



**ARES
INDUSTRIAL
MANAGEMENT**

**AVAILABLE
IMMEDIATELY!**

1801 NORTH 5TH STREET

PHILADELPHIA, PA 19122

FOR LEASE | 102,307 SQ FT WAREHOUSE | RENOVATIONS NEARING COMPLETION



**EXCESS
PARKING**

**HIGH BAY,
INFILL WAREHOUSE**

**LAST MILE
FULFILLMENT**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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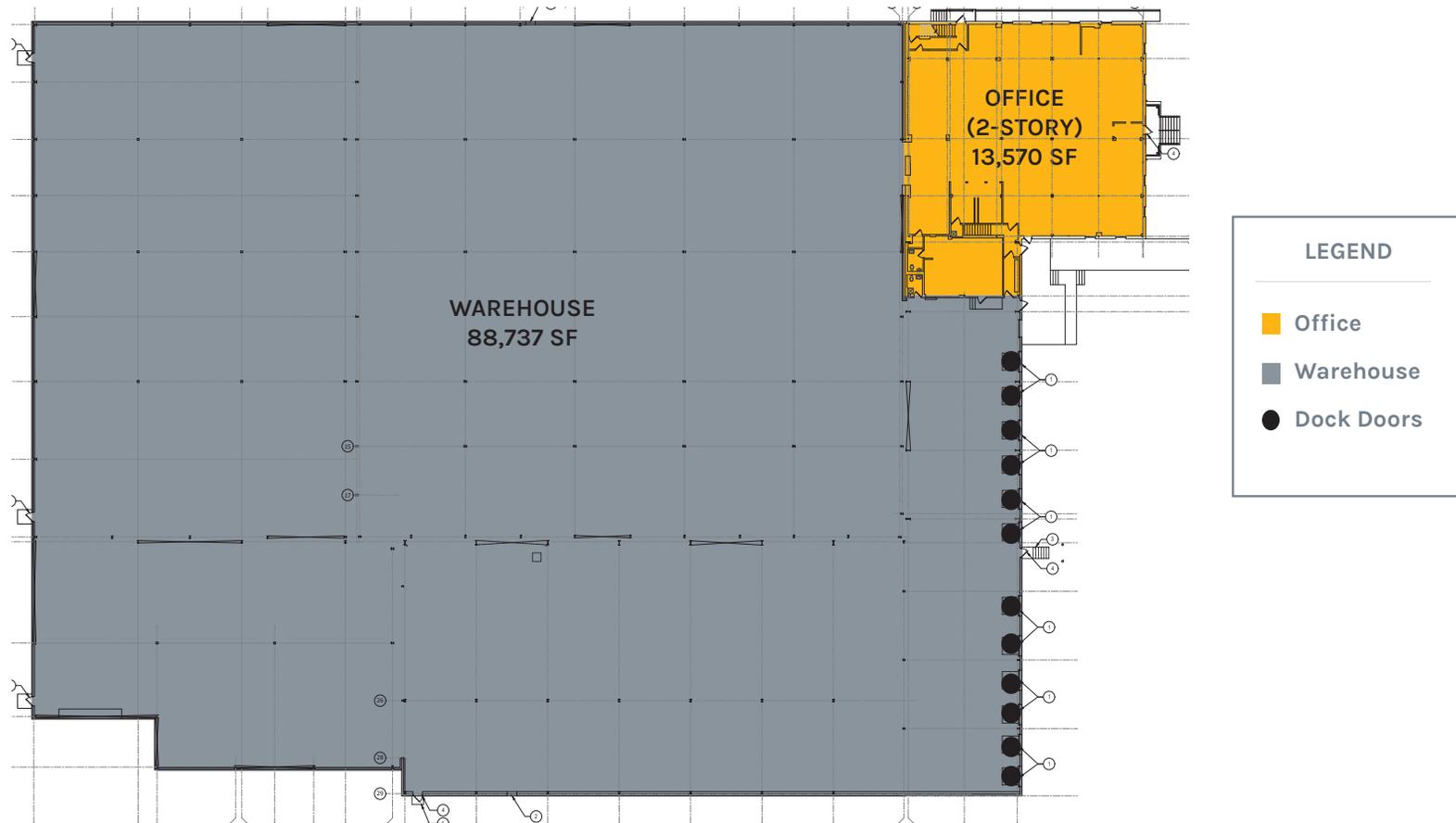
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OWNED BY
 **ARES
INDUSTRIAL
MANAGEMENT**

Lee & Associates of Eastern Pennsylvania, LLC | 610 W. Germantown Pike, Ste. 160, Plymouth Meeting, PA 19462, USA

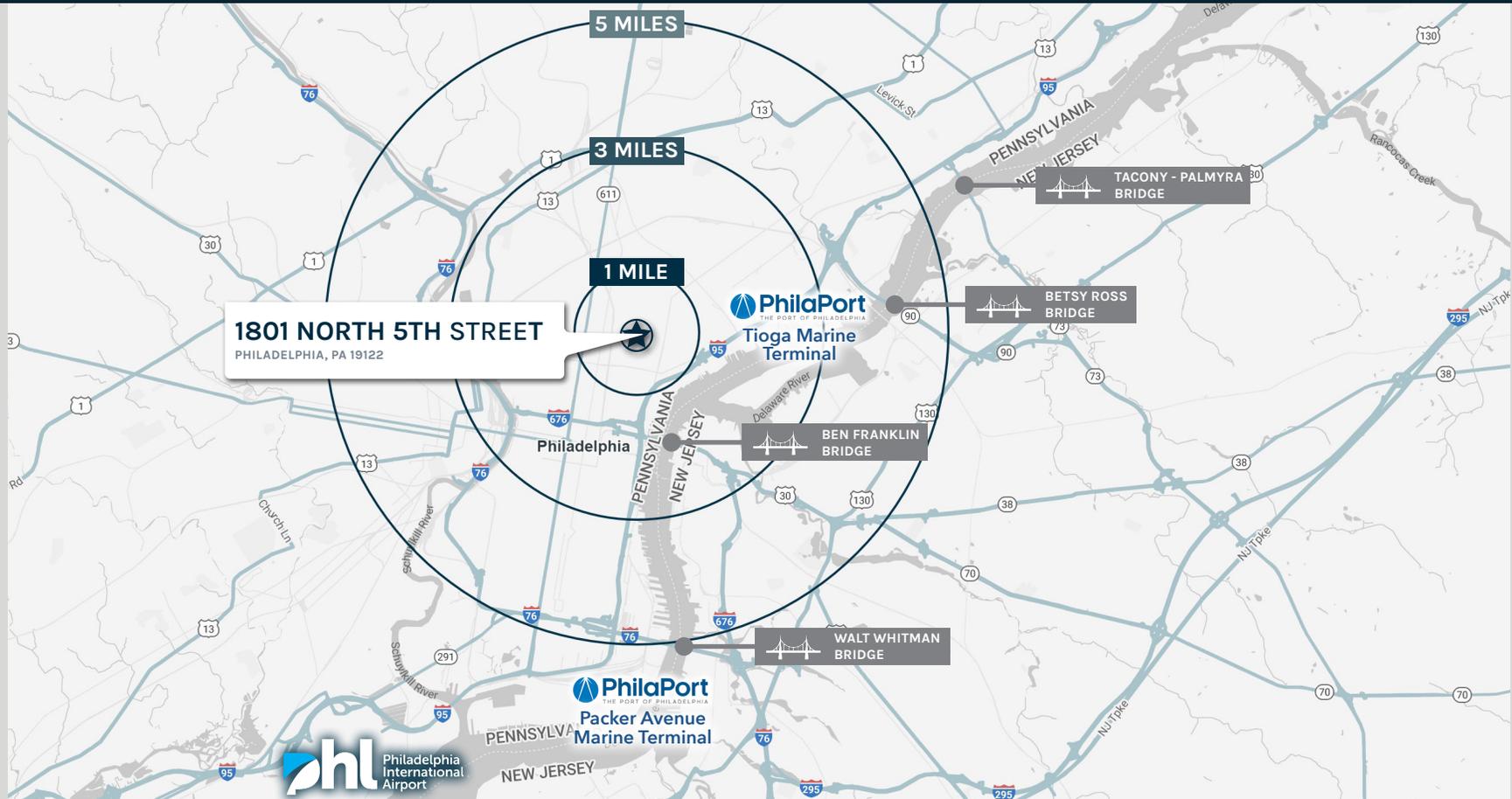
Property FEATURES

- Warehouse - 88,737 SF
- Office (Two-Story) - 13,570 SF
- Clear Height - 24' - 30'
- New ESFR sprinkler system
- New LED lighting in warehouse & office
- New HVAC
- Parking Area - 1.5 Acres
- New 1,200 amp electrical service
- Loading - 12 Docks with new equipment + 2 External Platform Positions
- Site Access - Fully fenced with automatic security gate at entrance



Location HIGHLIGHTS

- 2.0 miles to I-95
- 2.2 miles to I-676
- 4.3 miles to PhilaPort - Tioga Marine Terminal
- 6.7 miles to PhilaPort - Packer Avenue Marine Terminal
- 12.9 miles to Philadelphia Int'l Airport
- 36,074 population within a 1 mile drive
- 35,545 workforce within a 1 mile drive
- 311,663 population within a 3 mile drive
- 395,906 workforce within a 3 mile drive
- 750,889 population within a 5 mile drive
- 842,517 workforce within a 5 mile drive



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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