



30,000 - 85,719 SF

(Expandable to 150,000+ SF)

Industrial Space For Lease | Available Immediately

**Capital Improvements
Completed**

2101 Hornig Road

Philadelphia, PA

Location

- 2 miles from the Pennsylvania Turnpike and 5 miles from I-95
- Access via a fully signalized intersection off Route 1

Property specifications

- 85,719 SF available (Expandable to 150,000+ SF)
- 9.8 acres (25% building coverage)
- Existing office space, restrooms & break room
- 19' clear height in warehouse space
- 7 exterior loading docks
- 2 drive-in doors
- 58 car parking spaces (expandable)
- 4,000 amps of power
- LED lighting throughout warehouse
- Fully sprinklered
- Fully air-conditioned space
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Advantages and amenities

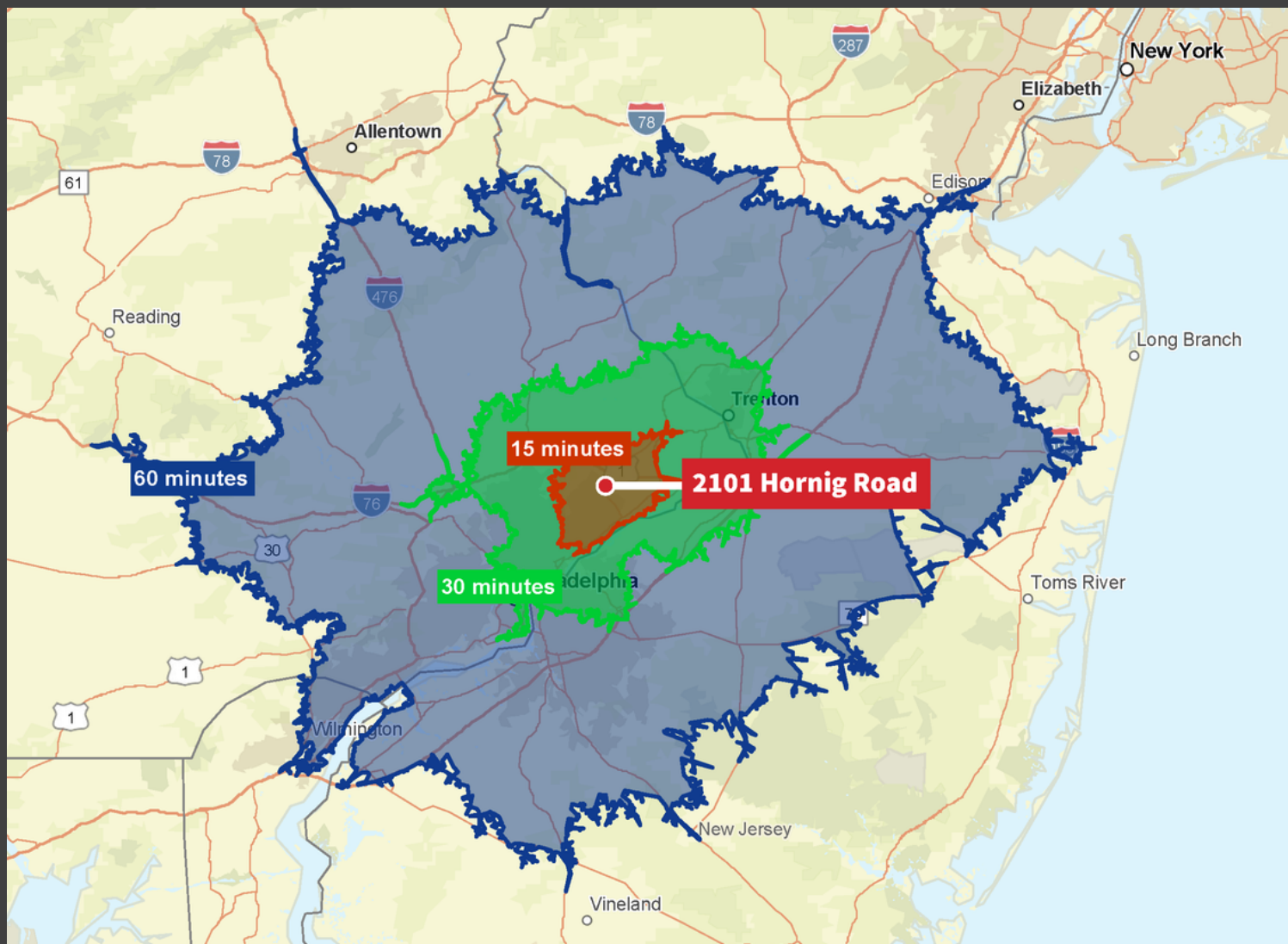
- Located in well-established industrial park with I-2 zoning
- Site accessible via public transportation
- Operational backup generator on-site
- Full building circulation

Significant capital improvements

- Exterior painting of building
- Roof replacement
- Repaving asphalt in parking lot



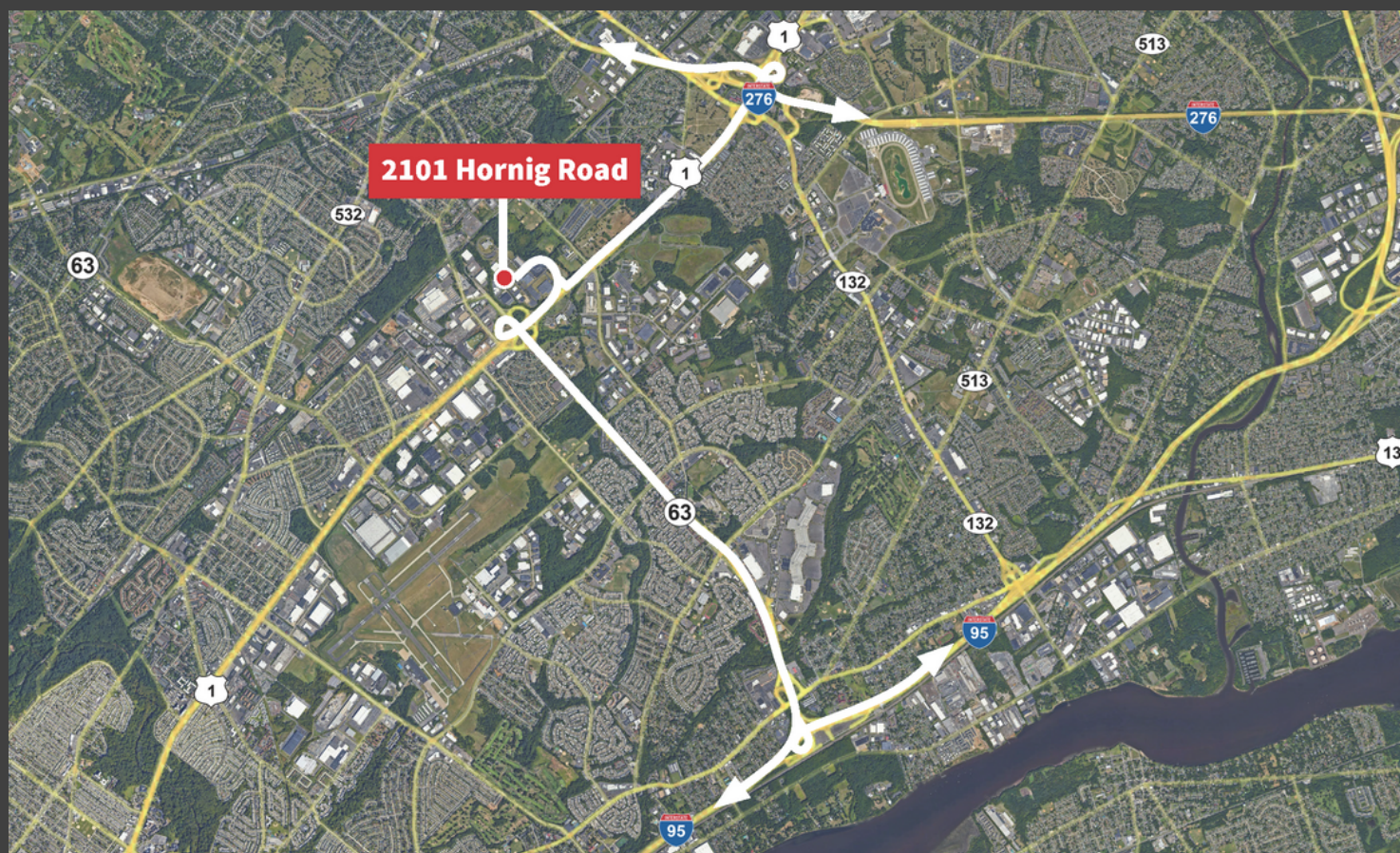
Labor & Population



Drive Times:

	15 Minutes	30 Minutes	60 Minutes
Total Population	425,400	2,138,861	6,446,859
Total Labor Force	213,574	1,068,911	3,308,331
Blue Collar %	23%	20%	17%
Unemployment Rate	4.9%	5.9%	5.0%
Median Household Income	\$67,763	\$70,162	\$83,432

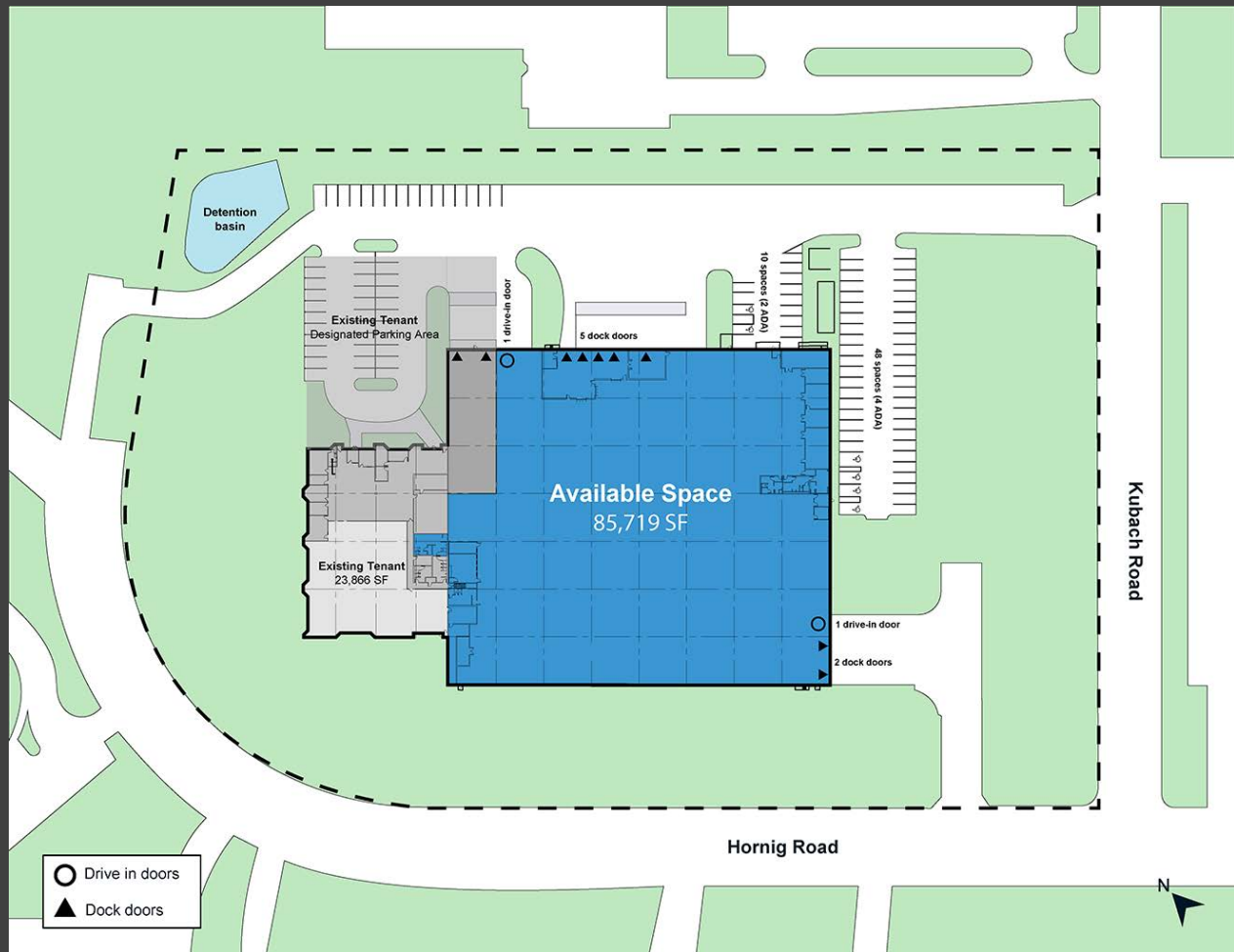
Accessibility



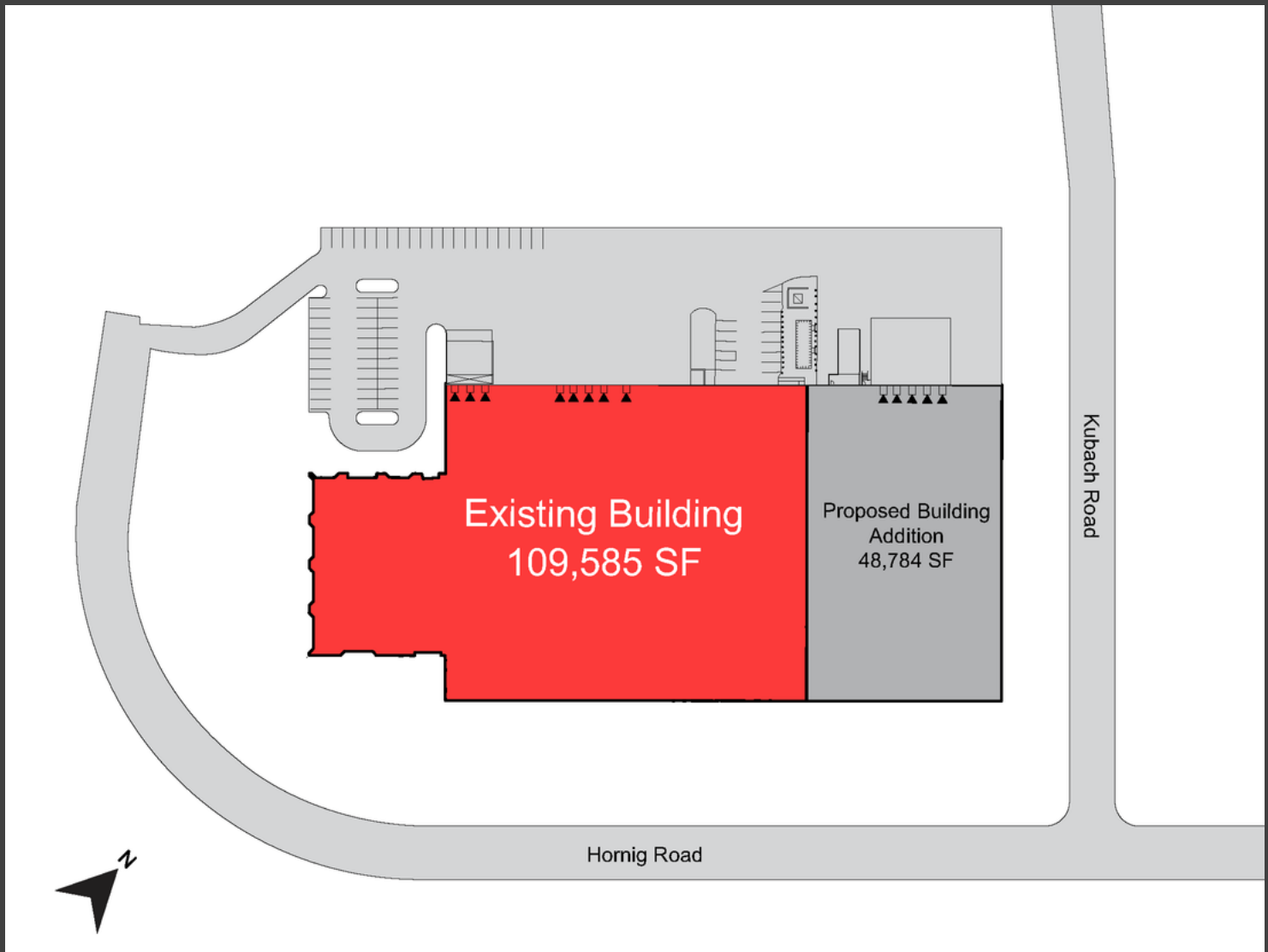
Key Distances:

Location	Miles	Minutes
Route 1	Immediate Access	1 minute
I-76 (PA Turnpike)	2.5 miles	7 minutes
I-95	4.7 miles	7 minutes
PA/NJ Turnpike Bridge	9.9 miles	15 minutes
Betsy Ross Bridge	10.7 miles	14 minutes
Center City	18.3 miles	22 minutes
I-76 (Schuylkill Expressway)	19.6 miles	25 minutes
I-476 (Northeast Extension)	20.7 miles	23 minutes
Port of Philadelphia	21.3 miles	24 minutes
King of Prussia, PA	25.2 miles	27 minutes
Philadelphia International Airport	27.2 miles	29 minutes
Port of NY/NJ	74.2 miles	77 minutes

Site Aerial



Site Expansion Plan



About Ownership:

DH Property Holdings is a leading real estate development, investment and asset management firm focusing on complex industrial distribution warehouses in dense, urban-core areas. Founded in 2016 by Dov Hertz, the New York City-based company has unparalleled experience in the design, development and repositioning of urban infill logistics facilities nationally. DHPH currently has over 6 million square feet, or over \$2.5 billion, of Class-A urban warehouses complete or underway throughout the Northeast, including New York, Boston and Philadelphia.

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