

Commodore

>>> Logistics Center

3000 W. 4th Street, Chester, PA 19013

105,000 SF

Industrial Warehouse / Distribution Building

Ready for Occupancy

LERTA TAX ABATEMENT - \$2.83 IN TOTAL OPEX

\$1.5MM IN SAVINGS OVER 10 YEARS



**Click HERE for a
Virtual Tour &
Marketing Video**



Commodore Logistics Center **SPECIFICATIONS**



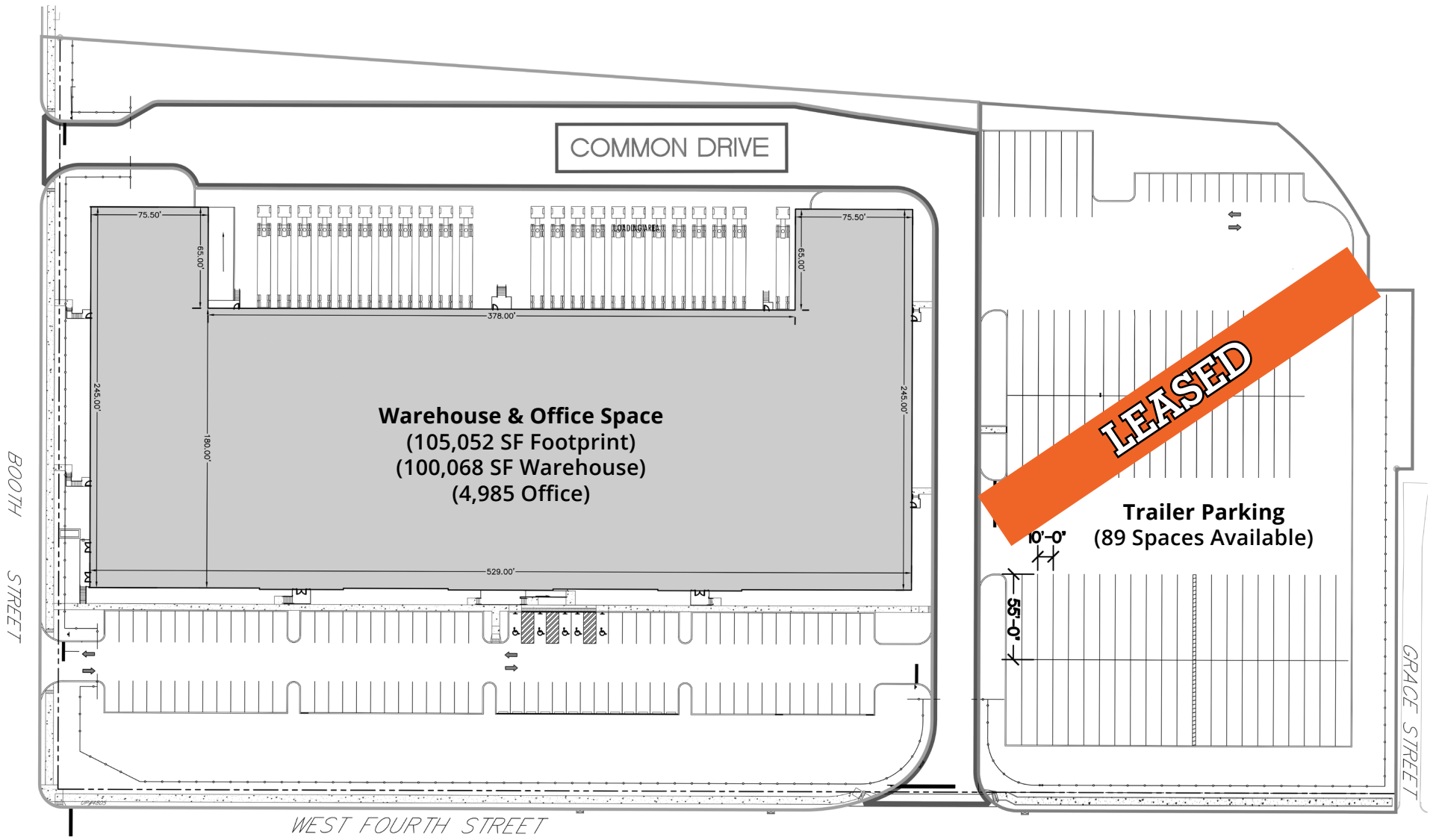
105,000 SF industrial warehouse / distribution building

- Proven development team: Alliance HP (www.AllianceHP.com) recently completed a 770,000 SF “spec” industrial development less than 4 miles away
- Less than one mile to both north and south on/off ramps to I-95 (Delaware Expressway) with direct access to Greater Philadelphia, Southern New Jersey, and Delaware
- Freezer and cold storage capability
- Ready for Occupancy

Building Size	105,000 SF
Premises Dimensions	529' x 245'
Ceiling Height	36' Clear
Column Spacing	50' x 60'
Speed Bays	One, 60' along loading dock wall
Loading Docks	Twelve 9x10 loading docks delivered as part of base building (ten knock-out panels for future positions)
Loading Dock Equipment	35,000 lb 7x8 mechanical leveler with 40 oz black vinyl dock seal
Drive-In Doors	1 drive-in ramp (12' x 16') included in base building; potential to add 1 additional drive-in
Office Build-Out	Office area built to spec, with building designed for (3) entrance points.
Fire Suppression	ESFR
Car Parking	102 Spaces (including 5 ADA spaces)
Power	2,000 Amp, 480/277V, 3PH

Site Plan

READY FOR OCCUPANCY



Parcel A

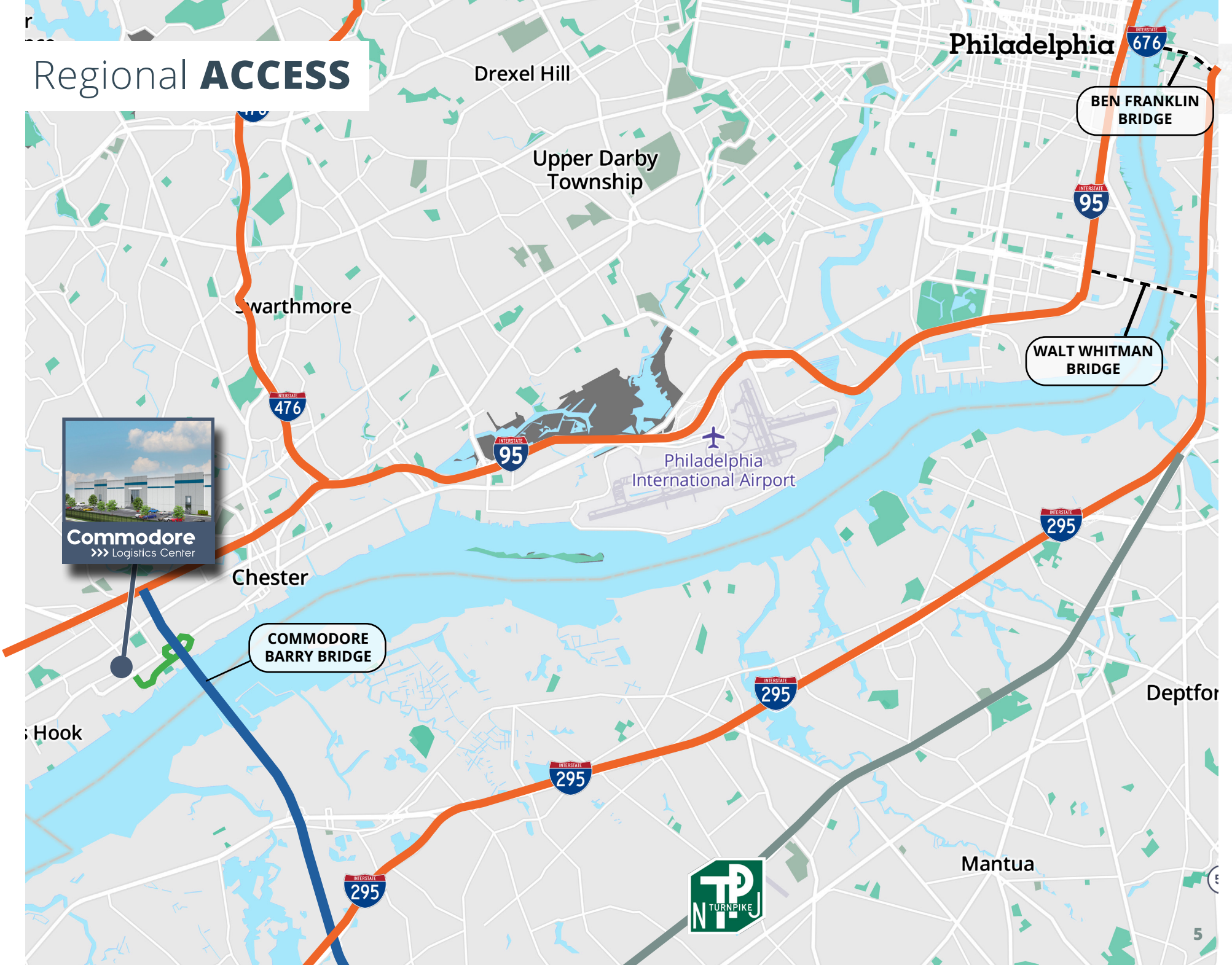
Parcel B

Commodore Logistics Center

BUILDING PHOTOGRAPHY



Regional ACCESS



Philadelphia

Drexel Hill

Upper Darby Township

BEN FRANKLIN BRIDGE

Swarthmore

WALT WHITMAN BRIDGE



Philadelphia International Airport

Chester

COMMODORE BARRY BRIDGE

295

Deptford

Hook

295

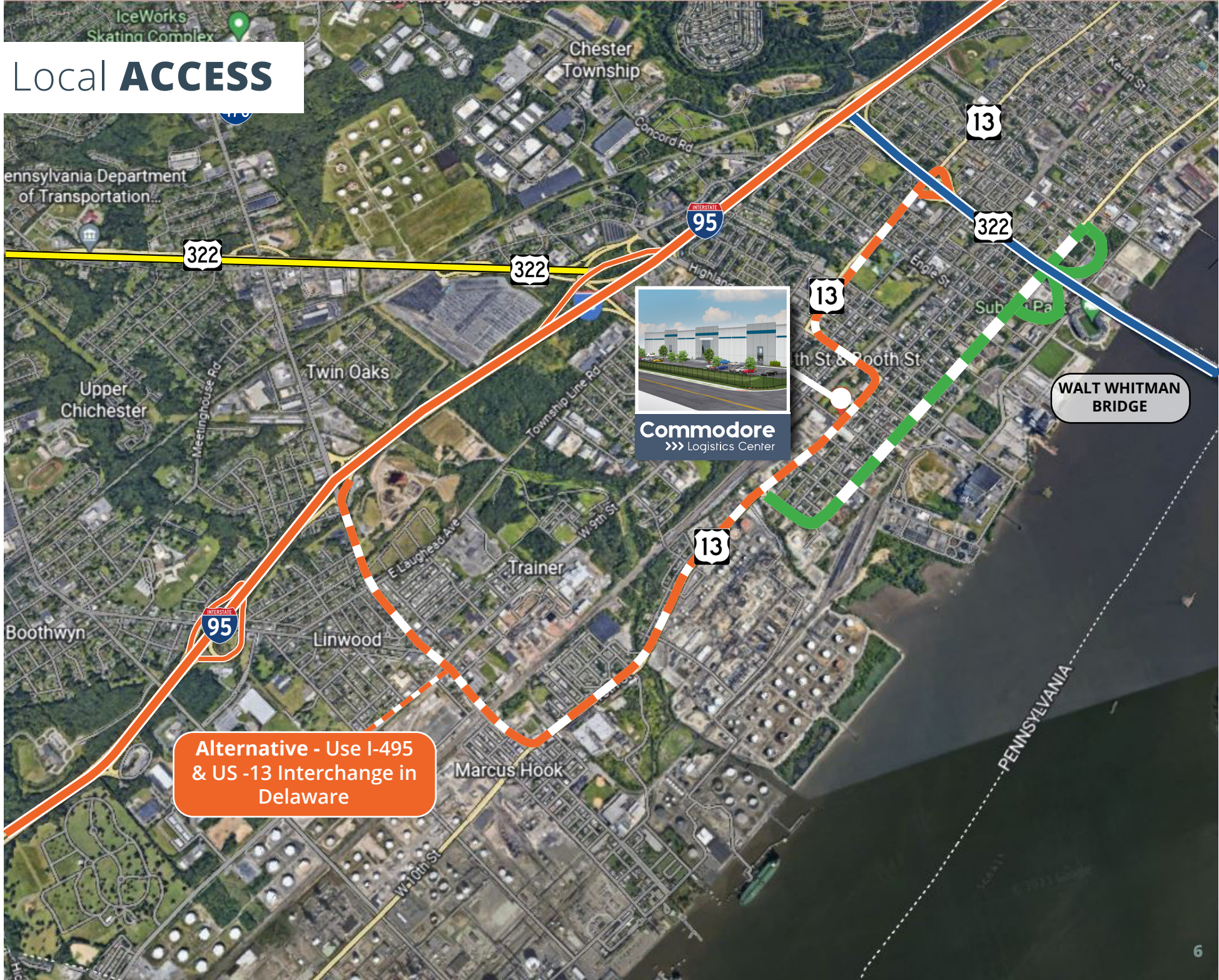
Mantua



295

5

Local ACCESS



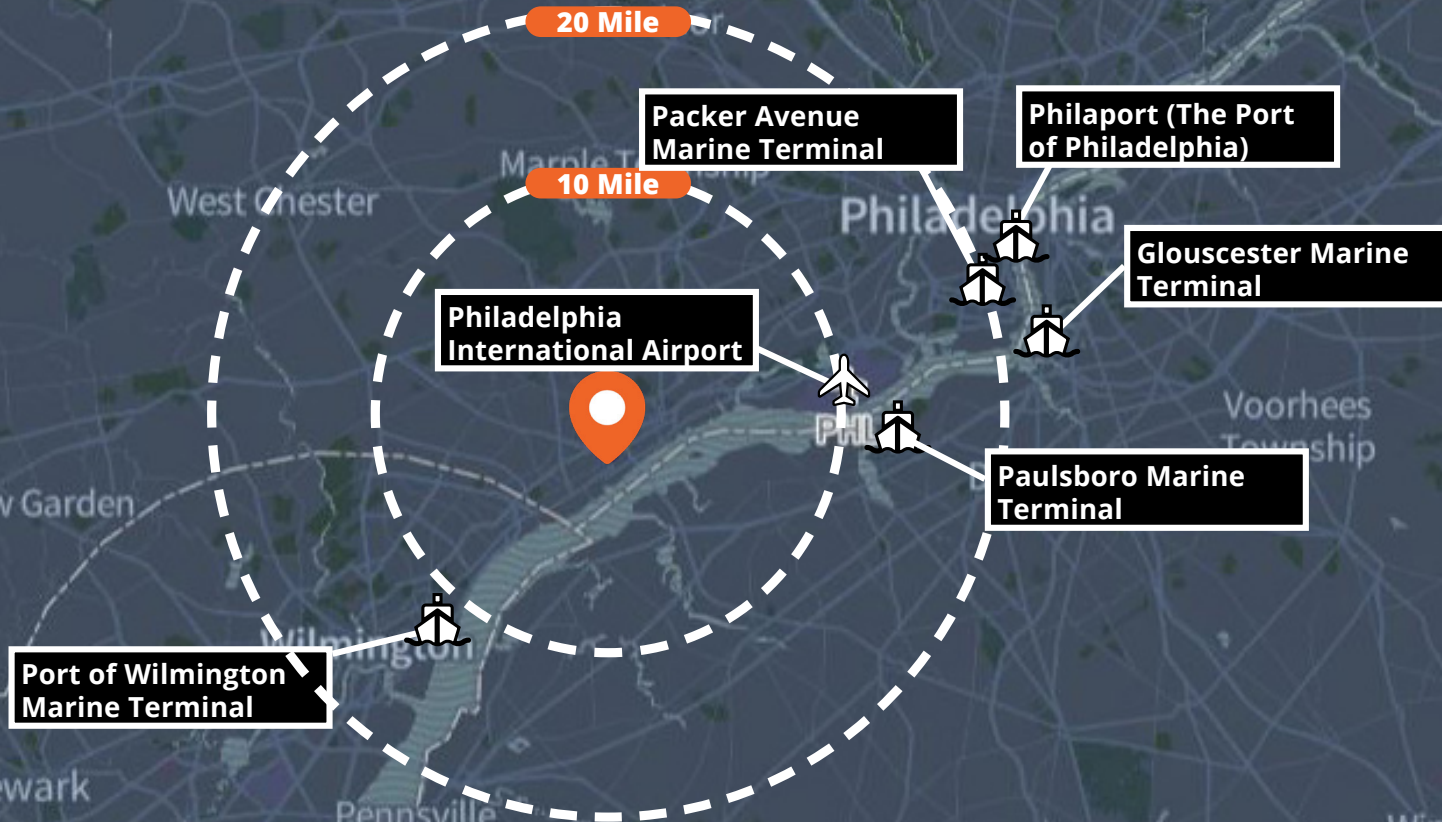
Alternative - Use I-495 & US -13 Interchange in Delaware



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WALT WHITMAN BRIDGE

Major Port **ACCESSIBILITY**





Local Experience



**Delco Logistics Center
Eddystone, PA**

770,000 SF “spec” industrial development project; acquired in 2018 and completed in 2022. Largest spec industrial development project in Delaware County.

Website: <http://www.delcologisticscenter.com/>



**SoNo
Philadelphia, PA**

Redevelopment of entire city block in Philly’s Northern Liberties neighborhood. Re-leased existing warehouse building to Yards Brewery, City of Philadelphia Archives and Target; constructed a 49 unit apartment building with 11,000 SF of retail. Acquired the Property in 2014 and finished construction/lease-up in 2022.

Website: <https://theblockatsono.com/>



**1 & 2 Geoffrey Drive
Fairless Hills, PA**

In December 2021, Alliance acquired a 405,000 SF Class B industrial building with an adjacent 60,000 SF manufacturing building. After the existing tenant vacated, Alliance leased the warehouse building to a leading 3PL on a five year lease term. As part of the lease, Alliance will be demolishing the existing manufacturing building and building 250 trailer storage spaces.



**6300 Bristol Pike
Levittown, PA**

150,000 sf industrial building acquired 2019 and 100% leased to an e-commerce company.



**401 Domino Lane
Philadelphia, PA**

130,000 SF industrial building acquired in 2018. After a short leaseback from the Seller, Alliance completed base building improvements and leased the Property to Philabundance under a long-term lease.



**175 DeRousse Avenue
Pennsauken, NJ**

175,000 SF “spec” industrial redevelopment that was 100% pre-leased prior to completion in March of 2022.

Link to time lapse video: <https://m.youtube.com/watch?v=Vo6l3VBglhs>



**3900 Columbia Avenue
Linwood, PA**

Alliance acquired 36,000 SF of existing flex-industrial buildings in March of 2022. As of June 2022, Alliance has broken ground on a “spec” 40,000 SF flex industrial building. Distance from Subject Property: 2.8 miles.

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