII F
LAYOUT SEE SHEET 2 OF 3

**REPRESENTATIVE
OVERALL PILE PLAN
PIER 38 SOUTH**

SCALE: 1"=20'
0' 10' 20'

LEGEND

- STA. 1+00 STATION NUMBERS
- (7) BENT NUMBERS
- ⊕ TIMBER PLUMB PILE
- ⊕ TIMBER BATTER PILE

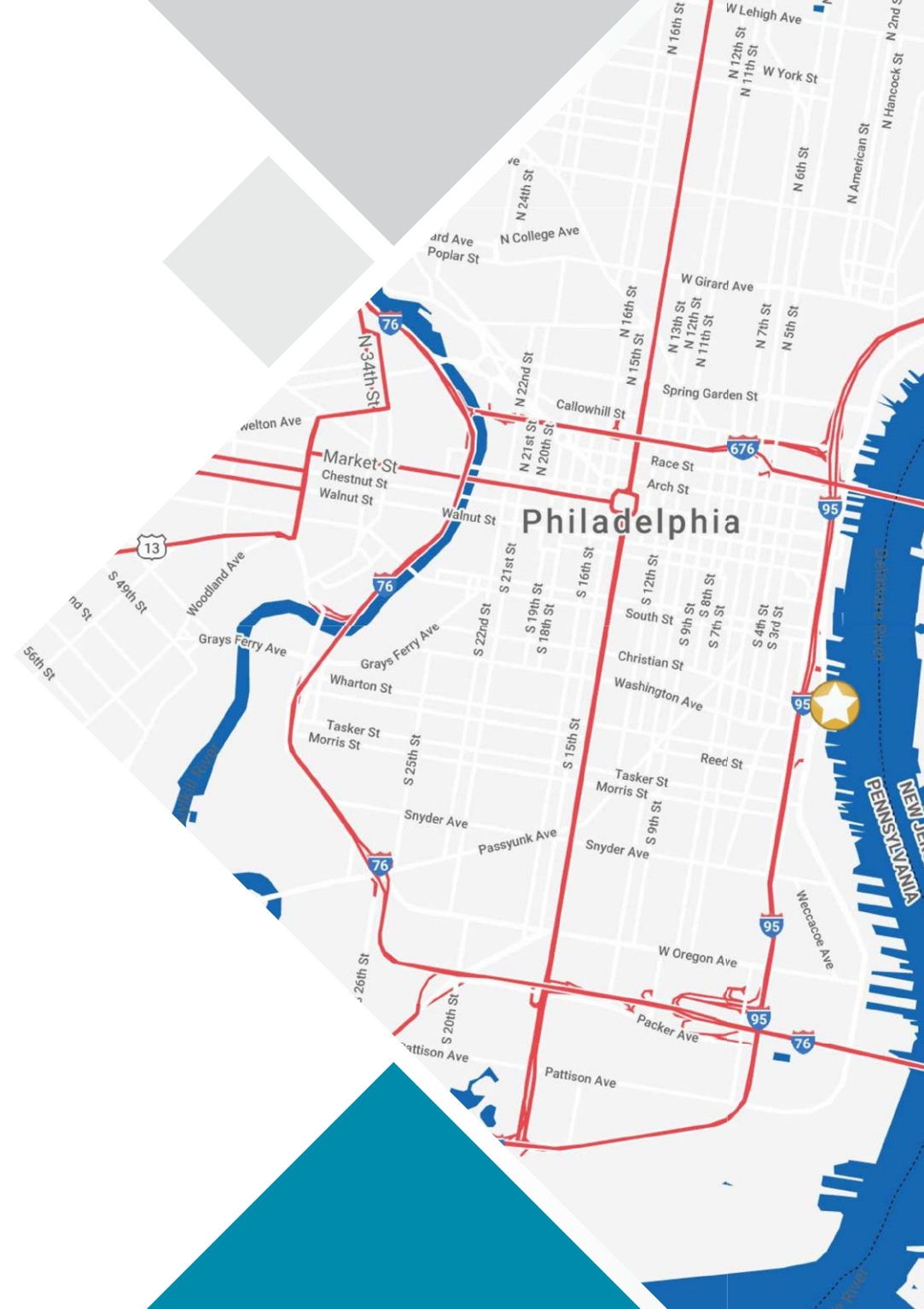
ROAD SYSTEMS

HIGHWAYS

Pier 38 has prompt access to:

- **I-95 (Delaware Expressway)** is the primary north-south artery extending along the East Coast. (2 minutes, 1 mile)
- **I-676 (Vine Street Expressway)** is a connector highway through Center City Philadelphia connecting I-76 with I-95 and the Ben Franklin Bridge. (4 minutes, 2 miles)
- **I-76 (Schuylkill Expressway)** is an east-west highway connecting Center City/Southwest Philadelphia with the northwestern suburbs out to King of Prussia. (6 minutes, 4 miles)
- **New Jersey Turnpike** is a north-south toll road traversing the State connecting highways in New York to the north and Wilmington to the south. (20 minutes, 9 miles)
- **I-476 (Blue Route)** is a western suburban beltway connecting I-95 and I-76, and it also serves as the Northeast Extension of the Pennsylvania Turnpike. (16 minutes, 14 miles)
- **I-276 (Pennsylvania Turnpike)** is an east-west toll road traversing the State connecting highways in New Jersey to the east and Ohio to the west. (40 minutes, 21 miles)

Cross-state access between Pennsylvania and New Jersey in the Philadelphia area includes the Walt Whitman Bridge, Benjamin Franklin Bridge, Tacony-Palmyra Bridge, Burlington-Bristol Bridge, Commodore Barry Bridge, and the Betsy Ross Bridge. All of the bridges provide convenient access to I-95 and I-295 (the NJ Turnpike) in the Philadelphia area and to destinations in Southern New Jersey.



University City

Center City

Ben Franklin Bridge

Penns Landing

AERIAL VIEW

South Street / Queen Village



Pier 38

Point Breeze

Passyunk Square

Camden Waterfront



Whitman



Lincoln Financial Field
Citizens Bank Park
Wells Fargo Center
Live! Casino

Walt Whitman Bridge



Philadelphia Airport

REGIONAL OVERVIEW

ABOUT THE REGION

Philadelphia is the sixth-largest city nationwide. Philadelphia encompasses 135.1 square miles at the confluence of the Delaware and Schuylkill Rivers and is located 100 miles south of New York and 110 miles north of Washington, D.C.

The Philadelphia Metropolitan Statistical Area (MSA) consists of the City of Philadelphia and the eight surrounding counties of Bucks, Chester, Delaware, and Montgomery in Pennsylvania and Burlington, Camden, and Gloucester Counties in New Jersey.

As an urban region, the Philadelphia Metropolitan Statistical Area has the nation's fourth-largest GDP, at \$432 billion. It is also the third most populous downtown among all U.S. cities. As one of the most visited U.S. cities in the country - in 2019 a record 46 million people visited the seven-county region.

Home to world-renowned museums, parks and historic landmarks, and virtually unlimited theater, arts and entertainment options, there is no shortage of reasons why Philadelphia is thriving.

In recent years, the city's population has grown, particularly among younger generations.



5,400,000

Philadelphia Region
Population



4th Largest

Metro GDP in the Nation

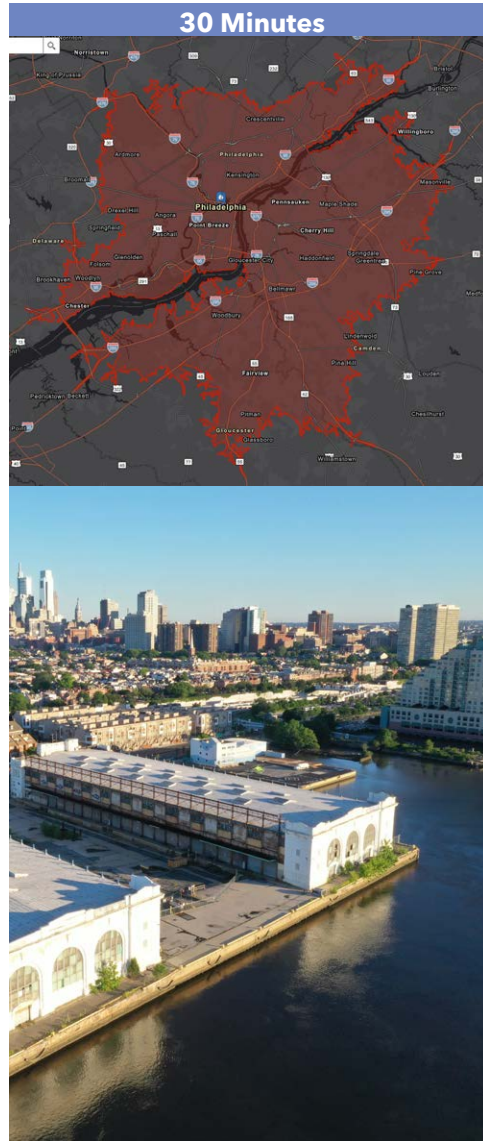


3rd Most

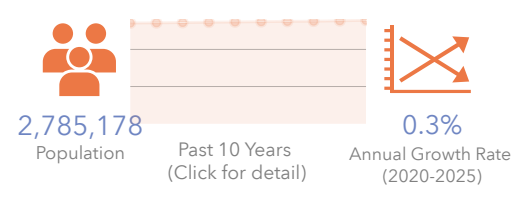
Populous Downtown



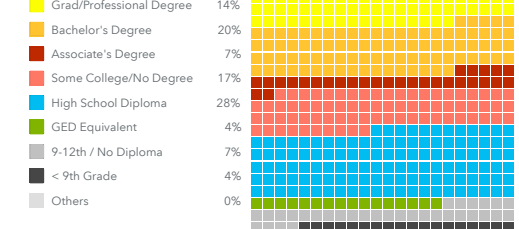
DEMOGRAPHICS WITHIN 30 MINUTE DRIVE



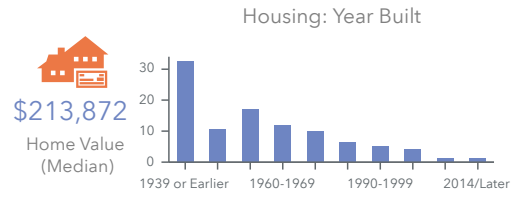
POPULATION



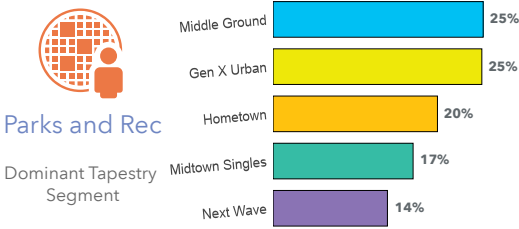
EDUCATION



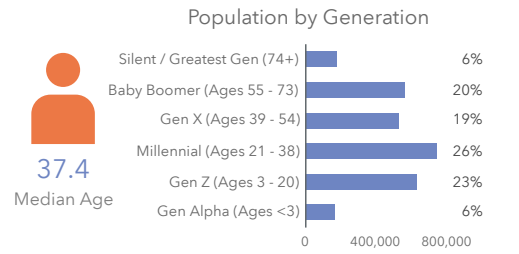
HOUSING



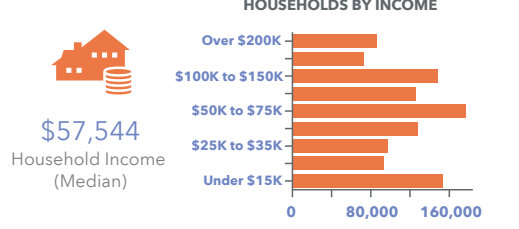
LIFESTYLES



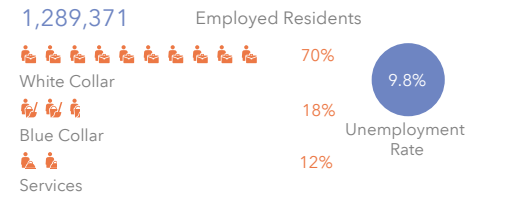
AGE



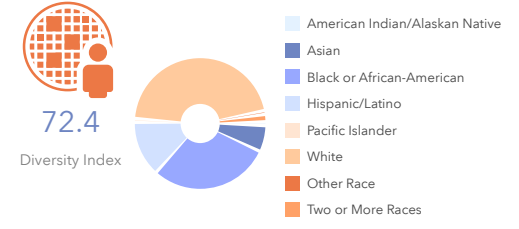
INCOME



EMPLOYMENT



DIVERSITY



PRIMARY CONTACT



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