

8800  
TINICUM  
BOULEVARD

+/- 477,500 SF AVAILABLE



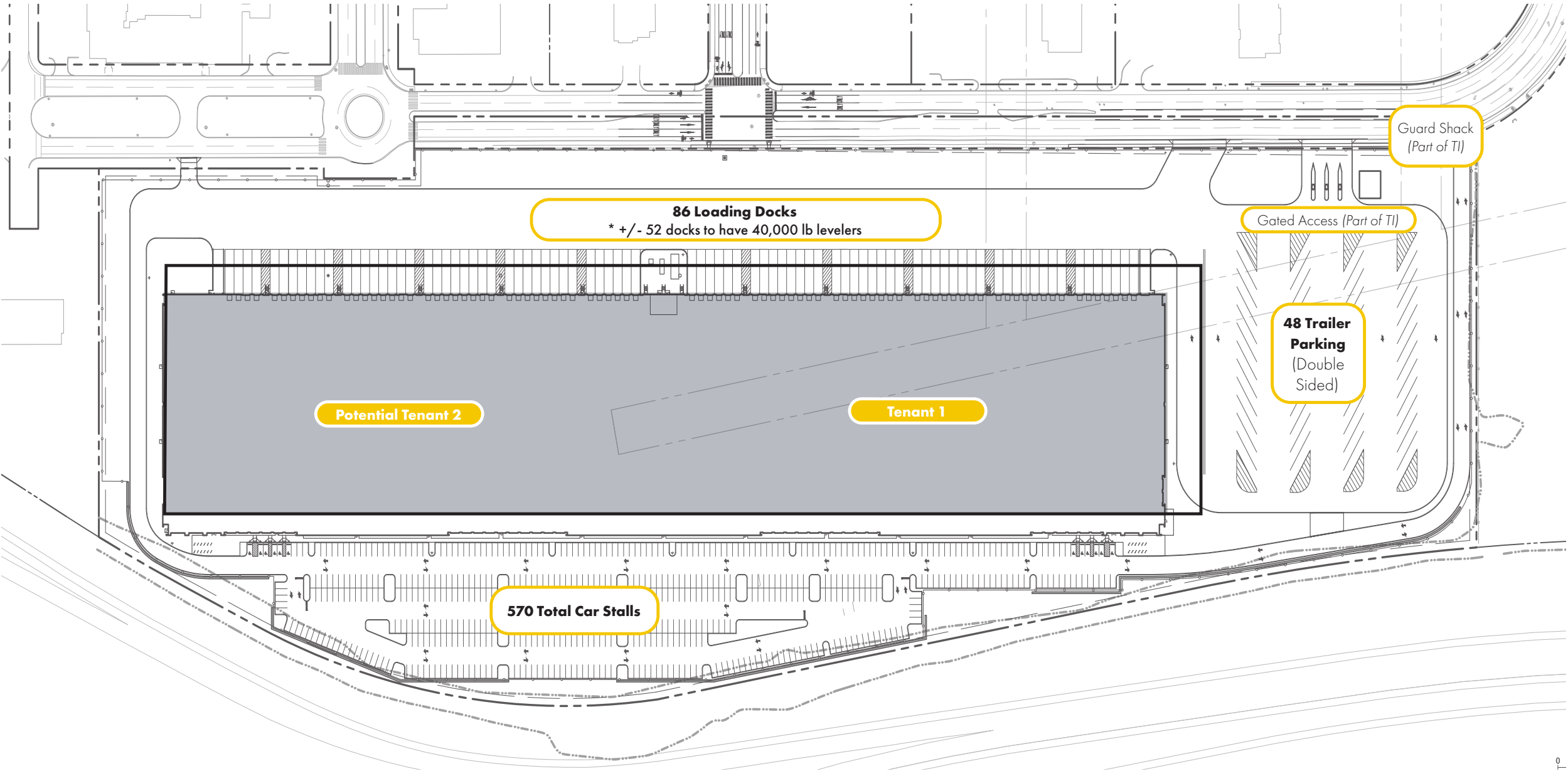
## PHILADELPHIA AIRPORT DEVELOPMENT OPPORTUNITY

IMMEDIATE HIGHWAY ACCESS | 40' CLEAR HEIGHT | HEAVY POWER | ABUNDANT CAR & TRAILER PARKING | DIVISIBLE

AVISON  
YOUNG

THE  
RMR  
GROUP

# PROPOSED SITE PLAN





# PROPOSED SITE PLAN

BUILDING SIZE	477,500 SF
BUILDING DIMENSIONS	1500' x 320'
OFFICE	To Suit - +/- 2,500 SF Spec Office Availability
CEILING HEIGHT	40'
COLUMN SPACING	56' x 52' with 60' speed bays
LOADING DOCKS	86 9' x 10' Docks w/ Insulated Vision Panel, Weather Seals, Bumpers, Lights, and Fans
LEVELERS	40,000 LB at 60% Docks
DRIVE-IN DOORS	Two 12' x 16' Motorized Drive-In Doors
TRUCK COURT DEPTH	140'
OFF-DOCK TRAILER STALLS	48
CAR STALLS	570 Car Stalls
POWER SYSTEM	8,000 Amps; 277 / 480V 3-phase
SPRINKLER SYSTEM	ESFR with K22.4 Heads
FIXTURES	30 FC (on 15' Whips)
FLOOR LOAD PSI	4,000 PSI
SLAB THICKNESS	7" Unreinforced
OPTIONAL SPECS (TI)	Pylon Signage Along I-95   Guard Shack at Front Entrance   Perimeter Fencing   Building Signage



## SITE LOCATION ADVANTAGES

- Prominent Philadelphia Site Along I-95
- Premier Signage Opportunity Along I-95 Across From Airport
- Direct Truck Access to I-95 North & South
- Proximate to All Major Thoroughfares in Philadelphia
- Proximate to Major East Coast Ports
- Direct Access to SEPTA Bus Routes and Regional Rail Stop
- Philadelphia Airport Cargo Expansion Less Than 1 Mile from the Site



# IMMEDIATE HIGHWAY ACCESS

## MAP LEGEND

- To the site
- From the site

## Exiting Highway >>

- I-95 N - 1.2 Miles - 3 Minutes
- I-95 S - 0.3 Miles - 1 Minute

## Entering Highway >>

- I-95 N - 1.3 Miles - 4 Minutes
- I-95 S - 0.5 Miles - 1 Minute



8800 Tinicum Boulevard



# PHL CARGO FACILITY EXPANSION



# REGIONALIZED CONNECTOR

## 8800 TINICUM

### Highway Drive Times:

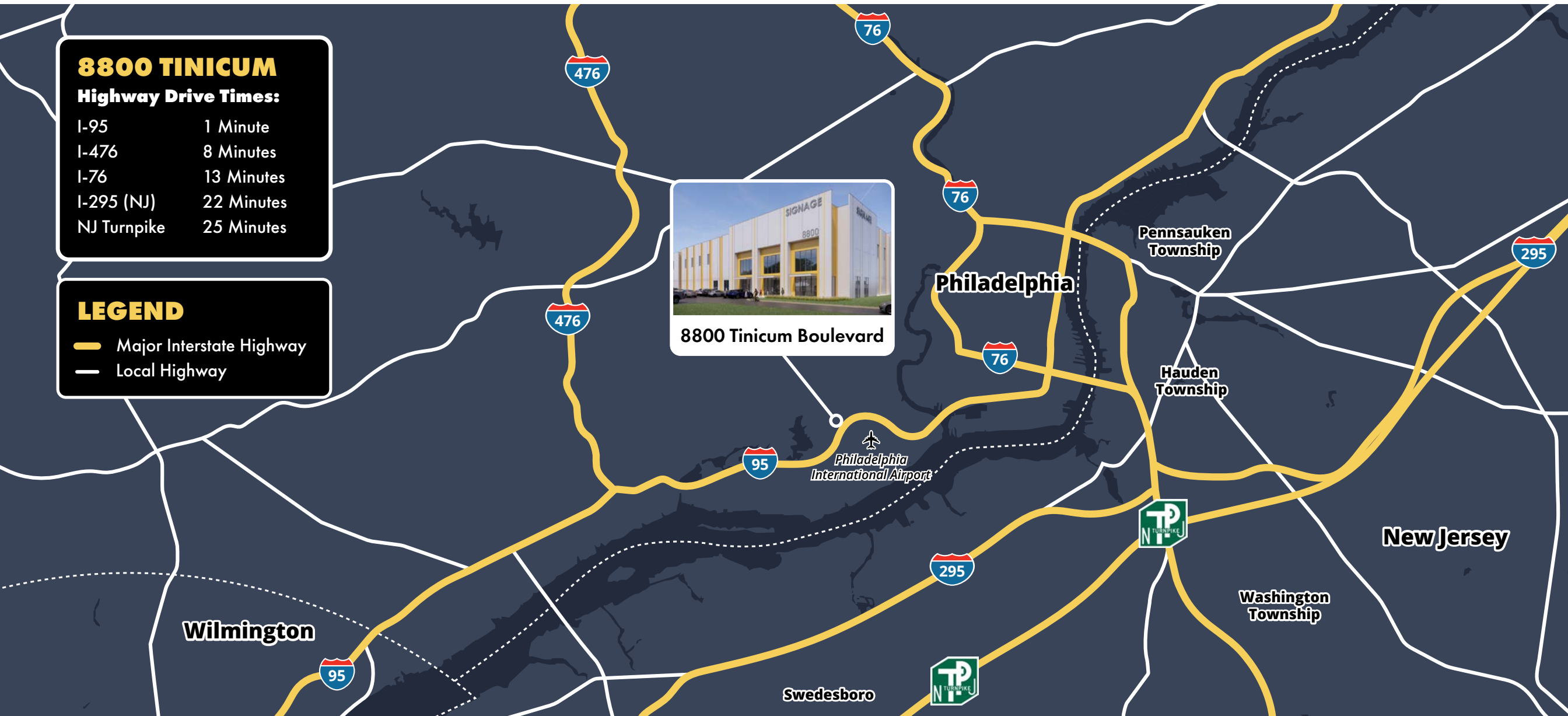
I-95	1 Minute
I-476	8 Minutes
I-76	13 Minutes
I-295 (NJ)	22 Minutes
NJ Turnpike	25 Minutes

### LEGEND

- Major Interstate Highway
- Local Highway



8800 Tinicum Boulevard



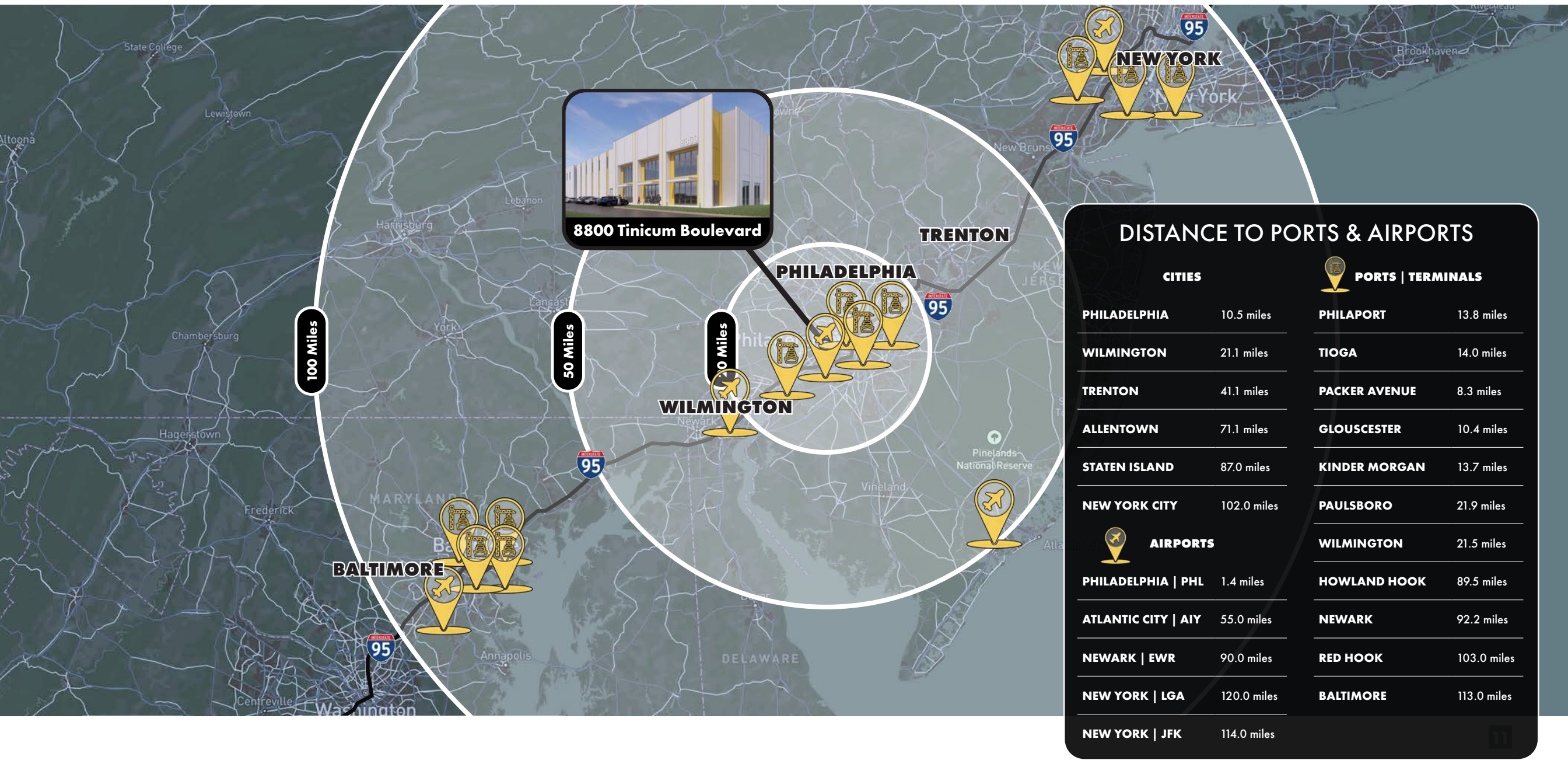
# LABOR ACCESS MAP



# NOTABLE TENANT CORRIDOR



# ACCESSIBILITY TO PORTS & AIRPORTS





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