

# 1500 EAST 2ND STREET

EDDYSTONE, PA



**LEASED**

**LEASED**

**BUILDING 2 - AVAILABLE  
±228,900 SF**

**61 TRAILER STALLS**

**603 AUTO SPACES**





# LOCAL ACCESS

5 MILES TO PHILADELPHIA AIRPORT



EXIT 7

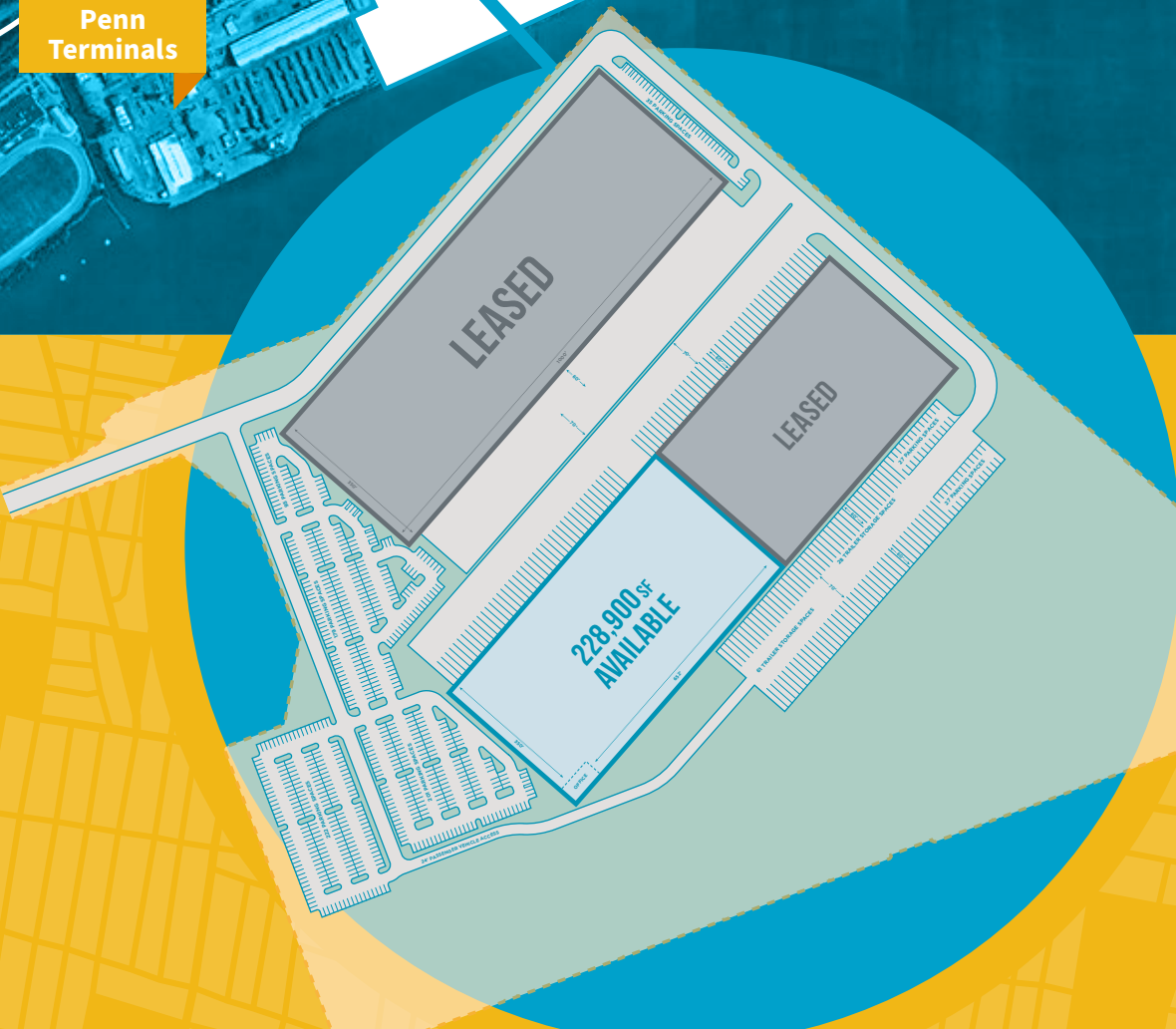
EXIT 8



INDUSTRIAL HIGHWAY



Penn Terminals

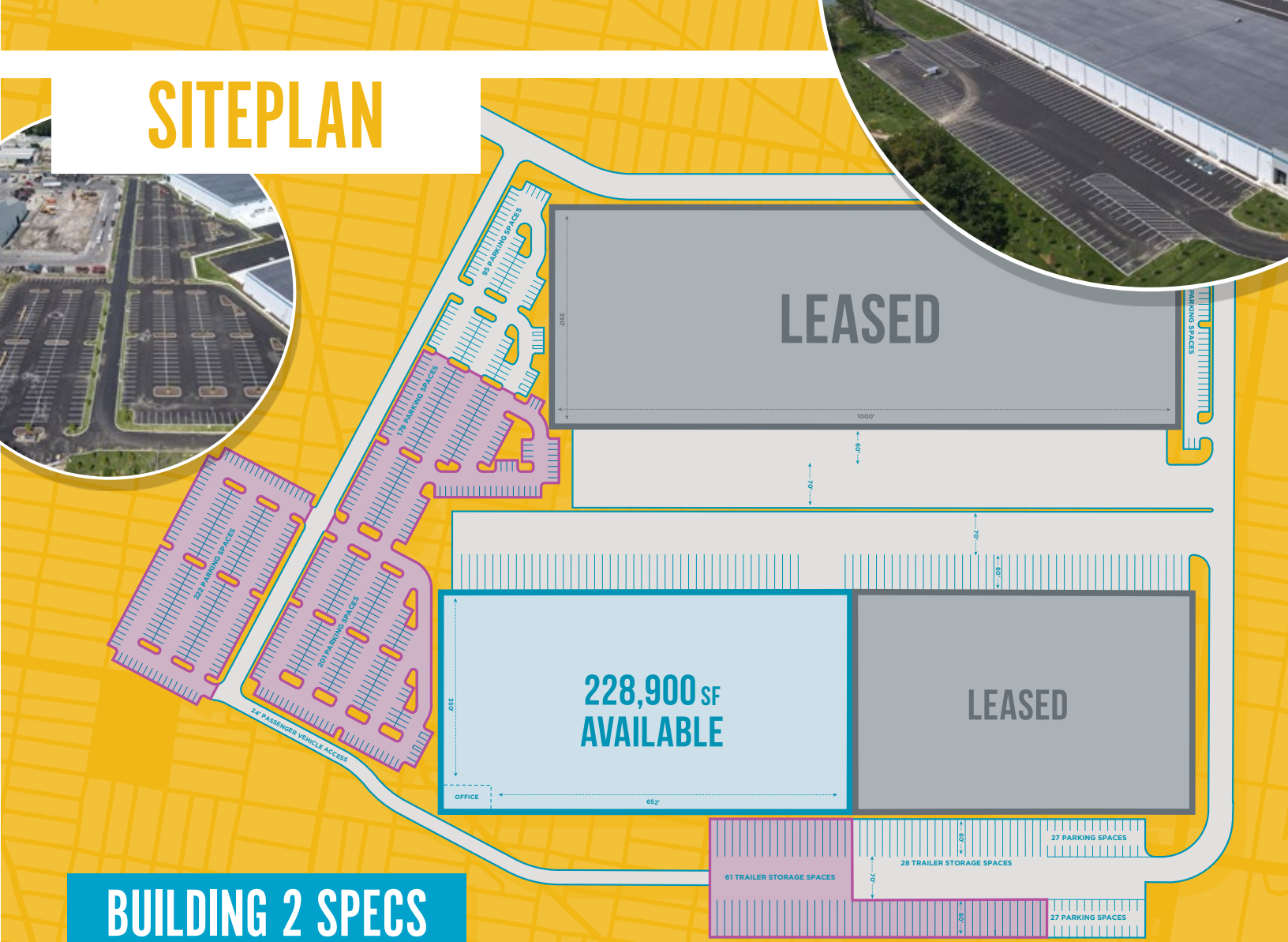


Septa Train Station



Septa Bus Station

# SITEPLAN



## BUILDING 2 SPECS

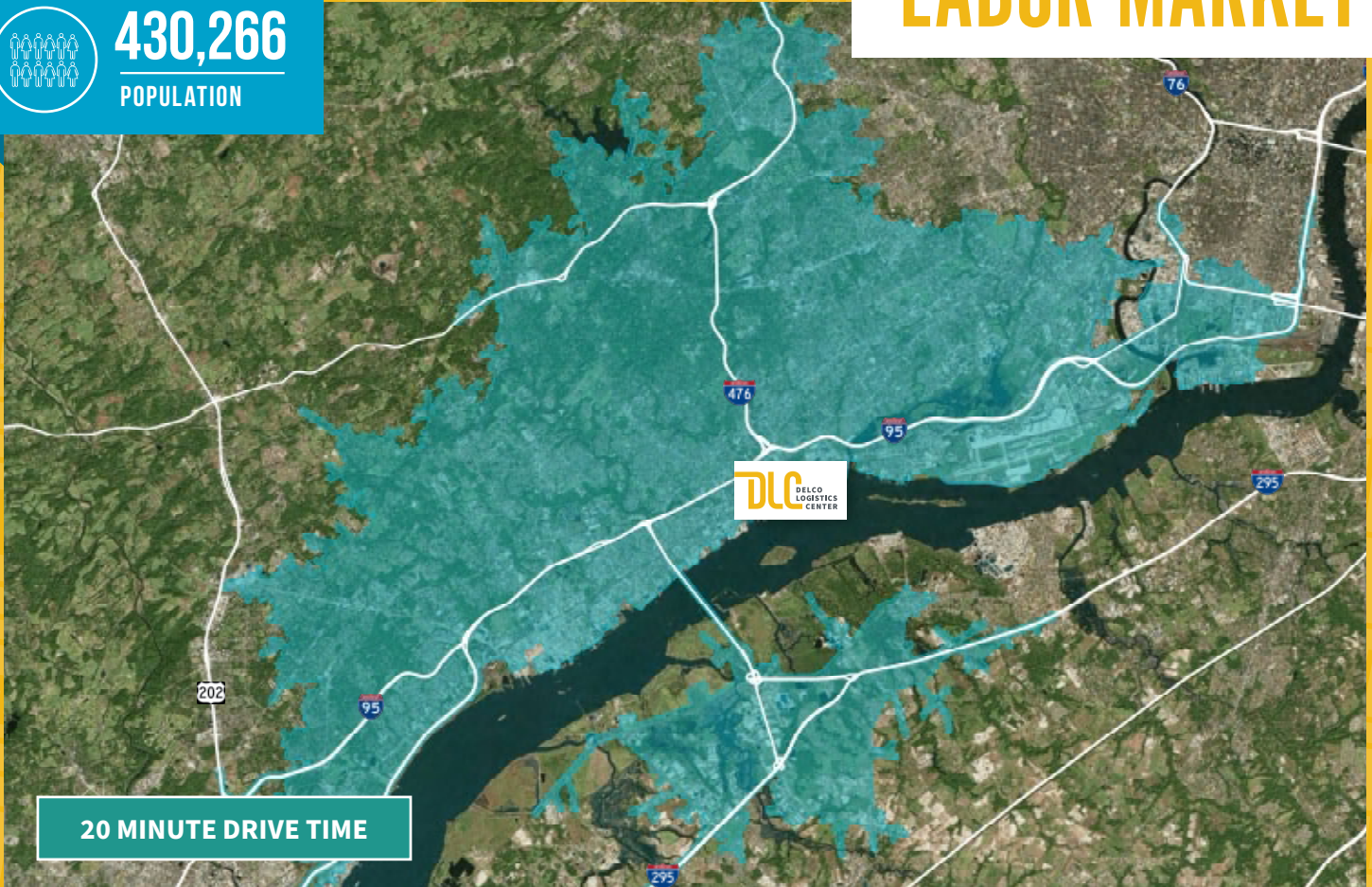
Available SF	±228,900 SF	Trailer Parking	61 Stalls (Expandable) Additional 15 stalls along dock wall
Office SF	2,875 SF	Floor	7" Concrete Slab
Building Size	±420,000 SF	Power	2,000 Amp
Available SF Dimensions	350' x 652'	Fire Protection	ESFR System
Clear Height	36'	Lighting	LED
Column Spacing	54' x 50' (60' at speed bay)	Exterior Wall	Insulated load bearing precast concrete wall
Dock Doors	24 - 9'x10' Doors (Expandable to 39) with 35,000 lb mechanical levelers with bumpers and seals	Roof	Single-ply, fully adhered 60-mil black EPDM roofing system
Drive-In Doors	1 - 12' x 16' Door	HVAC	Roof-mounted gas-fired Cambridge heating units
Truck Court	130' with 70' concrete apron	Zoning	HI - Heavy Industrial
Car Parking Spaces	603 Spaces	Utilities	Public water, sewer, electric and gas



# LABOR MARKET



**430,266**  
POPULATION



**20 MINUTE DRIVE TIME**

WORKERS PER 10,000 SF OF WAREHOUSE SPACE	JOB POSTING INTENSITY	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE	LABOR CAPACITY
<b>467</b> 👍 Comp Market Avg = 216	<b>3:1</b> 👍 Best In Class (Worse 7:1)	<b>\$67,688</b> 👍 Metro Average = \$74,817	<b>\$254K</b> 👍 Comp Market Avg = 216	<b>2,300 JOBS</b> 👍 Warehouse Jobs

## WORKFORCE CHARACTERISTICS

**TOTAL LABOR FORCE (20-MIN)**  
**202,001**

67% Participation Rate

Unemployment Rate **8.3%**

Unemployment People **16,766**

Ages 18 to 39 of Total Population **28.4%**



**LABOR FORCE**  
By Occupation (20-Min)

Manufacturing Operations **7,617**

Warehouse Operations **8,243**

Warehousing Compatible Roles **44,620**



**LABOR COST\***  
By Occupation (\$/Hr)

Manufacturing Operations **\$22.32**

Warehouse Operations **\$15.29**

Warehousing Compatible Roles **\$12.94**

\*Labor cost is a measure of wages and is the median of all jobs in the occupation code no matter the experience level.



## DISTANCE TO:

Center City Philadelphia	13.7 Miles
Penn Terminals	Next Door
The Port of Philadelphia	13.0 Miles
PHL International Airport	5.5 Miles
FedEx Ground	3.7 Miles
FedEx Ship Center	5.4 Miles
FedEx Express	9.4 Miles
FedEx Air Cargo Facility	5.5 Miles
UPS Air Hub	7.9 Miles
UPS	13.8 Miles
United States Postal Service	8.5 Miles
CSX Intermodal Terminal	13.7 Miles
Exit 8 @ I-95	2.0 Miles
Exit 7 @ I-95 & I-476 Interchange	2.5 Miles
I-295 Interchange	9.6 Miles
NJ Turnpike	13.4 Miles



## FOR MORE INFORMATION, PLEASE CONTACT:

Jonas L. Skovdal  
Executive Managing Director  
610 772 2005  
jonas.skovdal@cushwake.com

John Gartland  
Executive Managing Director  
856 403 9535  
john.gartland@cushwake.com

Gerard J. Blinebury, Jr.  
Executive Vice Chair  
717 231 7291  
gerry.blinebury@cushwake.com

Chris Butera  
Director  
215 963 4011  
chris.butera@cushwake.com