



Access to  
6.2 Million People  
Within A 60-Minute Drive

FOR LEASE

# 2121 WHEATSHEAF LANE

PHILADELPHIA, PA

Immediate Access to 



## 287,218 SF AVAILABLE

Delivering Q1 2025

[www.2121WheatSheaf.com](http://www.2121WheatSheaf.com)

Kyle Lockard  
kyle.lockard@jll.com  
610-249-2299

Nate Demetsky  
nate.demetsky@jll.com  
609-672-3163

Larry Maister  
larry.maister@jll.com  
610-249-2297

Jeff Lockard  
jeff.lockard@jll.com  
610-249-2279



# SITE PLAN



## PROPERTY SPECIFICATIONS

### SPECIFICATIONS:

<b>Building Size:</b>	287,218 sf
<b>Office Size:</b>	2,000 sf
<b>Building Dimensions:</b>	780' x 376'
<b>Site Size:</b>	21.3 acres
<b>Ceiling Height:</b>	40'
<b>Column Spacing:</b>	50' D x 56' W with 65' D speed bays
<b>Dock Doors:</b>	36 (9' x 10')
<b>Drive-in Doors:</b>	2 (14' x 14')
<b>Car Parking:</b>	253 car parking spaces
<b>Van Parking:</b>	153 van parking spaces
<b>Trailer Parking:</b>	65 trailer spaces
<b>Truck Court:</b>	185'
<b>Perimeter:</b>	Fully fenced

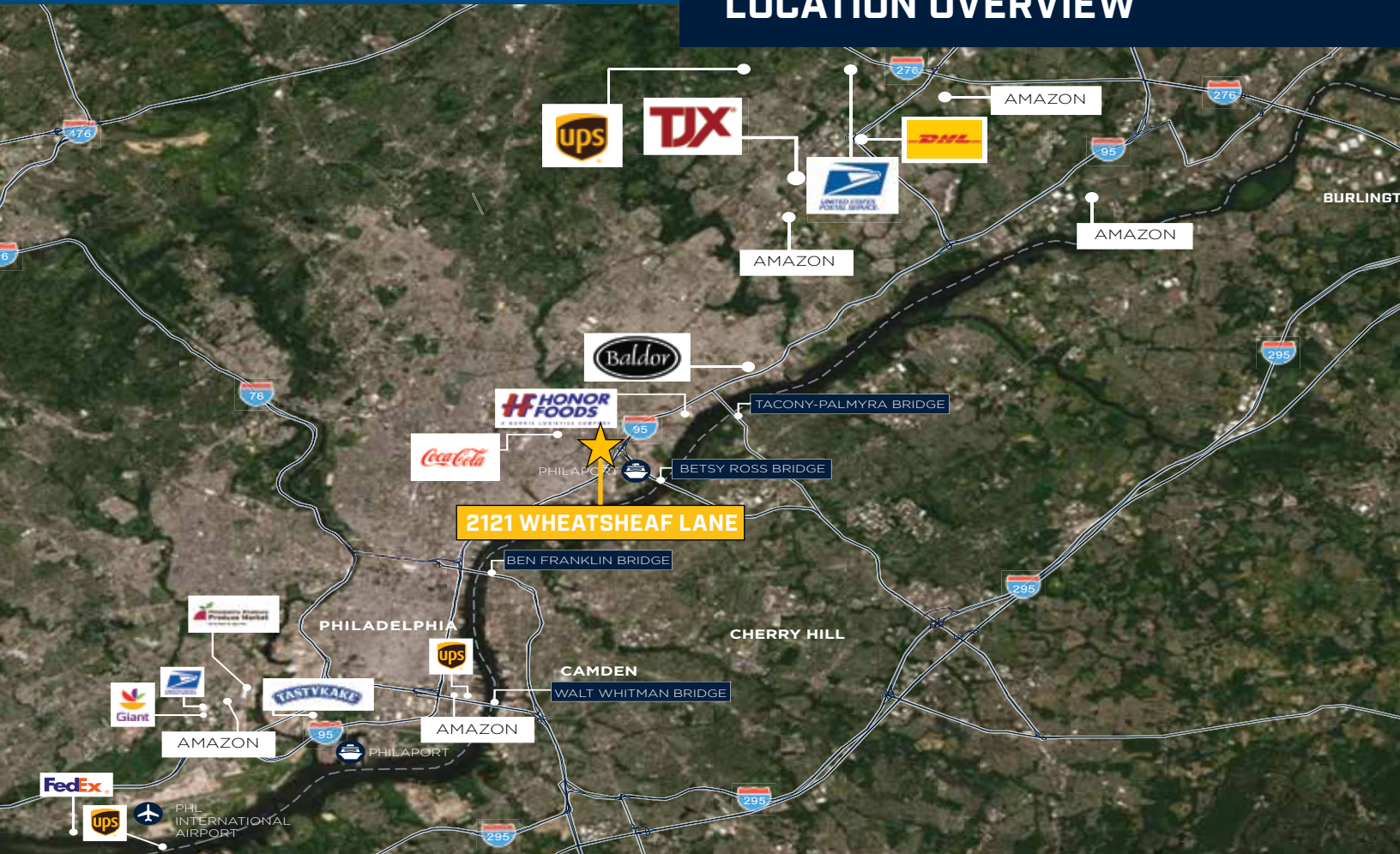
### CONSTRUCTION DETAIL:

<b>Construction Type:</b>	Exterior painted tilt-up concrete panels
<b>Floor:</b>	7" thick, 5,500 PSI concrete slab Floor load designed to average 800 lbs/SF
<b>Roof:</b>	Single-ply 60 mil black EPDM or TPO membrane, fully adhered

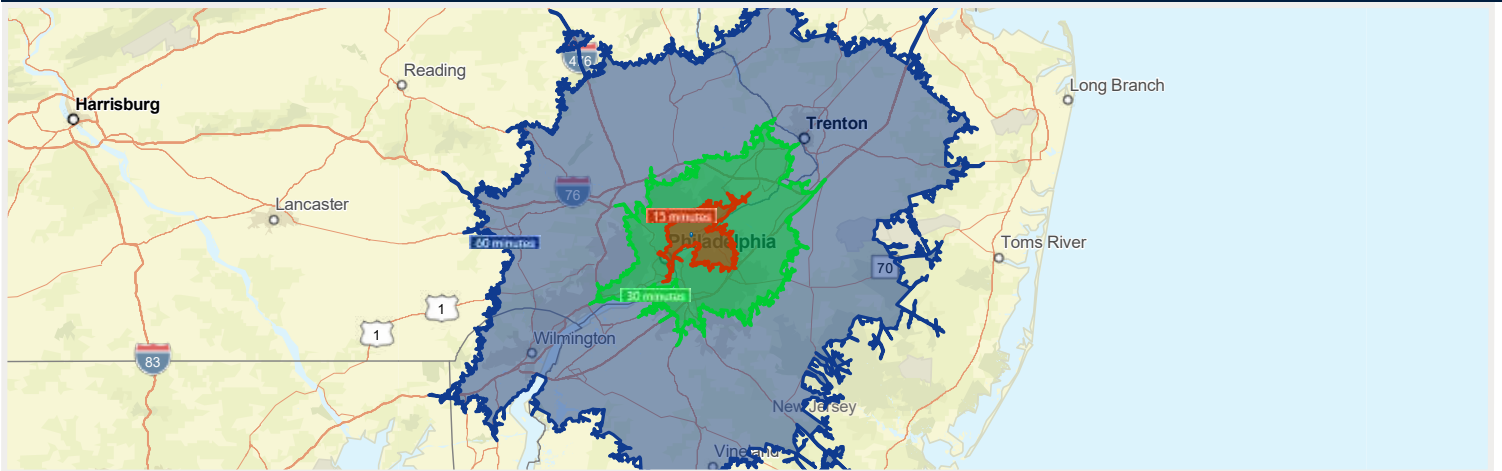
### BUILDING SYSTEMS:

<b>Fire Protection:</b>	ESFR 2,000 GPM K-25 sprinkler heads
<b>Electric System:</b>	4,000 amp, 277/480 volt, 3-phase service
<b>Lighting System:</b>	LED energy efficient lights
<b>Heating System:</b>	Four (4) roof mounted, gas fired Cambridge units (60 degrees inside when 0 degrees outside) Base building delivery includes four (4) doors equipped with 35,000 lb mechanical pit levelers with "Z" guard door track protection, bumpers and seals
<b>Dock Equipment:</b>	
<b>Water:</b>	4" domestic supply
<b>Sewer:</b>	8" gravity sanitary line

## LOCATION OVERVIEW



## LABOR & POPULATION



	15 Minutes	30 Minutes	60 Minutes
Total Population	641,968	2,722,093	6,224,815
Total Labor Force	291,555	1,339,649	3,185,909
Blue Collar %	23%	18%	17%
Unemployment Rate	8.2%	6.1%	5.1%
Median Household Income	\$51,562	\$64,270	\$80,731



## PHILADELPHIA OVERVIEW

2121 Wheatsheaf Lane is located at the base of the Betsy Ross Bridge, less than five minutes from New Jersey, and just twenty minutes from Center City, Philadelphia, which is the 7th largest MSA in the United States.

The Philadelphia industrial market is home to a range of companies across multiple industries such as Amazon, UPS, USPS, TJX, DHL, Burris Logistics, Baldor Foods, Coca-Cola, Giant and Tastykake. Access to major roadways, dense population and global infrastructure, like the Port of Philadelphia and the Philadelphia International Airport, creates an ideal environment for national and global brands to capitalize on their supply chain goals.



**10-Year  
Philadelphia**

**Real Estate Tax  
Abatement**



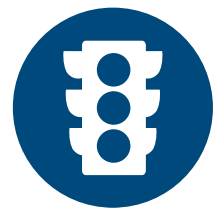
**Conveniently  
Accessible**

**Via public  
transportation**



**Best-in-Class  
Design**

**Offering excess  
car/trailer parking,  
superior functionality  
and no clear height  
restriction**



**Two Left  
Turns**

**To I-95 and Betsy  
Ross Bridge, both  
with Traffic Lights**

# AREA INFRASTRUCTURE

## THE PORT OF PHILADELPHIA (PHILAPORT) HIGHLIGHTS:

- PhilaPort is the East Coast leader for refrigerated cargo, which made up the largest portion of its cargo in 2021 at 36%.
- Overall Port tonnage YTD volumes grew 10% to 7,062,523 metric tons, exceeding the Port's highest record set back in 2017 at 6,868,747 metric tons.
- Following the \$300 million Capital Investment into PhilaPort, Pennsylvania has pledged another \$246 million in state investment into the Port of Philadelphia to continue modernization efforts and improve regional economic stability.

## PHILADELPHIA INTERNATIONAL AIRPORT HIGHLIGHTS:

- 2021 annual cargo throughput was 643,138 tons
- The airport totaled 25,242,133 passengers in 2022
- As part of the PHL Cargo Expansion Strategy, Philadelphia International Airport will expand its cargo facility footprint by 136 acres and triple its cargo building square footage to 1,400,000 square feet.

## UNPARALLELED HIGHWAY INFRASTRUCTURE:



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610-249-2279

JLL | 550 E Swedesford Road, Suite 260 | Wayne, PA | +1 610 249 2255

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