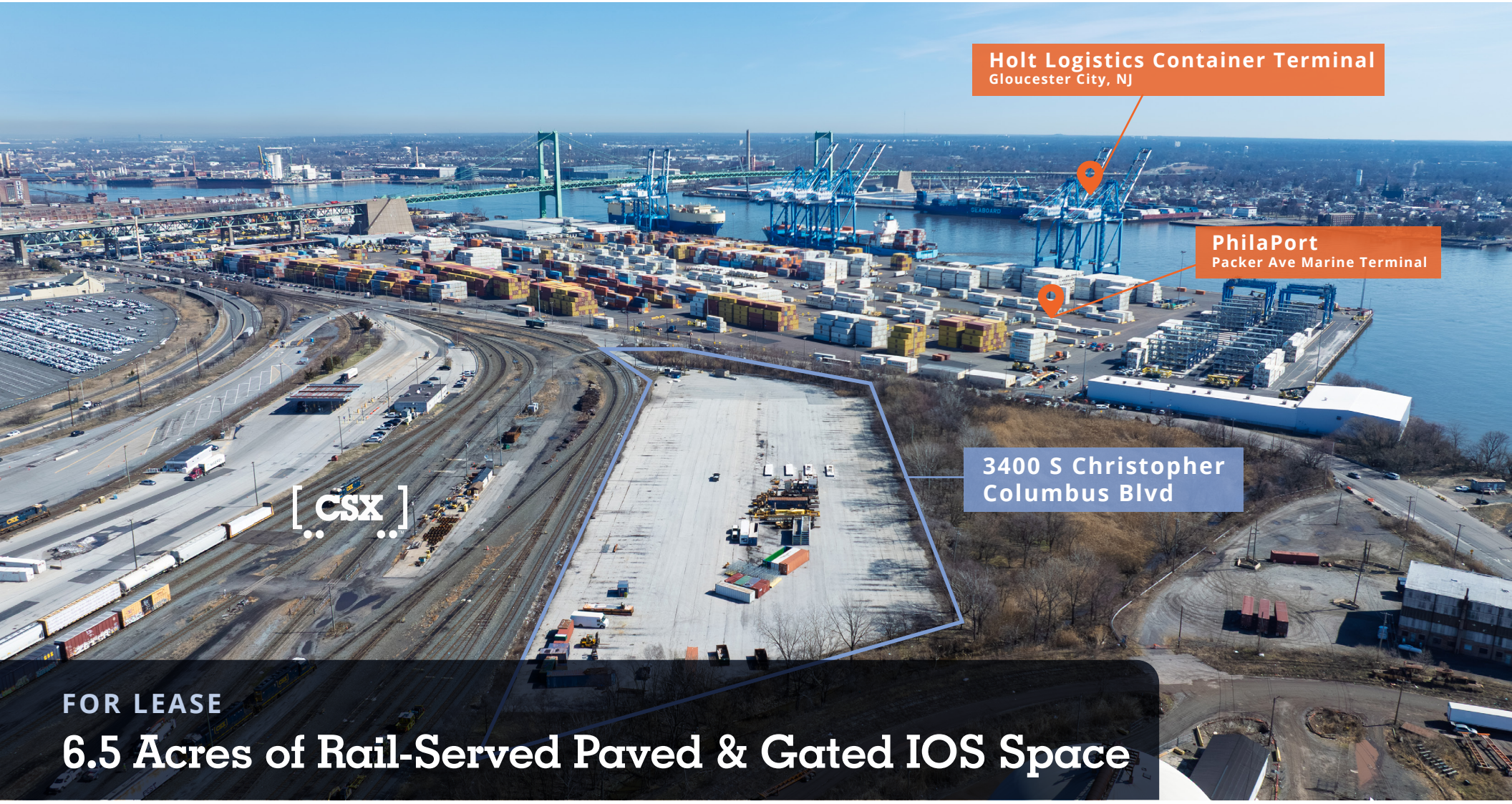


AVISON
YOUNG



3400

S. CHRISTOPHER COLUMBUS BLVD
PHILADELPHIA, PA



Holt Logistics Container Terminal
Gloucester City, NJ

PhilaPort
Packer Ave Marine Terminal

3400 S Christopher
Columbus Blvd



FOR LEASE

6.5 Acres of Rail-Served Paved & Gated IOS Space

CLOSE PROXIMITY TO HIGHWAY & WALT WHITMAN BRIDGE



Premier South Philadelphia IOS Location



Property Overview

This 6.5-acre IOS site at 3400 S Christopher Columbus Blvd offers a rare rail-served outdoor storage opportunity in the heart of South Philadelphia's industrial corridor. Tenants benefit from immediate adjacency to the CSX Greenwich Yard and close proximity to PhilaPort's Packer Avenue Marine Terminal, creating exceptional multimodal connectivity. The location provides rapid access to I-95, I-76, and the Walt Whitman Bridge, making it ideal for logistics, drayage, and transload operations. Fully paved, gated, and zoned I-3, the site supports a wide range of heavy industrial and storage uses.

LAND & IOS SPECIFICATIONS

Address	3400 S Christopher Columbus Blvd Philadelphia, PA
Acreage	6.5 AC
Use Type	IOS (Industrial Outdoor Storage)
Zoning	I-3 (Industrial)
Rail Access	Direct access to CSX Greenwich Yard
Proximity	Ease of access to I-95, I-76 and the Walt Whitman Bridge

Local Access Map

Immediate Access to
Rail, Port & Highways



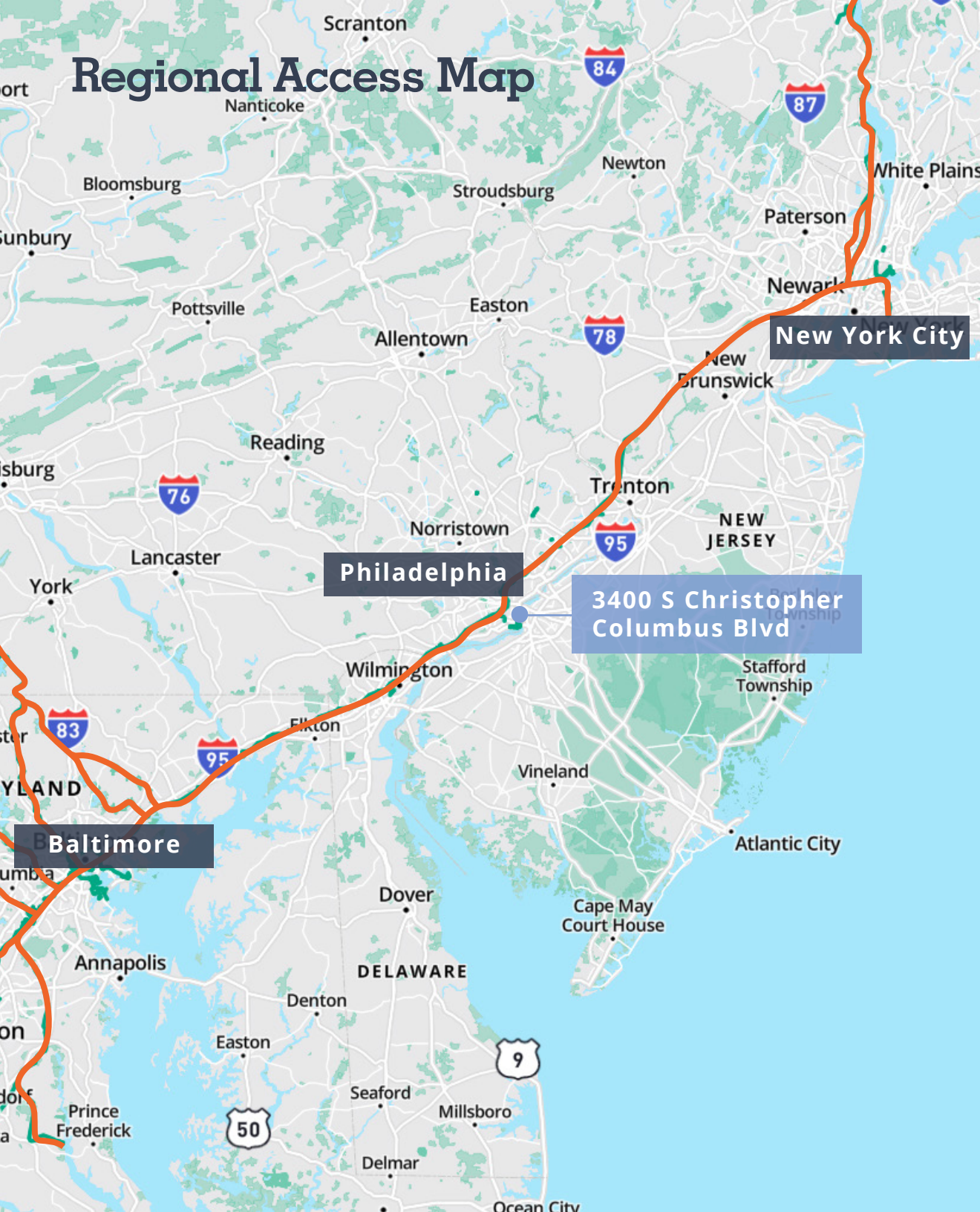
PhilaPort
Packer Ave Marine Terminal

CSX Greenwich Yard




**3400 S Christopher
Columbus Blvd**

Regional Access Map



DRIVING DISTANCES

New York City	95 miles
Baltimore	100 miles
Washington D.C.	140 miles
Boston	300 miles
Louisville	640 miles
Chicago	760 miles
CSX Rail Lines	

Positioned within reach of major population centers and freight hubs, the site provides efficient access to key East Coast and Midwest distribution markets.

PhilaPort Expansion Plans

Recently, PhilaPort made a move to expand the Port by acquiring 173-acres of adjacent property

- Mustin Yard: 152-acre site between Packer Avenue Marine Terminal and SouthPort. This site also includes a rail intermodal yard.
- 2904–2908 S Columbus Blvd: 21-acre site across the street from Packer Avenue Marine Terminal.
- This new land will improve operational efficiencies and be available for Port growth.





AVISON
YOUNG



3400 S CHRISTOPHER COLUMBUS BLVD
PHILADELPHIA, PA

Matt Marshall
Principal
+1 610.574.4286
matthew.marshall@avisonyoung.com

Jack Owens
Associate
+1 484.343.5545
jack.owens@avisonyoung.com

300 Barr Harbor Drive #150, Conshohocken, PA 19428

© 2026, Avison Young - New England, LLC. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young and as such, cannot be warranted nor form any part of any future contract.

**AVISON
YOUNG**