

7101 MILNOR STREET



INVESTMENT SUMMARY

PHILADELPHIA, PENNSYLVANIA

amazon



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

**FULLY AIR CONDITIONED, CLASS A
DISTRIBUTION FACILITY**

**100% LEASED WITH 4.00%
ANNUAL ESCALATIONS**

INVESTMENT GRADE TENANT

TIMELESS CLASS A BUILDING DESIGN

7101 Milnor Street features best-in-class specifications with a timeless design offering flexibility to accommodate a variety of users.

- Delivered in 2023 with 36' clear height, full air conditioning, an ESFR sprinkler system and LED lighting. The Property also features impressive loading capability with 56 loading doors, 32 of which are fully equipped.
- Amazon reconfigured the exterior parking area to accommodate the Sub Same Day Flex use. The operation features high-density racking, robotics and a conveyor-based sortation system designed for outbound pick-up by independent drivers in the converted trailer parking area.



251,029 SF
BUILDING SIZE



36'
CLEAR HEIGHT



1 PER 4,483 SF
LOADING RATIO



1 PER 818 SF
CAR PARKING RATIO



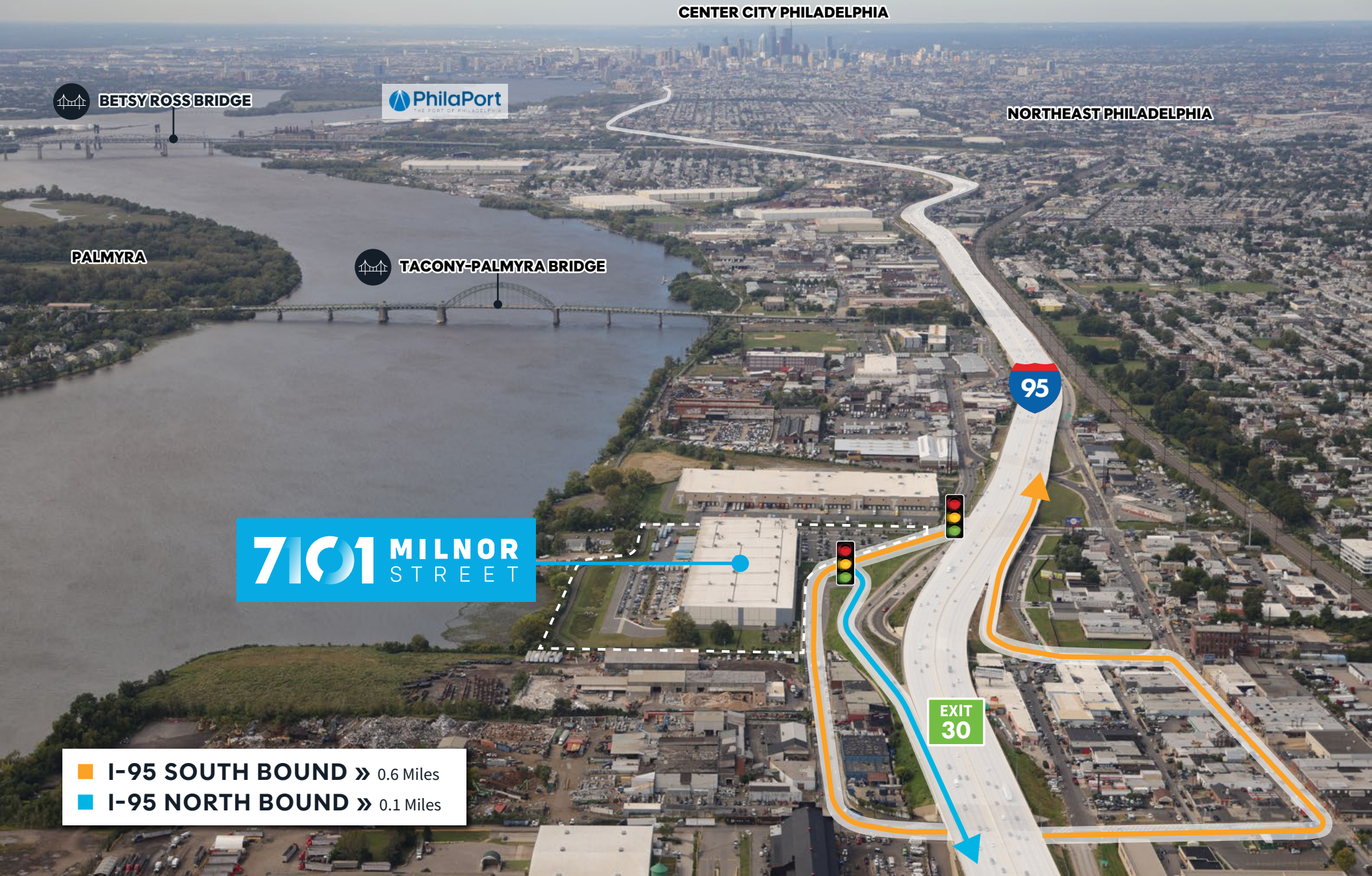
FULLY AIR CONDITIONED
HVAC



4,000 AMPS
POWER



ACCESS TO I-95



PREMIER INFILL LOCATION WITH STRONG LOGISTICS CONNECTIVITY

Situated directly off of Exit 30 of I-95, 7101 Milnor Street features immediate multi-directional access to the arterial highways of the region.

- Located in Northeast Philadelphia within a 15-minute drive of Center City Philadelphia and the dense neighborhoods of the city's core. The Property is surrounded by approximately 4.94 million residents within a 25-mile radius, supporting the facility's last-mile role, where packages are sorted for hyper-local routes.
- 7101 Milnor Street is located within 25 minutes of PHL International Airport, the PhilaPort (Packer Avenue Terminal) and Penn Terminals, providing a strategic advantage for any future distribution uses.
- I-95 is the primary north-south distribution artery for the eastern seaboard from Miami, FL to Canada. The ideal location along I-95 places the Property within a day's drive of **40% of all U.S. consumers and over 50% of all Canadian consumers.**



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KEY DISTANCES

PhilaPort
Center City Philadelphia
PHL International Airport
Port of Newark / Elizabeth
New York City

13 Minutes
15 Minutes
24 Minutes
80 Minutes
95 Minutes

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