



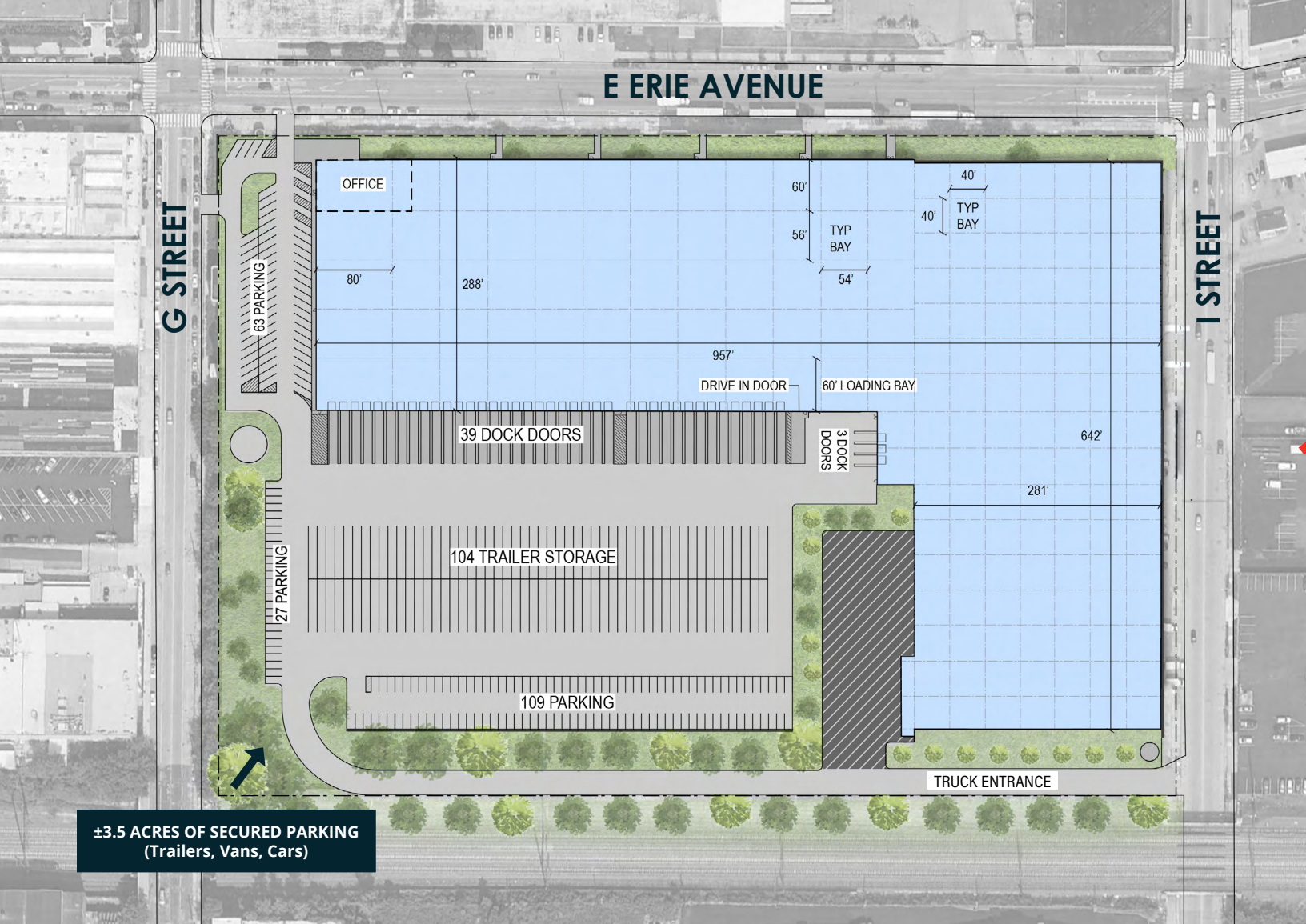
AVAILABLE IMMEDIATELY

376,950 SF Class A Warehouse Last Mile Distribution Center

956 E Erie Avenue
Philadelphia, PA

Divisible to +/- 104,400 SF





±3.5 ACRES OF SECURED PARKING
(Trailers, Vans, Cars)

SITE PLAN & SPECIFICATIONS

LAND AREA	19.0 Acres	DRIVE-IN DOOR	One (1)
BUILDING AREA	+/- 376,950 SF	TRAILER PARKING	104 Secured Stalls
AVAILABLE SPACE	104,400 – 381,200 SF	CAR PARKING	199 On-Site
CLEAR HEIGHT	36'*	ROOF	TPO w/ 20 Yr Warranty
COLUMN SPACING	Up to 56' x 54' With 60' speed bays	LIGHTING	LED
DOCK DOORS	Forty-Two (42)	FIRE PROTECTION	ESFR

*78,680 SF at 28'

ACCESS & CORPORATE NEIGHBORS



PORT OF WILMINGTON
37 miles / 59 minutes

NEW YORK CITY
90 miles / 1 hr 40 minutes

CENTER CITY PHILADELPHIA
6.2 miles / 24 minutes

PORT ELIZABETH
84 miles / 1 hr 23 minutes

BALTIMORE
104 miles / 2 hr 21 minutes

PHILADELPHIA INT'L AIRPORT
14.4 miles / 26 minutes



LABOR & DEMOGRAPHICS

1 MILE

48,910

POPULATION

5,246

BLUE COLLAR EMPLOYMENT

31.6%

BLUE COLLAR CONCENTRATION

3,138

TRANSPORTATION & MATERIAL
MOVING EMPLOYMENT

18.9%

TRANSPORTATION & MATERIAL
MOVING EMPLOYMENT

17,739

LABOR FORCE

6.5%

UNEMPLOYMENT RATE

3 MILES

388,168

POPULATION

36,199

BLUE COLLAR EMPLOYMENT

23.4%

BLUE COLLAR CONCENTRATION

16,769

TRANSPORTATION & MATERIAL
MOVING EMPLOYMENT

10.8%

TRANSPORTATION & MATERIAL
MOVING EMPLOYMENT

131,209

LABOR FORCE

7.2%

UNEMPLOYMENT RATE

5 MILES

941,603

POPULATION

81,259

BLUE COLLAR EMPLOYMENT

19.4%

BLUE COLLAR CONCENTRATION

39,513

TRANSPORTATION & MATERIAL
MOVING EMPLOYMENT

9.4%

TRANSPORTATION & MATERIAL
MOVING EMPLOYMENT

535,622

LABOR FORCE

6.6%

UNEMPLOYMENT RATE



LOCATION & HIGHLIGHTS

Close proximity to PhilaPort Terminals:

Tioga Marine Terminal (2.4 miles)

Packer Ave Marine Terminal (9.7 miles)

Close proximity to Other Key Transit:

Close to Philadelphia International Airport (14.4 miles)

Walkable to Public Transportation (SEPTA Bus and Rail)

FINANCIAL ADVANTAGE

Crown 95 offers tenants strong tax incentives alongside estimated operating expenses that are *half the market average*.



TAX ABATEMENT

Real Estate tax abatement on improvements for 10 years

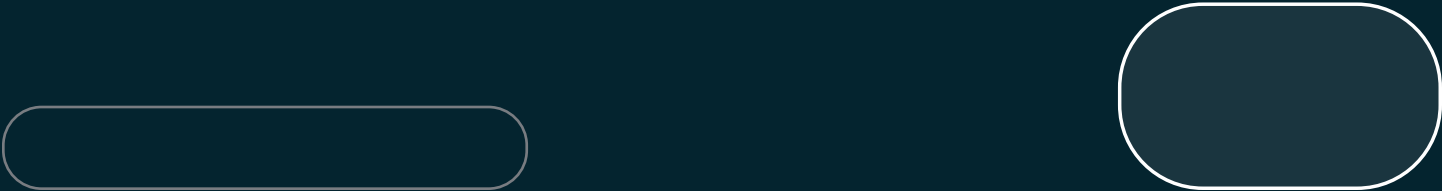
KEYSTONE OPPORTUNITY ZONE (KOZ)

Through credits, waivers and broad-based tax incentives, total taxes on economic activity in the KOZ are significantly reduced. These benefits reduce the following taxes:

PENNSYLVANIA

- Corporate net income tax
- Personal income tax
- Sales and Use tax (Purchases consumed and used by the qualified business in the zone)
- Mutual Thrift Institution tax
- Bank and Trust Company Shares tax

PHILADELPHIA

- Earned Income / Net Profits tax
 - Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile tax
 - Sales and Use tax (county/city; purchases exclusively used and consumed by the qualified business in the zone)
 - Property tax
- 



CONTACT US

Richard Gorodesky, SIOR

Senior Managing Director
+1 215 460 5857
richard.gorodesky@colliers.com

Brian McCurdy

Senior Vice President
+1 610 715 8620
brian.mccurdy@colliers.com

Noah Balanoff, CCIM

Vice Chair
+1 917 757 5148
noah.balanoff@colliers.com

Brad Boone

Senior Vice President
+1 202 746 9962
brad.boone@colliers.com

Adam Gorodesky, CPA

Vice President
+1 215 873 1718
adam.gorodesky@colliers.com

Colliers

Ten Penn Center
1801 Market Street, Suite 500
Philadelphia, PA 19103
www.colliers.com/philadelphia

