

3060

**SOUTH 61ST STREET
PHILADELPHIA, PA**

DELIVERING Q4 2025

±282,255 SF

AVAILABLE FOR LEASE

Jonas Skovdal

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Kevin Hagenberg

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CBRE

Investment
Management

DHPH
DH PROPERTY HOLDINGS

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**CUSHMAN &
WAKEFIELD**



BINSWANGER

LOCATION



PHILADELPHIA LABOR FORCE



Total Labor Force

10 MILES

20 MILES

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

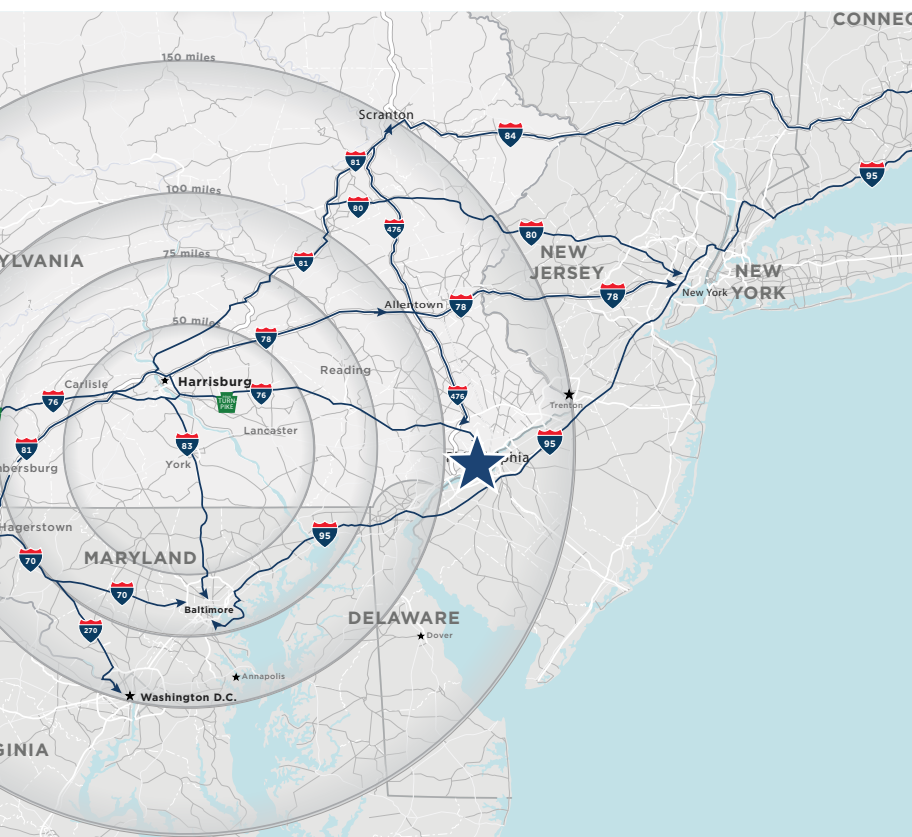
100 MILES

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.

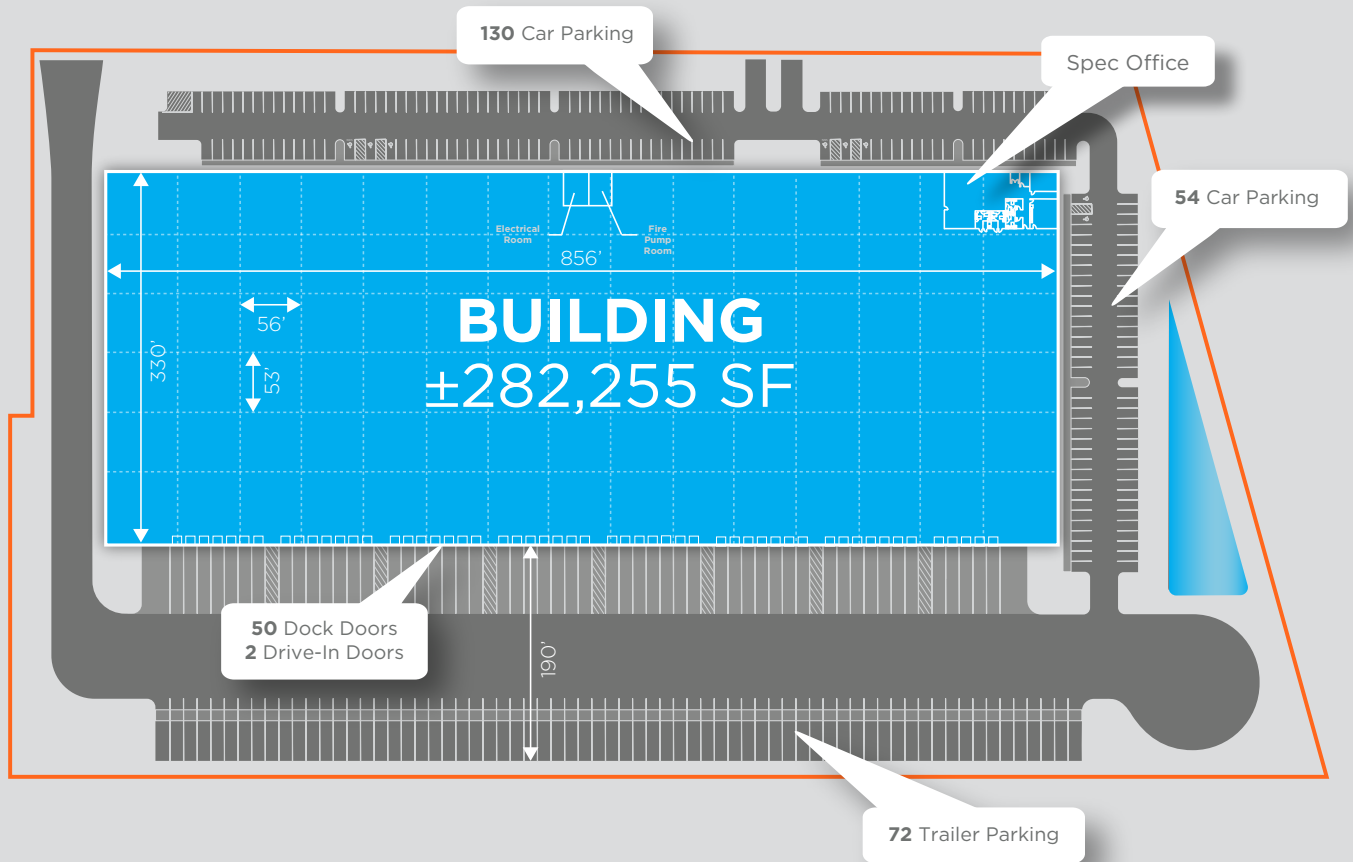


STATE-OF-THE-ART distribution center built to the highest industrial standards with LEED Gold Certification.



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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