

LAST MILE OPPORTUNITY AVAILABLE IMMEDIATELY

3501

ISLAND AVENUE

PHILADELPHIA AIRPORT AREA

CLASS A FOOD GRADE FACILITY

123,466 SF

*PLUG & PLAY*



NEWMARK

3501  
ISLAND AVENUE

# OVERVIEW

## PROPERTY HIGHLIGHTS

<b>Building Size:</b>	<b>123,466 SF</b>
<b>Building Dimensions:</b>	<b>541' Length x ±218' Depth</b>
<b>First Floor Office:</b>	<b>6,925 SF</b>
<b>Mezzanine Office:</b>	<b>5,058 SF</b>
<b>Clear Height:</b>	<b>24'</b>
<b>Dock Doors:</b>	<b>16</b>
<b>Parcel Doors:</b>	<b>10</b>

## FOOD GRADE SPECIFICATIONS

	Temperature	Square Feet
<b>Heirloom Freezer</b>	<b>0°</b>	<b>5,088</b>
<b>Frozen Pick</b>	<b>0°</b>	<b>1,890</b>
<b>Gel Pack Freezer</b>	<b>-15°</b>	<b>1,651</b>
<b>Heirloom Cooler</b>	<b>34°</b>	<b>7,597</b>
<b>Chilled Pick</b>	<b>34°</b>	<b>17,952</b>
<b>Produce Prep</b>	<b>60°</b>	<b>432</b>
<b>Deli Cooler</b>	<b>34°</b>	<b>272</b>

5 MINUTES TO  
PHILADELPHIA INTL



QUICK ACCESS  
TO THE PORTS



COOLER + FREEZER  
AVAILABLE



16 DOCK HIGH  
10 PARCEL DOORS



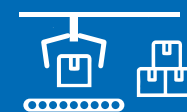
SECURE YARD WITH  
FUELING STATION

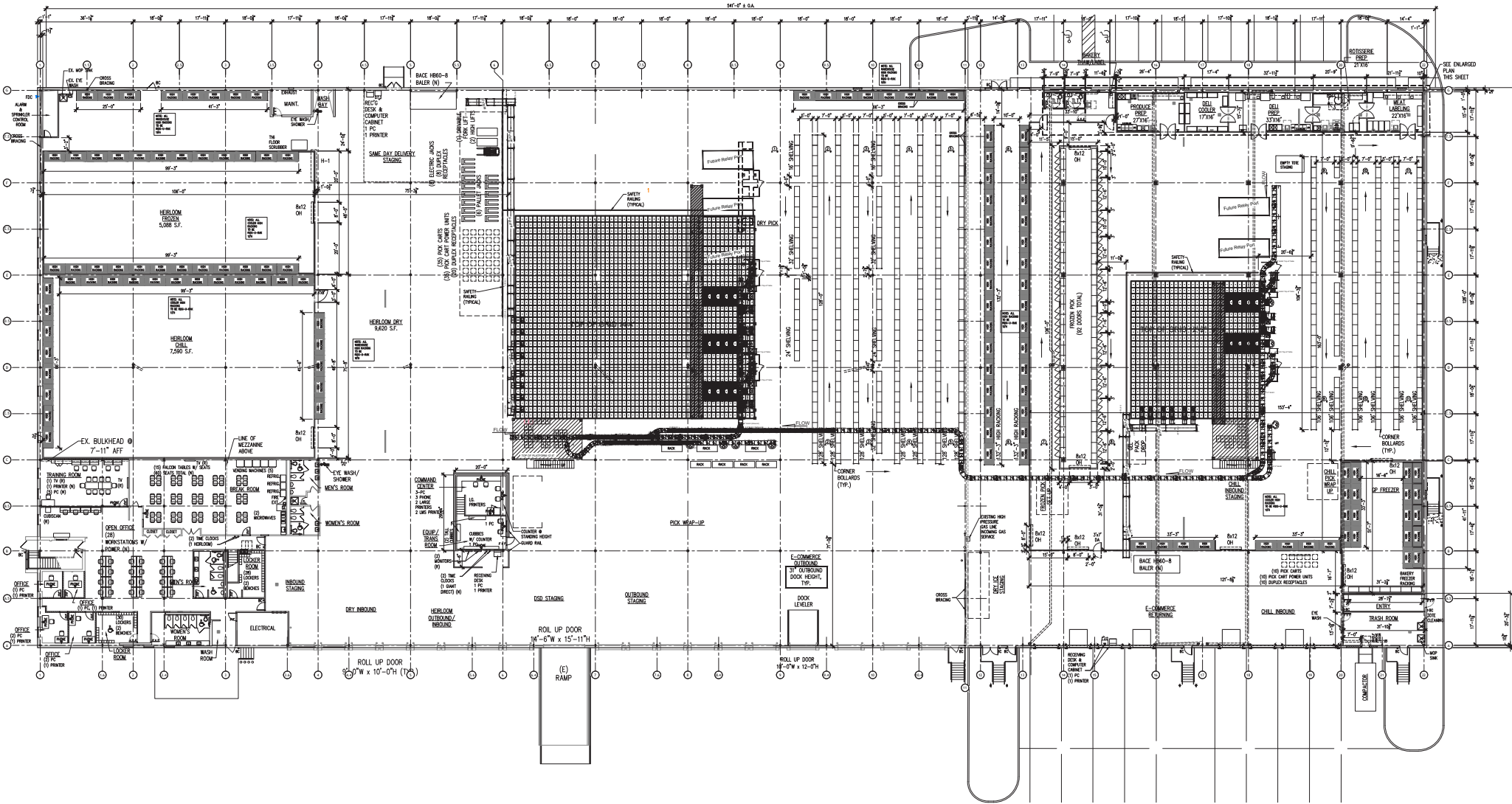


HOOD VENTS  
+ FLOOR DRAINS

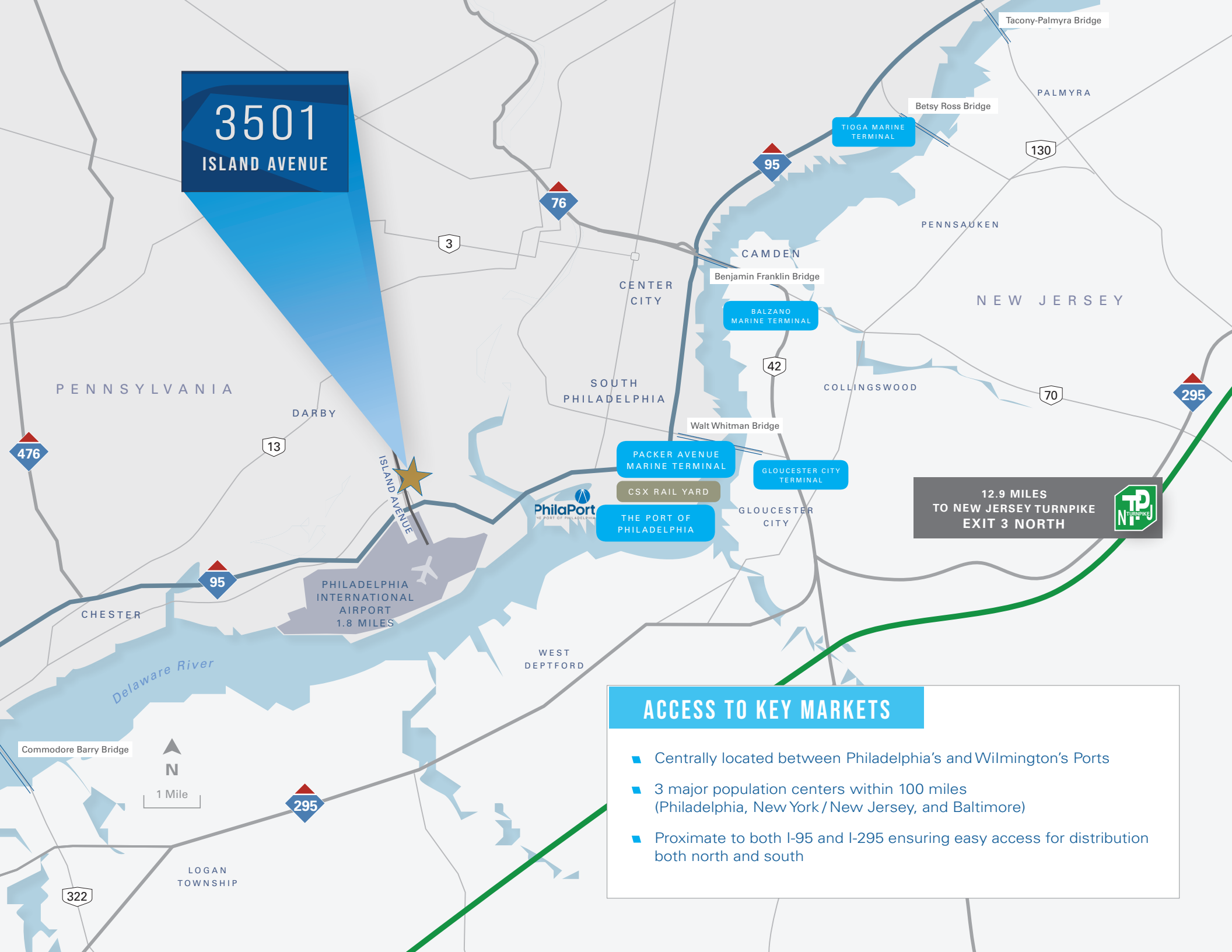


AUTO STORE  
SYSTEM





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12.9 MILES  
TO NEW JERSEY TURNPIKE  
EXIT 3 NORTH



### ACCESS TO KEY MARKETS

- Centrally located between Philadelphia's and Wilmington's Ports
- 3 major population centers within 100 miles (Philadelphia, New York / New Jersey, and Baltimore)
- Proximate to both I-95 and I-295 ensuring easy access for distribution both north and south



Cooler / Automated Pick Area



Fuel Station



Interior Loading Area



Truck Court

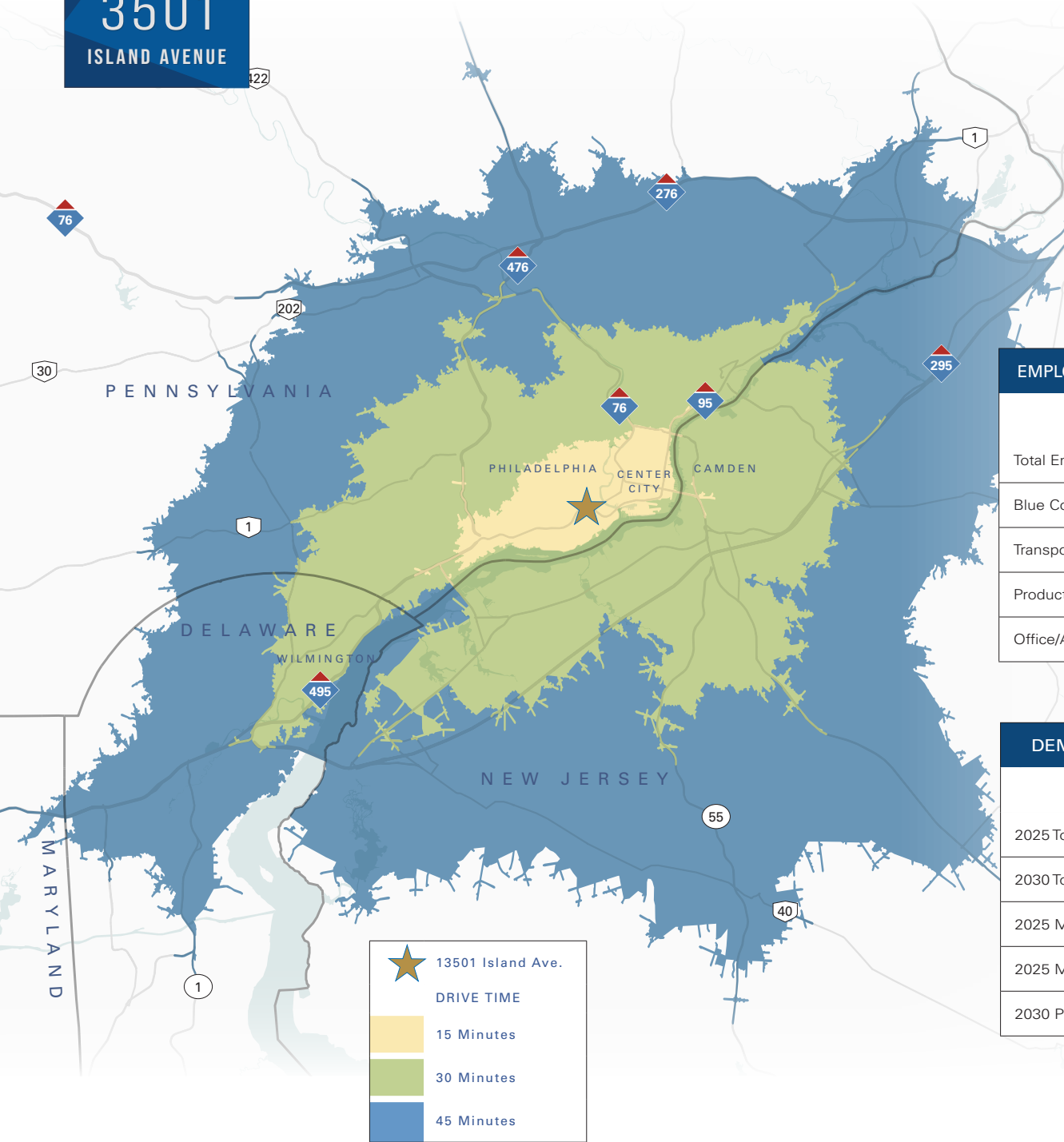


Food Production Area



Office Conference Room

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★ 13501 Island Ave.

DRIVE TIME

- 15 Minutes
- 30 Minutes
- 45 Minutes

EMPLOYMENT DATA WITHIN DRIVE TIME RADIUS TO / FROM PROPERTY

	15 Minutes	30 Minutes	45 Minutes
Total Employees	149,597	1,196,976	2,291,668
Blue Collar Workforce	28,702	203,374	385,205
Transportation/Material Moving Occupations	13,698	93,299	168,244
Production Occupations	5,856	41,237	79,289
Office/Administrative Support Occupations	16,593	120,974	235,942

DEMOGRAPHICS DATA DRIVE TIME RADIUS TO / FROM PROPERTY

	15 Minutes	30 Minutes	45 Minutes
2025 Total Population	298,658	2,391,955	4,506,641
2030 Total Projected Population	302,511	2,424,313	4,553,956
2025 Median Age	37.4	37.2	38.9
2025 Median Household Income	\$64,558	\$73,249	\$82,093
2030 Projected Median Household Income	\$72,236	\$81,344	\$92,607

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**KEY DISTANCES**

PORT TERMINALS		Miles
1	Packer Avenue Marine Terminal	6.9
2	Gloucester City Terminal	10.5
3	Balzano Marine Terminal	12.8
4	Tioga Marine Terminal	13.5
5	Port of Wilmington	23.4
6	Port Elizabeth	90.9
7	Port Newark	92.3
8	Port Jersey	97.8



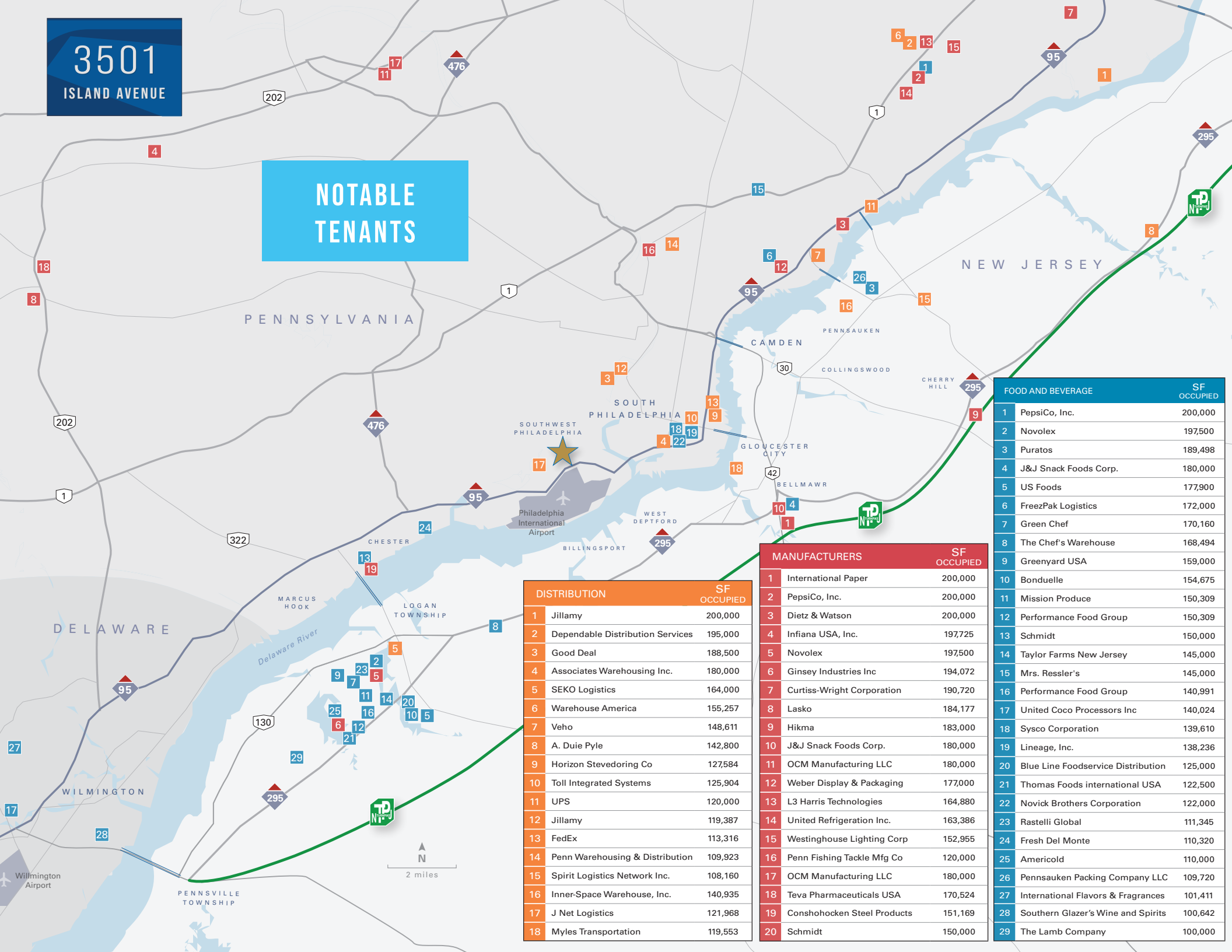
NORTH EXITS		Miles
3		12.9
4		21.8
5		31.2
6		37.8
7		39.3
7A		47.9
8		54.7
8A		59.9
9		69.3
10		74.1
11		76.9
12		81.5
13		85.2
13A		87.4
14 - 14C		93.4
15E		93.3
15W		95.3
15X		96.9
16E		97.9
16W		99.1
18E - 18W		104

AIRPORTS		Miles
1	Philadelphia International	1.8
2	Northeast Philadelphia	21.8
3	Wilmington Airport	27.2
4	Newark Liberty International	90.4
OFF MAP	Baltimore / Washington International	101
6	John F. Kennedy International	115
7	LaGuarda International	120
OFF MAP	Ronald Reagan Washington National Airport	134

DESTINATIONS		Miles
1	Philadelphia Center City	10.7
2	Camden Benjamin Franklin Bridge	10.9
3	Route I-95 @ Route 440 Edison	75.2
4	Route I-78 E/W @ Route 287	88.6
OFF MAP	Canton Industrial Area / Ports Baltimore MD	88.9
6	Canal Street / Holland Tunnel Downtown Manhattan	99.7
7	Penn Station Midtown Manhattan	104
OFF MAP	Route 1 @ Route 50 Washington, DC	

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**NOTABLE TENANTS**



DISTRIBUTION		SF OCCUPIED
1	Jillamy	200,000
2	Dependable Distribution Services	195,000
3	Good Deal	188,500
4	Associates Warehousing Inc.	180,000
5	SEKO Logistics	164,000
6	Warehouse America	155,257
7	Veho	148,611
8	A. Duie Pyle	142,800
9	Horizon Stevedoring Co	127,584
10	Toll Integrated Systems	125,904
11	UPS	120,000
12	Jillamy	119,387
13	FedEx	113,316
14	Penn Warehousing & Distribution	109,923
15	Spirit Logistics Network Inc.	108,160
16	Inner-Space Warehouse, Inc.	140,935
17	J Net Logistics	121,968
18	Myles Transportation	119,553

MANUFACTURERS		SF OCCUPIED
1	International Paper	200,000
2	PepsiCo, Inc.	200,000
3	Dietz & Watson	200,000
4	Infiana USA, Inc.	197,725
5	Novolex	197,500
6	Ginsey Industries Inc	194,072
7	Curtiss-Wright Corporation	190,720
8	Lasko	184,177
9	Hikma	183,000
10	J&J Snack Foods Corp.	180,000
11	OCM Manufacturing LLC	180,000
12	Weber Display & Packaging	177,000
13	L3 Harris Technologies	164,880
14	United Refrigeration Inc.	163,386
15	Westinghouse Lighting Corp	152,955
16	Penn Fishing Tackle Mfg Co	120,000
17	OCM Manufacturing LLC	180,000
18	Teva Pharmaceuticals USA	170,524
19	Conshohocken Steel Products	151,169
20	Schmidt	150,000

FOOD AND BEVERAGE		SF OCCUPIED
1	PepsiCo, Inc.	200,000
2	Novolex	197,500
3	Puratos	189,498
4	J&J Snack Foods Corp.	180,000
5	US Foods	177,900
6	FreezPak Logistics	172,000
7	Green Chef	170,160
8	The Chef's Warehouse	168,494
9	Greenyard USA	159,000
10	Bonduelle	154,675
11	Mission Produce	150,309
12	Performance Food Group	150,309
13	Schmidt	150,000
14	Taylor Farms New Jersey	145,000
15	Mrs. Ressler's	145,000
16	Performance Food Group	140,991
17	United Coco Processors Inc	140,024
18	Sysco Corporation	139,610
19	Lineage, Inc.	138,236
20	Blue Line Foodservice Distribution	125,000
21	Thomas Foods international USA	122,500
22	Novick Brothers Corporation	122,000
23	Rastelli Global	111,345
24	Fresh Del Monte	110,320
25	Americold	110,000
26	Pennsauken Packing Company LLC	109,720
27	International Flavors & Fragrances	101,411
28	Southern Glazer's Wine and Spirits	100,642
29	The Lamb Company	100,000

*For more information please contact:*

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