

5000 Richmond

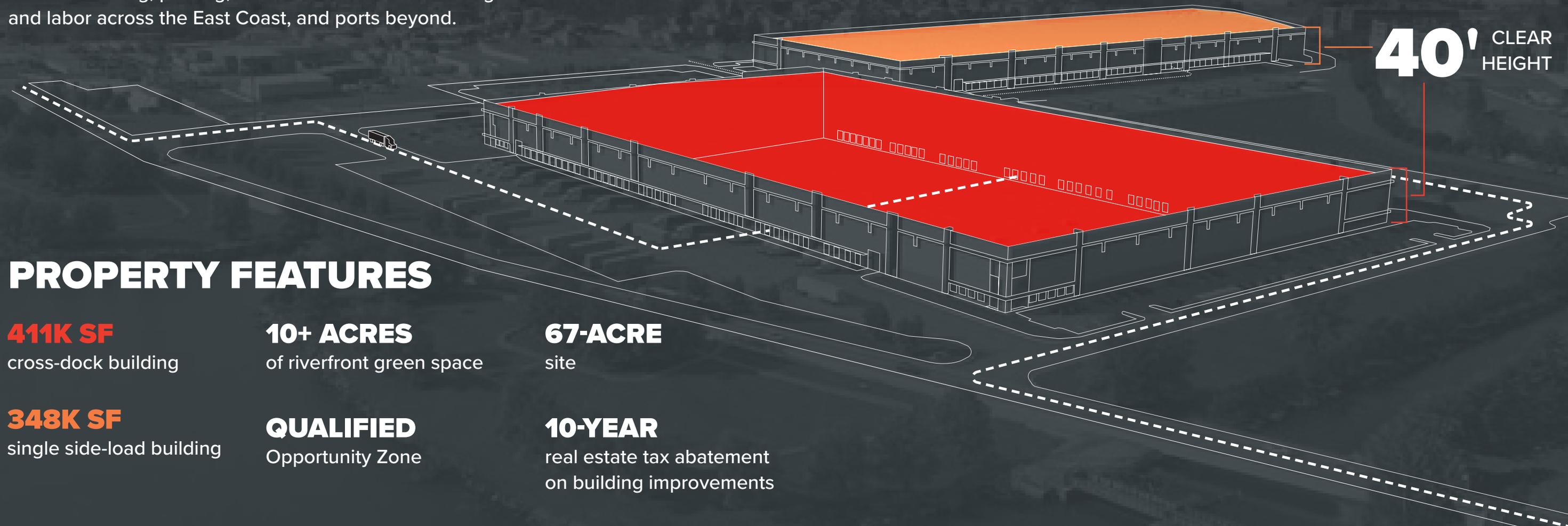
Philadelphia
Pennsylvania



5000 Richmond

LEADING-EDGE LOGISTICS

Set against a suburban backdrop within Philadelphia's densely-populated urban core, 5000 Richmond is a true best-of-both-worlds distribution location. The development combines modern logistic operations with superior inbound/outbound access and proximity to public transportation—accommodating efficient loading, parking, and circulation and unlocking access to customers and labor across the East Coast, and ports beyond.



PROPERTY FEATURES

411K SF
cross-dock building

10+ ACRES
of riverfront green space

67-ACRE
site

348K SF
single side-load building

QUALIFIED
Opportunity Zone

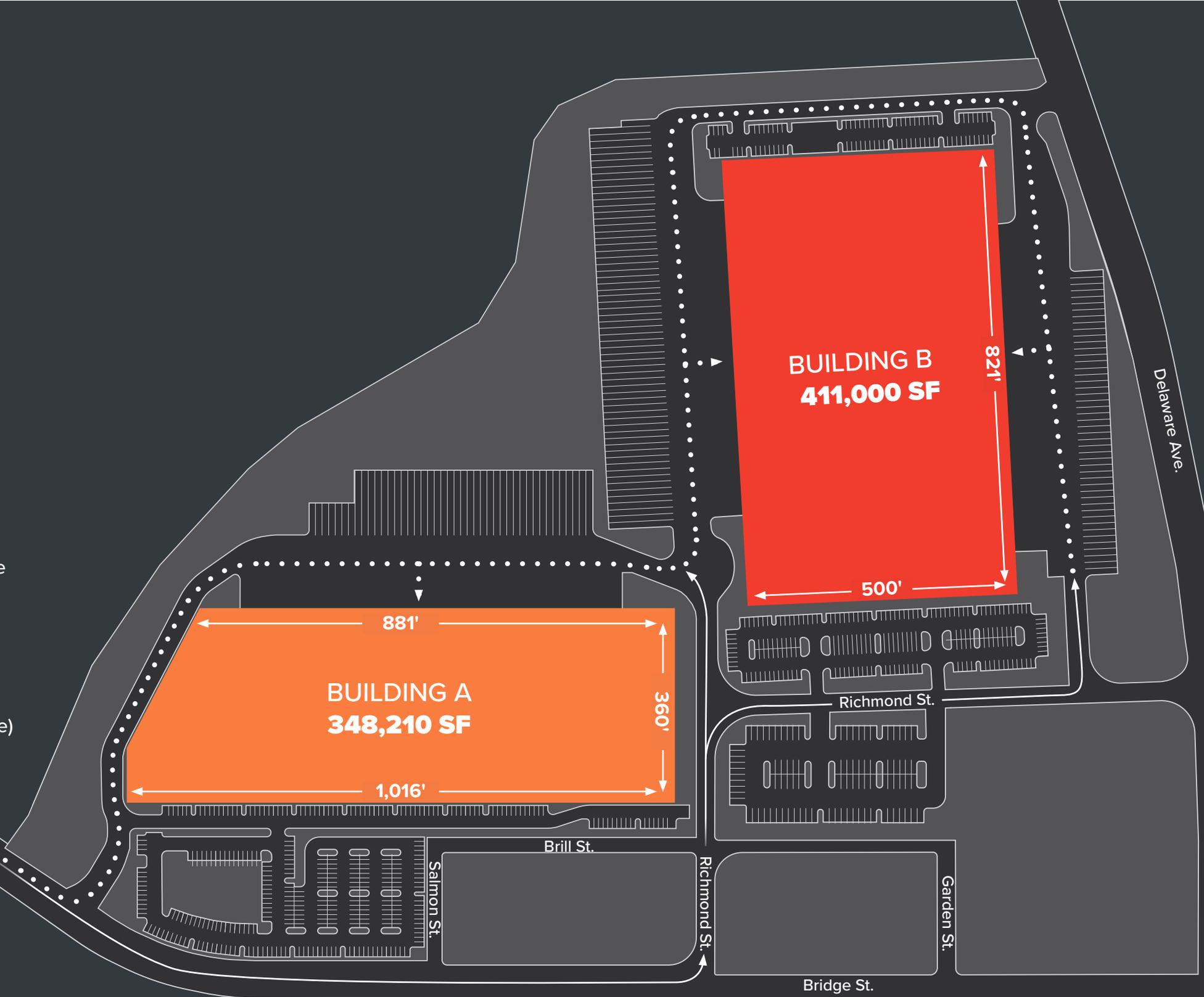
10-YEAR
real estate tax abatement
on building improvements

5000 Richmond

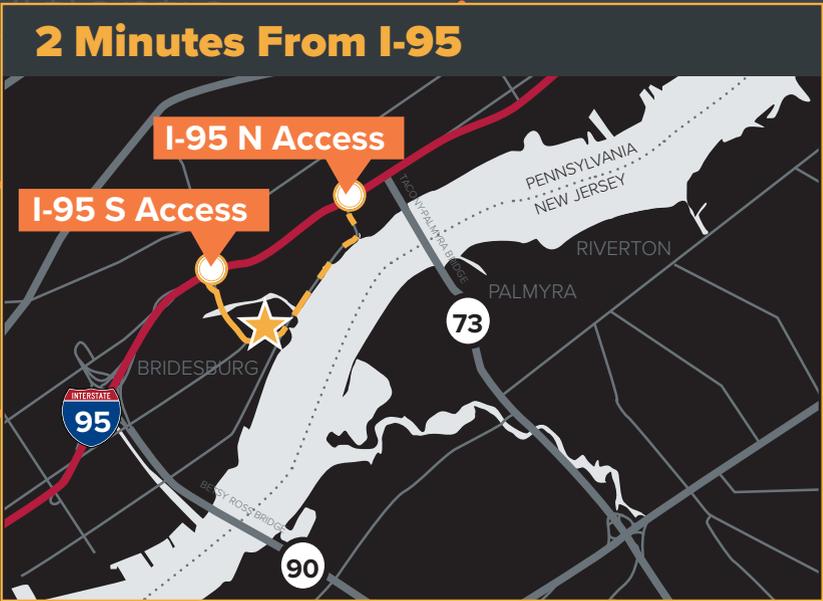
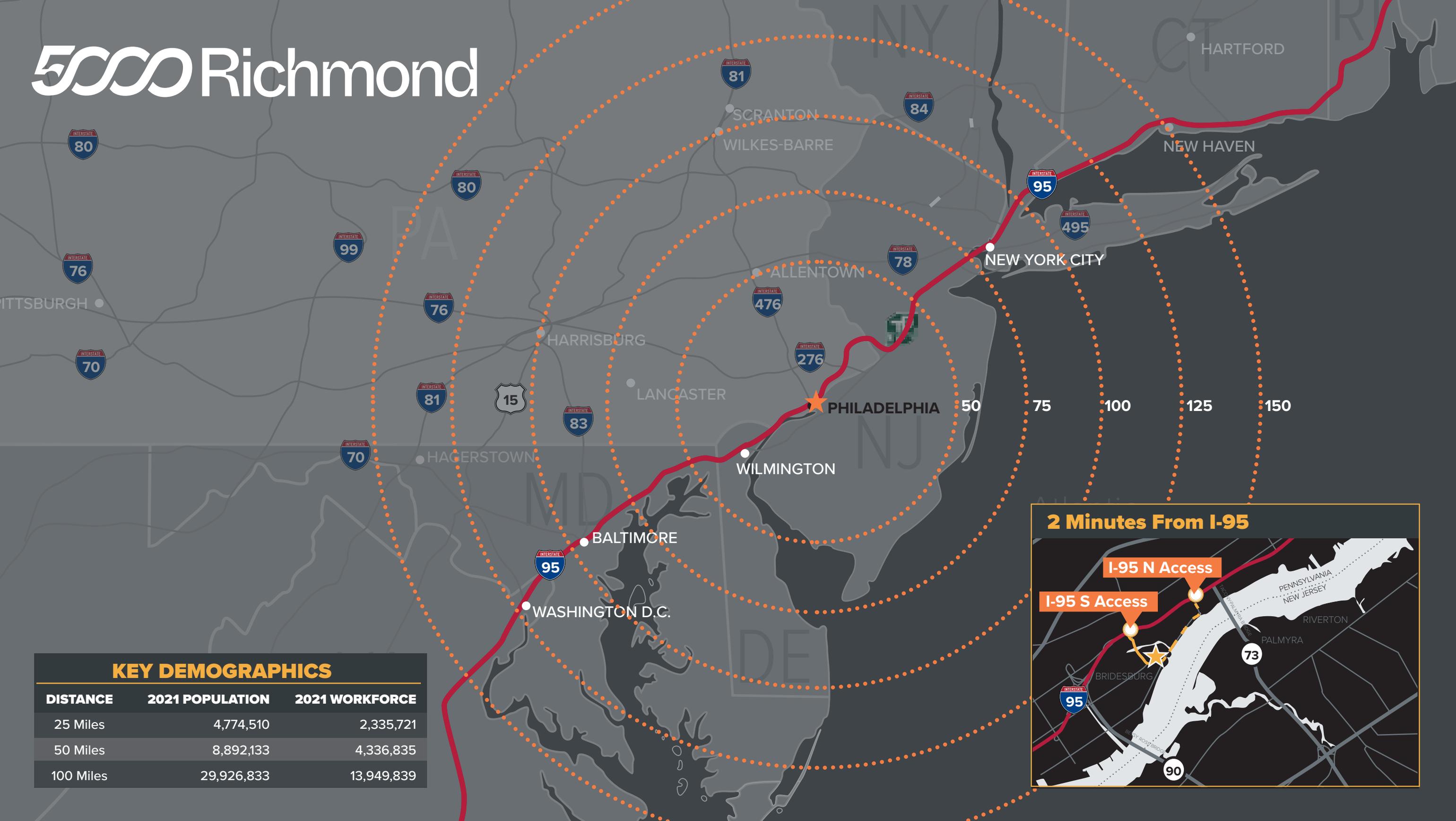
BUILDING A

BUILDING B

Building Area	348,210 SF	411,000 SF
Current Availability	348,210 SF	286,782 SF
Dimensions	881' + x 360'	821' X 500'
Column Spacing	50' X 56' Typical 60' Speed Bay	50' X 56' Typical 60' Speed Bay
Trailer Parking	81 Stalls	125 Stalls
Auto Parking	417 Stalls	417 Stalls
Dock Doors	42 Doors	70 Doors
Drive-In Doors	2 Doors	4 Doors
Clear Height	40' At First Column Line	40' At First Column Line
Truck Court	135' + Double Stack 60' Trailer Stalls	135' + Double Stack 60' Trailer Stalls
Slab	8" Fiber Reinforced Minimum FF50/FL35	8" Fiber Reinforced Minimum FF50/FL35
Power	1500 Amps (Expandable) 277/480 3 Phase	1500 Amps (Expandable) 277/480 3 Phase
Lighting	LED High Bay On Motion Sensor	LED High Bay On Motion Sensor
Hvac	Gas Fired Heating And Exhaust Fans	Gas Fired Heating And Exhaust Fans
Fire Protection	ESFR With Fire Pump And 10" Loop	ESFR With Fire Pump And 10" Loop
Roof	60 MIL TPO 20 Year Warranty	60 MIL TPO 20 Year Warranty



5000 Richmond



KEY DEMOGRAPHICS		
DISTANCE	2021 POPULATION	2021 WORKFORCE
25 Miles	4,774,510	2,335,721
50 Miles	8,892,133	4,336,835
100 Miles	29,926,833	13,949,839

5000 Richmond

GREATER PHILADELPHIA'S BEST LAST-MILE LOCATION

- Direct access to the 6th largest city in the US
- 2 miles to Betsy Ross & Tacony-Palmyra Bridges
- 2 miles to Tioga Marine Terminal
- 5 miles to Center City
- 10 miles to the East Coast's fastest-growing port (Packer Avenue Marine Terminal)
- \$6+ billion annual e-commerce spending within 60 min



5000 Richmond

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DHPH
DH PROPERTY HOLDINGS

DH Property Holdings has deep experience in the development of best-in-class logistics facilities in challenging urban infill environments. Having developed the first multi-story industrial building on the east coast, DHPH now has more than 6 million square feet, or over \$2 billion, of Class-A urban warehouses complete or underway throughout the Northeast, including New York, Boston, and Philadelphia.

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