# BARTRAM'S MILE DISTRIBUTION CENTER

1646 S. 51ST ST. PHILADELPHIA, PA



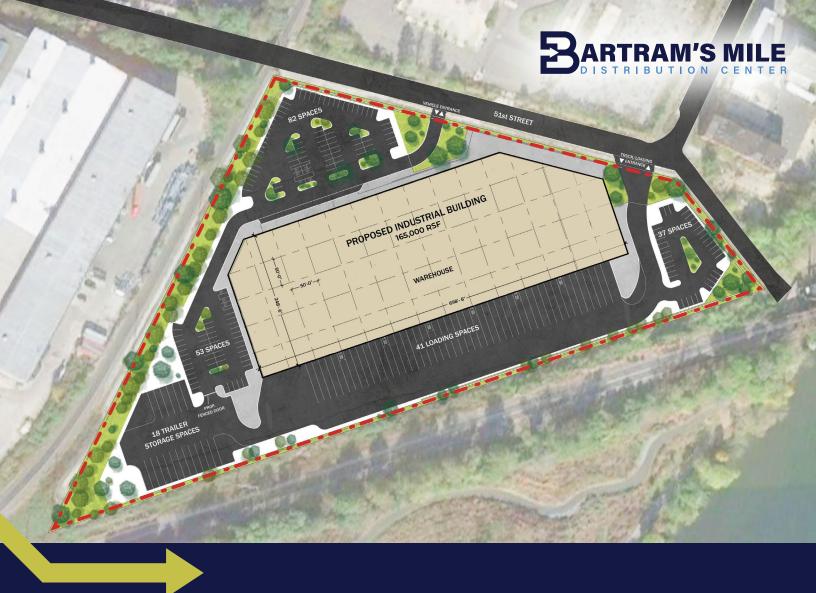
165,000 SF Warehouse Building

Well-Capitalized, Local Ownership

Q3 2024 Delivery



AVISON YOUNG





## **PROPERTY SPECIFICATIONS**

Size:

**165K SF** 

Warehouse Size:

**Divisible** 

Office:

**BTS** 

Dock High Doors:

41

**Building Height:** 

36'

Zoned:

**1-2** 

Trailer Storage Spaces:

18

Associate Parking Spaces:

172

Column Spacing:

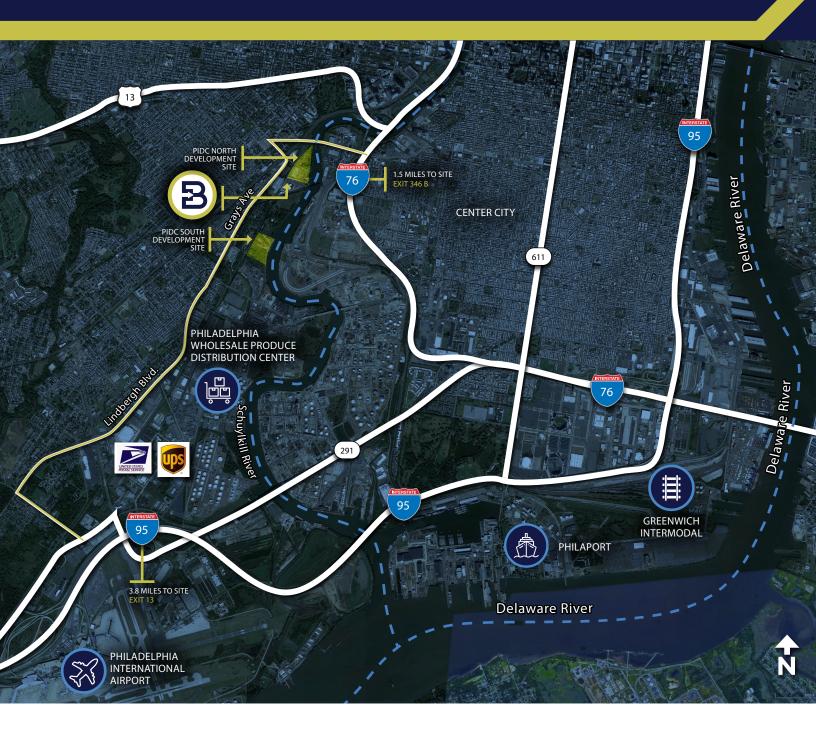
50' x 50'





## **LOCATION OVERVIEW**

- » Immediate Workforce
- » Population Reach
- » Connectivity to I-76 Access via Grays Ferry Ave / 1.2 Miles
- » I-95- Access via Lindbergh Blvd/ 3.18 Miles
- » Philadelphia Int'l Airport- 4.9 Miles
- » PhilaPort- 9.9 Miles





#### **ABOUT ALLIANCE**





**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** LEVITTTOWN, 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.

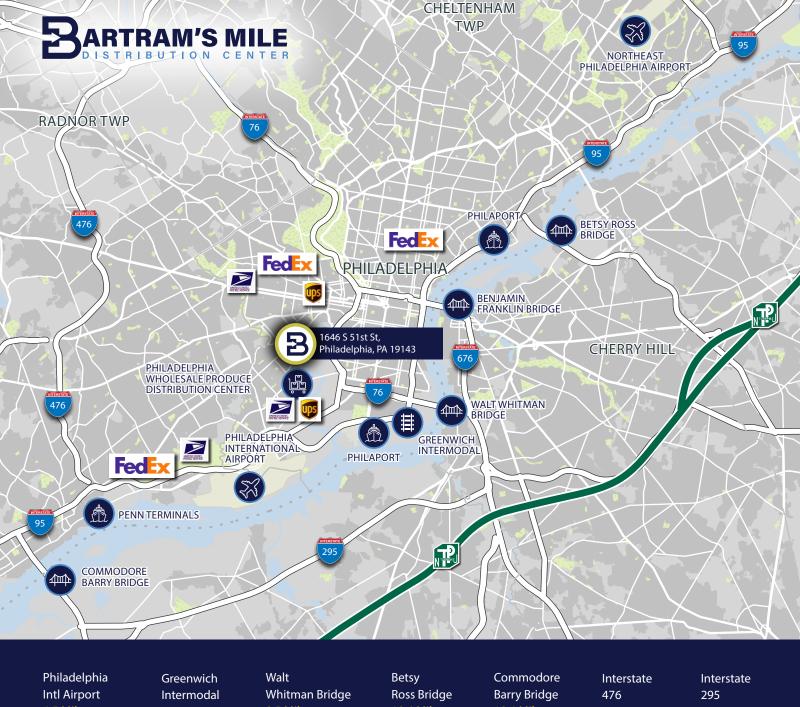
<u>Link to time lapse video: https://m.youtube.com/watch?v=Vo6l3VBglhs</u>



**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.





4.5 Miles 9.5 Miles 10.6 Miles 19.4 Miles 6.1 Miles 11.1 Miles 12.8 Miles Northeast Interstate **PhilaPort** Benjamin Penn Interstate Interstate Franklin Bridge Phila Airport **Terminals** 95 76 676 9.9 Miles 5.4 Miles 18.3 Miles 11.1 Miles 3.2 Miles 1.7 Miles 2.2 Miles

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