



# 11601

## ROOSEVELT BOULEVARD

Philadelphia, PA

**PHILADELPHIA I-95 CORRIDOR INDUSTRIAL INVESTMENT OPPORTUNITY**

**54% BELOW MARKET RENT WITH 5.00 YEARS OF TERM**

**INVESTMENT GRADE TENANT WITH MISSION CRITICAL OPERATION**



**INVESTMENT SUMMARY**



# THE OPPORTUNITY

**Jones Lang LaSalle Americas, Inc.** (“JLL”) as exclusive advisor to the Owner, is pleased to present for sale **11601 Roosevelt Boulevard** (the “Property”) located in Philadelphia, Pennsylvania. The Property is a 465,405 square foot Class A cross-dock distribution facility situated on 24 acres. The Property is located just 4 miles off of I-95 (Delaware Expressway) and presents the opportunity to acquire a newly constructed, fully leased industrial facility situated in an irreplaceable urban infill location.

11601 Roosevelt Boulevard was constructed in 2020 and combines a premier distribution location with attractive building specifications. The Property is fully leased to KLS Logistics, an affiliate of DHL (US OTC: DPSGY / Fitch: A-), on behalf of the Pennsylvania Liquor Control Board, with **5.00 years of remaining term and in-place rent that is 54.1% below market**. The Property underwent extensive tenant investment during construction and serves as DHL’s 3rd largest retail operation, servicing two-thirds of the state of Pennsylvania.

## PROPERTY OVERVIEW

|                     |   |
|---------------------|---|
| Property Address    | 11601 Roosevelt Boulevard<br>Philadelphia, PA |
| Building Size       | 465,405 SF                                    |
| Year Built          | 2020  |
| Clear Height        | 36'   |
| Building Dimensions | 952' x 500'                                   |
| Loading Doors       | 52 Dock Doors (35 Knockout Panels)            |
| Trailer Parking     | 50 Trailer Stalls                             |
| Car Parking         | 272 Parking Spaces                            |
| Fire Protection     | ESFR  |
| Lighting            | LED   |

## INVESTMENT HIGHLIGHTS



URBAN INFILL LOCATION



COMMITTED INVESTMENT GRADE TENANT



5.00 YEARS OF REMAINING TERM



IN-PLACE RENTS 54% BELOW MARKET



DISCOUNT TO REPLACEMENT COST



# INVESTMENT HIGHLIGHTS

## STABLE CREDIT CASH FLOW WITH SUBSTANTIAL MARK-TO-MARKET UPSIDE

- 11601 Roosevelt Boulevard is fully leased to KLS Logistics, an affiliate of **DHL (Fitch: A-)** with **a full guarantee** through the initial term of the lease.
- The Property was constructed **as a spec-to-suite in 2020** with DHL contributing significant capital towards the fit-out.
- 11601 Roosevelt is DHL's largest location along the Philadelphia I-95 Corridor.
- In place rents are \$7.23 PSF, a **54.1% discount from today's market rent of \$15.75 PSF**.
- **5.00 years of remaining lease-term** provides a dramatic mark-to-market opportunity.

## FINANCIAL SUMMARY

KLS LOGISTICS

TENANT

DHL

LEASE GUARANTOR

US OTC: DSGY

FITCH: A-

CREDIT

\$7.23 PSF

(54.1% BELOW MARKET)

IN-PLACE RENT

5.00 YEARS

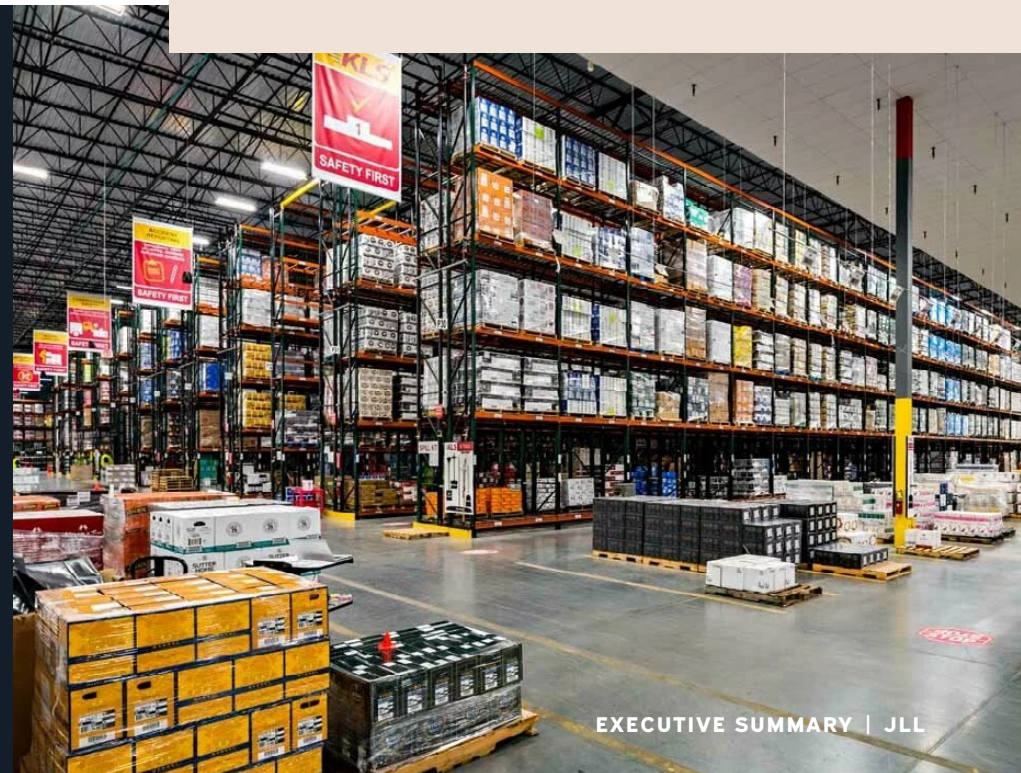
REMAINING TERM

## COMMITTED INVESTMENT GRADE TENANT

DHL (KLS Logistics) operates the Property on behalf of the Pennsylvania Liquor Control Board (PLCB). The Property houses **over \$1B worth of product** for the PLCB and is **DHL's 3rd largest retail operation**. The PLCB **services 66% of the state** from 11601 Roosevelt Boulevard.

DHL invested **\$4.9M in improvements** during the construction period to optimize the space for their use, increasing their renewal probability:

- Food Grade Improvements
- Cooler Space (2,000 SF)
- LED Lighting
- Vertical Levelers with Locks
- Advanced Security
- Drop Ceiling with Sprinklers





# NEW GENERATION, CLASS A CROSS-DOCK DISTRIBUTION FACILITY

11601 Roosevelt Boulevard was delivered in 2020 to the highest level of quality and functionality including a **36' clear height**, **cross dock loading format**, **full truck circulation**, **3 curb cut entrances**, **an ESFR sprinkler system**, **LED lighting** and a 130' to 185' truck court with a 60' concrete apron. The Property has impressive loading capability with 52 loading doors (expandable to 87 loading doors), 4 drive-in doors, abundant car parking and dedicated trailer parking.

Given the volume and product type distributed from the facility, the property is extremely secure and features a **fully fenced truck court with a guard shack**, and a **separate employee entrance**.

 **36'**  
CLEAR HEIGHT

 **500'**  
BUILDING DEPTH

 **52 (35 KNOCKOUT PANELS)**  
LOADING DOORS

 **50**  
TRAILER STALLS

 **1 PER 1,711 SF**  
CAR PARKING RATIO

 **LED**  
LIGHTING





# DHL: INVESTMENT GRADE TENANT



**KLS Logistics is an affiliated contract logistics company of Deutsche Post DHL (DHL). DHL holds a 100% equity share in KLS Logistics** and is the guarantor of the lease at 11601 Roosevelt Boulevard. This location is 1 of 2 distribution centers across the country that DHL is operating through their affiliate KLS.

Deutsche Post DHL (Fitch: A-) is a global logistics company that provides international express mail services, freight transportation, supply chain management, and e-commerce solutions.

- DHL operates in more than 220 countries and has an employee base of over 600,000 people, making them the **number one contract logistics player worldwide.**
- DHL operates 11601 Roosevelt Boulevard, through its' affiliate KLS Logistics, on behalf of the Penn Liquor Control Board (PLCB).
- The PLCB regulates the distribution of beverage alcohol in Pennsylvania, operates about 575 Fine Wine & Good Spirits stores statewide and licenses 20,000 alcohol producers, retailers and handlers.
- **The PLCB services 66% of the state from 11601 Roosevelt Boulevard.**

**# 1**

**CONTRACT LOGISTICS PLAYER  
WORLDWIDE**

**#99**

**FORTUNE GLOBAL 500**

**\$95.34 B**

**2024 REVENUE**

**\$6.67 B**

**2024 GROSS POFIT**

## COMPANY DIVISIONS

### DHL SUPPLY CHAIN

DHL manages supply chains to reduce complexity for customers. They are a world leader in supply chain management with an industry leading EBIT margin at >5%.

### DHL ECOMMERCE SOLUTIONS

Focuses on domestic last-mile parcel delivery. In North America, DHL primarily engages in B2C domestic delivery (U.S.), outbound cross-border (U.S.), and direct shipping (Canada to U.S.).

### DHL EXPRESS

Cross-border delivery at a scheduled time of day. DHL Express operates 2,400 daily flights and is found at over 500 airports. The division operates over 300 air crafts through partnerships with 18 different airlines.

### DHL GLOBAL FORWARDING & FREIGHT

International transportation of air freight, ocean freight, and road freight. The division exports 1.9M AFR tons, 3.3M TEUs, and transported over 60M shipments annually.



PREMIER INFILL LOCATION WITH STRONG LOGISTICS CONNECTIVITY







# ACCESS TO I-95



**I-95 SOUTH BOUND » 3.8 Miles**  
**I-95 NORTH BOUND » 3.9 Miles**



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## FINANCIAL ANALYSIS

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