

EXTREMELY RARE 1M SF BUILD-TO-SUIT OPPORTUNITY



**PHILADELPHIA IN-FILL | I-95 CORRIDOR | 138.26 ACRES
1,004,400 SF | FULLY APPROVED & SHOVEL-READY**

KOZ IN-PLACE

NEWMARK

EXTREMELY FLEXIBLE MODERN DESIGN



OFFERING SNAPSHOT



1,004,400 SF
Total Building SF



138.26 AC
Total Site Area



40'
Clear Height



8MW
Available



245
Dock Doors



956
Parking Spaces



134
Fleet Vehicles



737
Trailer Spaces



Fully Approved
Development Status



KOZ In-Place
through 2033

BEST IN-CLASS HIGHWAY ACCESS AND PROVEN TENANT HUB



NEIGHBORING TENANTS

amazon

CINTAS®



Marshalls
DISTRIBUTION CENTER

PBG
THE PEPSI BOTTLING GROUP

pne Northeast Philadelphia Airport

premier®
MEDICAL

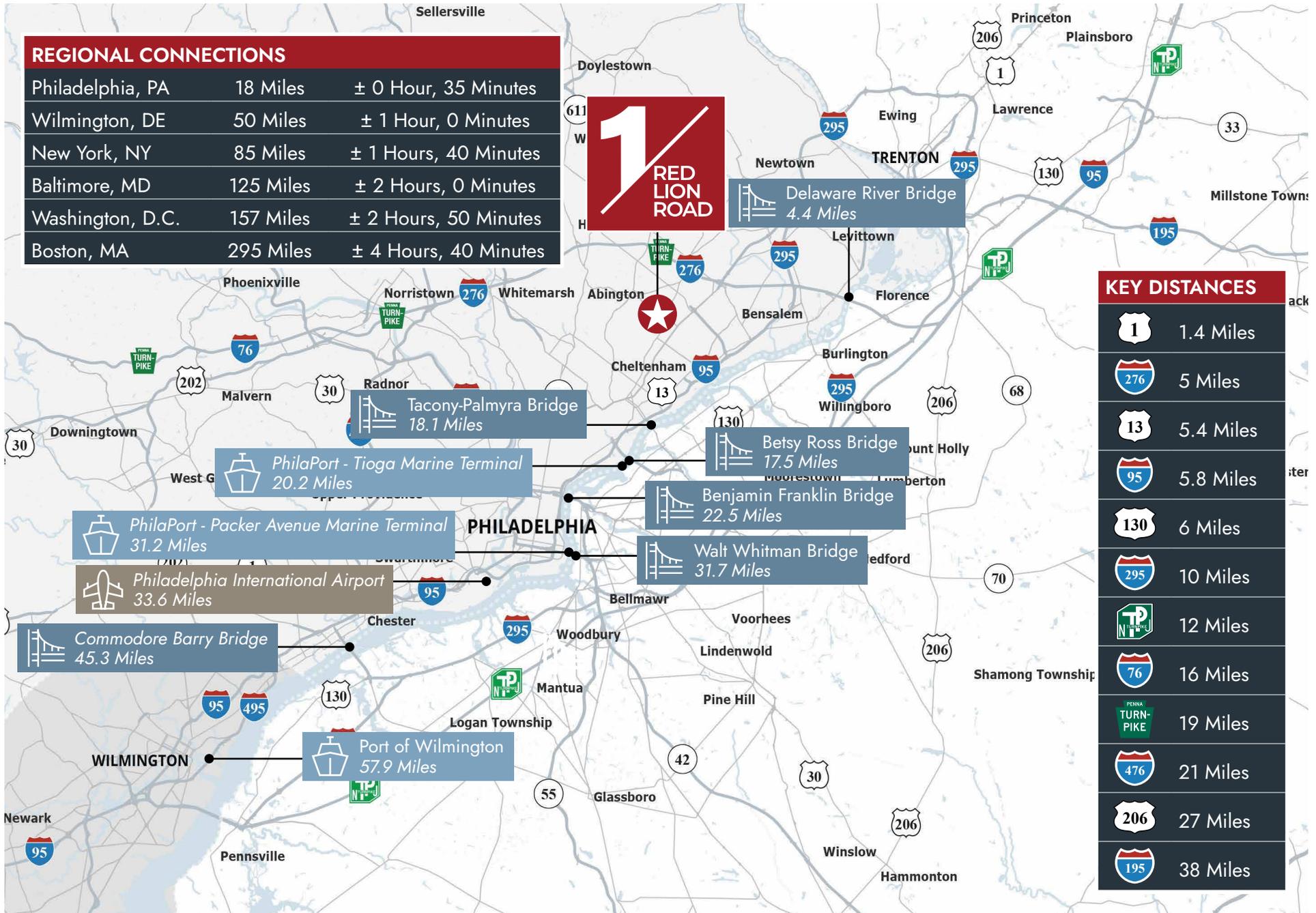


TARGET

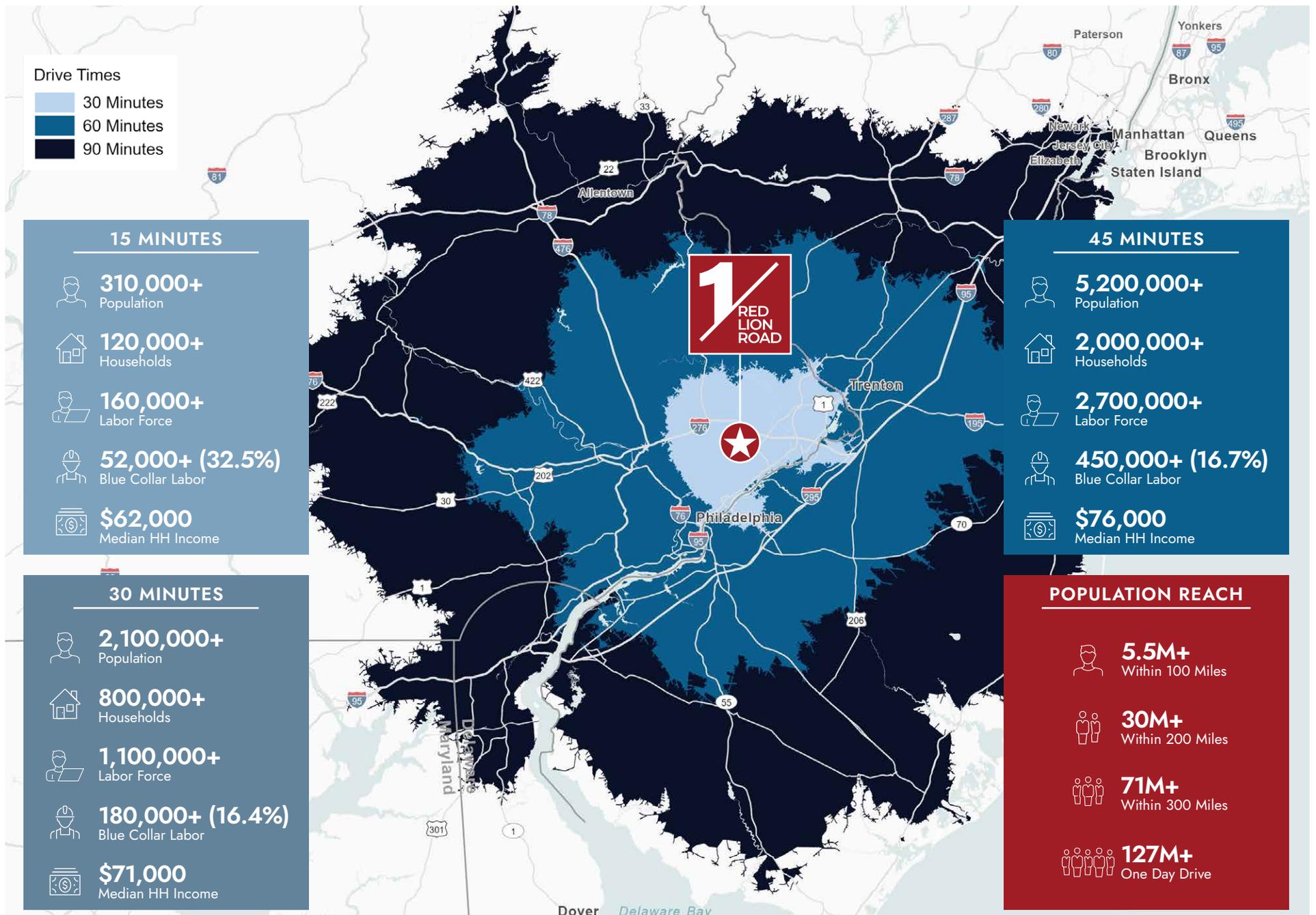
TJX®

Walmart

REGIONAL CONNECTIVITY



UNRIVALED ACCESSIBILITY TO LABOR & CONSUMERS



NEWMARK



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