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3610 "I" Street at Crown 95 Philadelphia, PA

143,000 SF Warehouse/Distribution/ Manufacturing Space Available

Unit Size	Unit A: 90,000 SF; Unit B: 53,000 SF
Ceiling Height	Unit A: 16' clear; Unit B: 15' clear
Sprinklers	100% wet
Lighting	LED
Loading	Unit A: 3 loading docks, 1 drive-in door; Unit B: 2 loading docks, 1 drive-in door
Parking	Ample on and off-street
Incentives	Keystone Opportunity Zone (KOZ) Benefits
Location	<ul style="list-style-type: none"> • 2.4 Miles from Tioga Marine Terminal • 9.7 Miles from Packer Ave Marine Terminal • 14.4 Miles to Philadelphia International Airport • Walkable to Public Transportation (SEPTA Bus and Rail)



3610 I Street

2.5 MILES TO RT. 1

1.5 MILES TO I-95

6.2 Miles to Center City Philadelphia

9.7 Miles To Packer Ave Marine Terminal

Betsy Ross Bridge

**New Jersey Turnpike
5 Miles To Exit 4**

Owned & Developed By
COURT STREET
VENTURES

Court Street Ventures is a privately owned entrepreneurial real estate firm focused on the acquisition and development of industrial real estate in the Northeast.

3610 I Street @



Crown 95
LOGISTICS CENTER

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