



+/- 250,040 SF
Proposed Cold Storage
Development Site

Full Entitlements Estimated Q3 2024

- +/- 250,040 SF Proposed Warehouse
- Direct Access to Route 55 (0.2 Miles)
- Signaled Intersection at site entrance closest to Route 55
- Site has full utility access
- Site is in a UEZ, major cost savings

AVAILABLE SQUARE FOOTAGE	■ +/- 250,240
ACRES	■ +/- 23.5
BUILDING DIMENSIONS	■ 782' x 320'
OFFICE AREA	■ To Suit
LOADING DOCKS	■ 49
DRIVE-IN DOORS	■ 2
CAR PARKING	■ 77
POWER	■ 2500+ Amps
CLEAR HEIGHT	■ 60' Min
COLUMN SPACING	■ 50' x 52'

**Get more
information**

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300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428

Site Plan



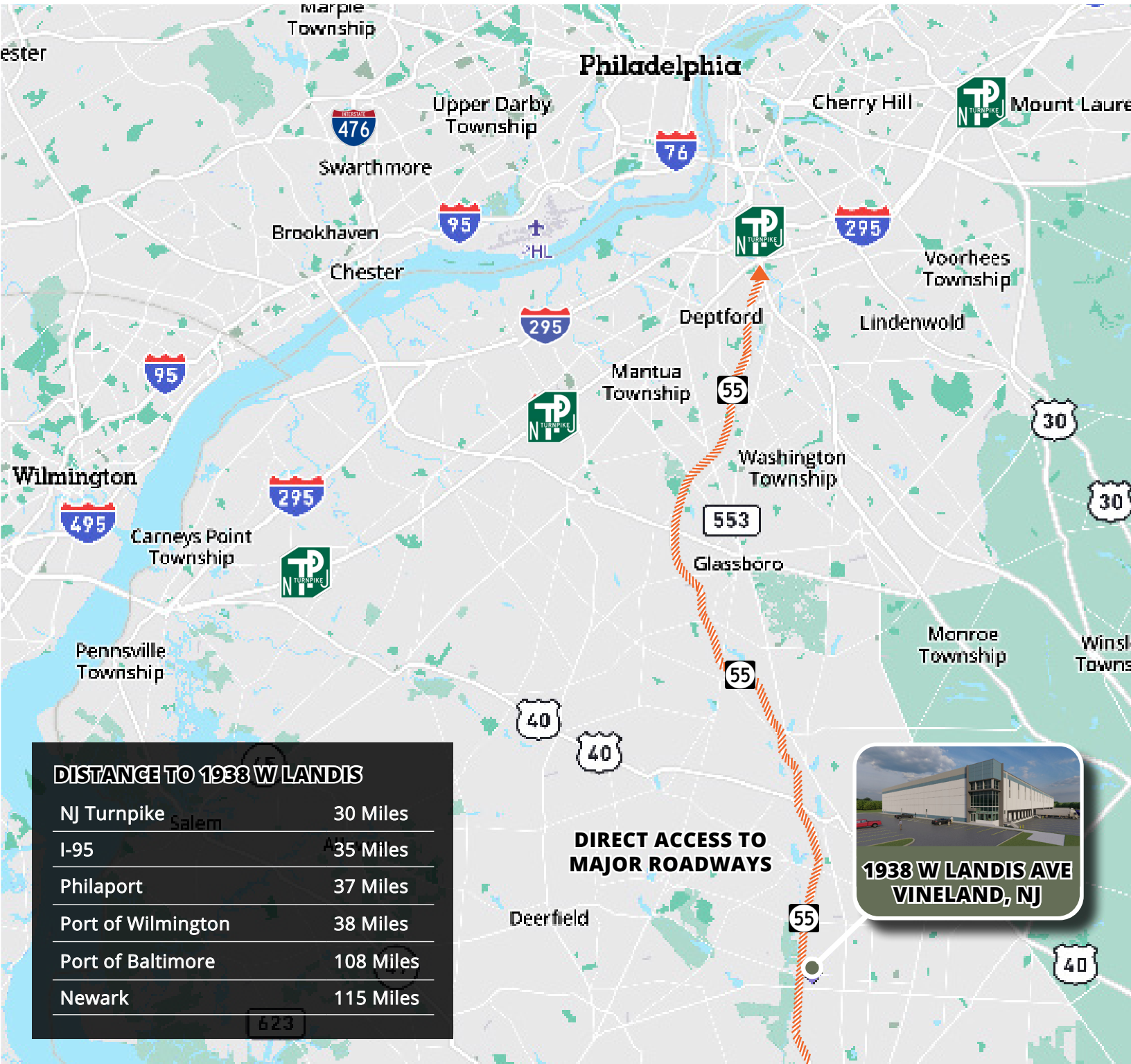
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Regional Access Map



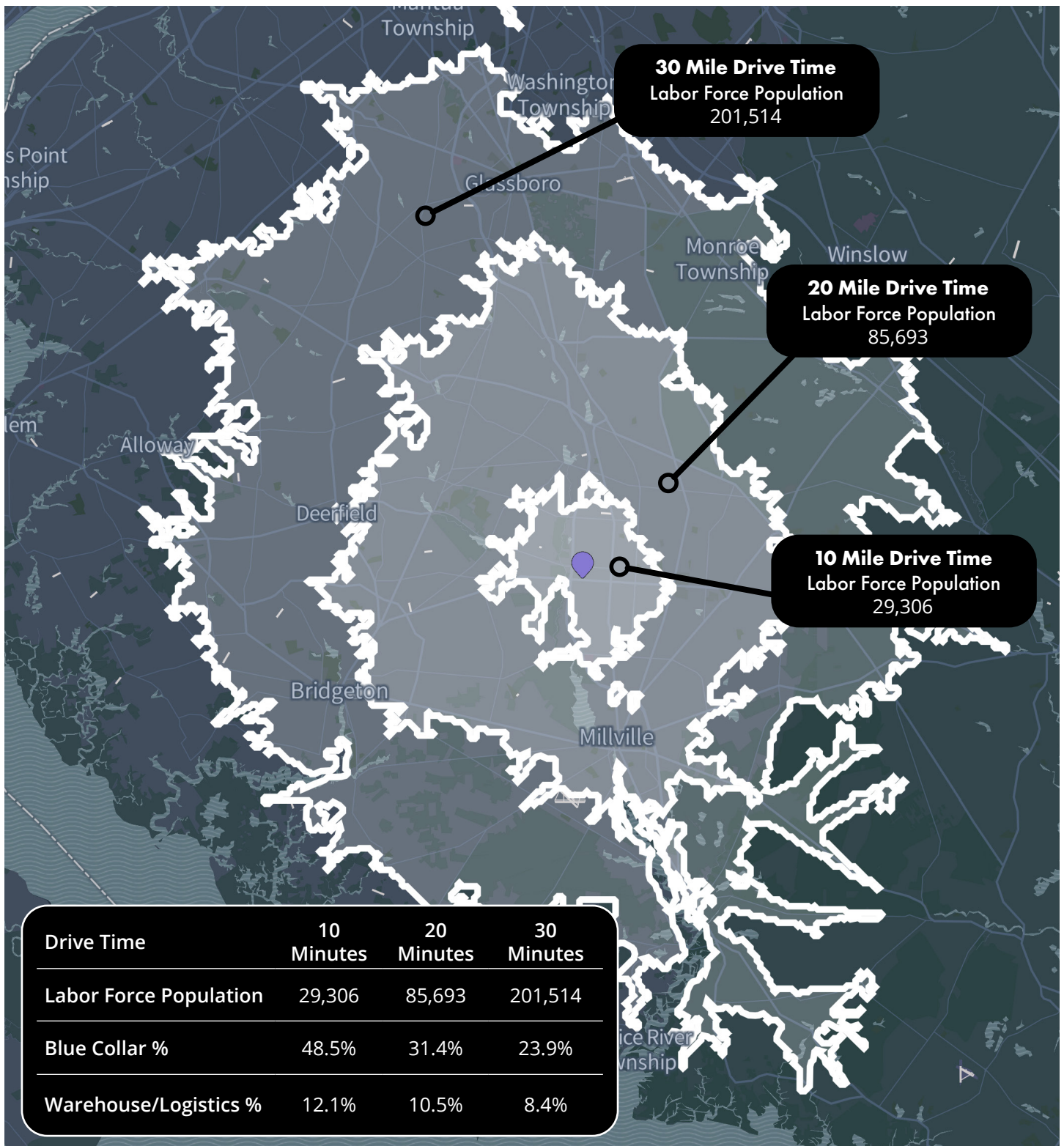
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Access to Labor



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