



## TWO SPECULATIVE WAREHOUSE BUILDINGS

+/- 232,127 SF | AVAILABLE FOR LEASE  
Q2 2026 OCCUPANCY





# LOCATION SNAPSHOT

ROUTE 611

**.75 miles**

PHL INTERNATIONAL AIRPORT

**11 miles**

INTERSTATE 76

**25 miles**

INTERSTATE 276

**1 mile**

INTERSTATE 476

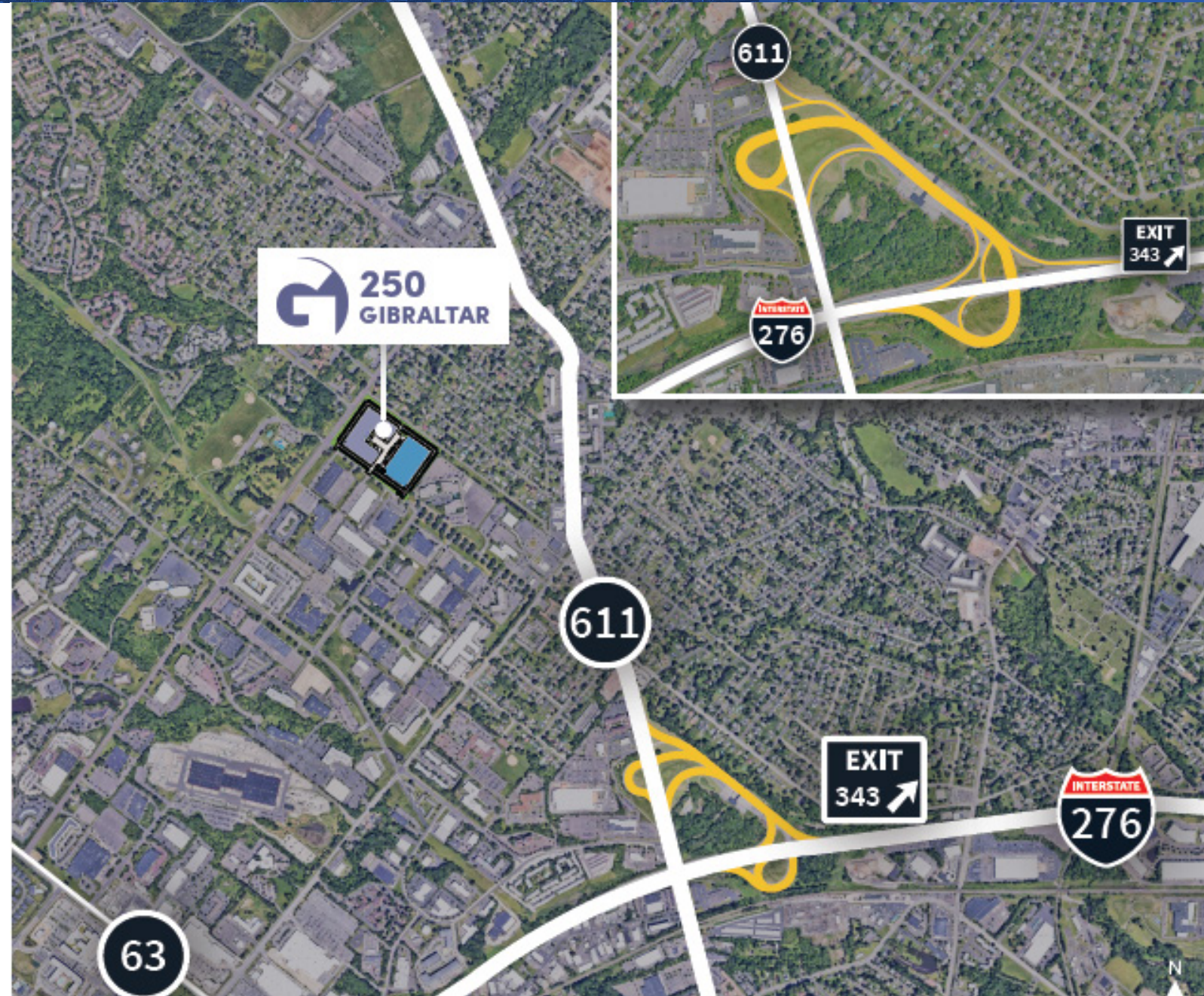
**12 miles**

PHILADELPHIA PORT

**27 miles**

## HIGHLIGHTS

- Located in close proximity to major highways including the Pennsylvania Turnpike (I-276) and Route 611 and 309
- Ideal location providing access to the large consumer market of the Philadelphia region
- Within 30 minutes from the Philadelphia International Airport





# CONCEPTUAL RENDERINGS

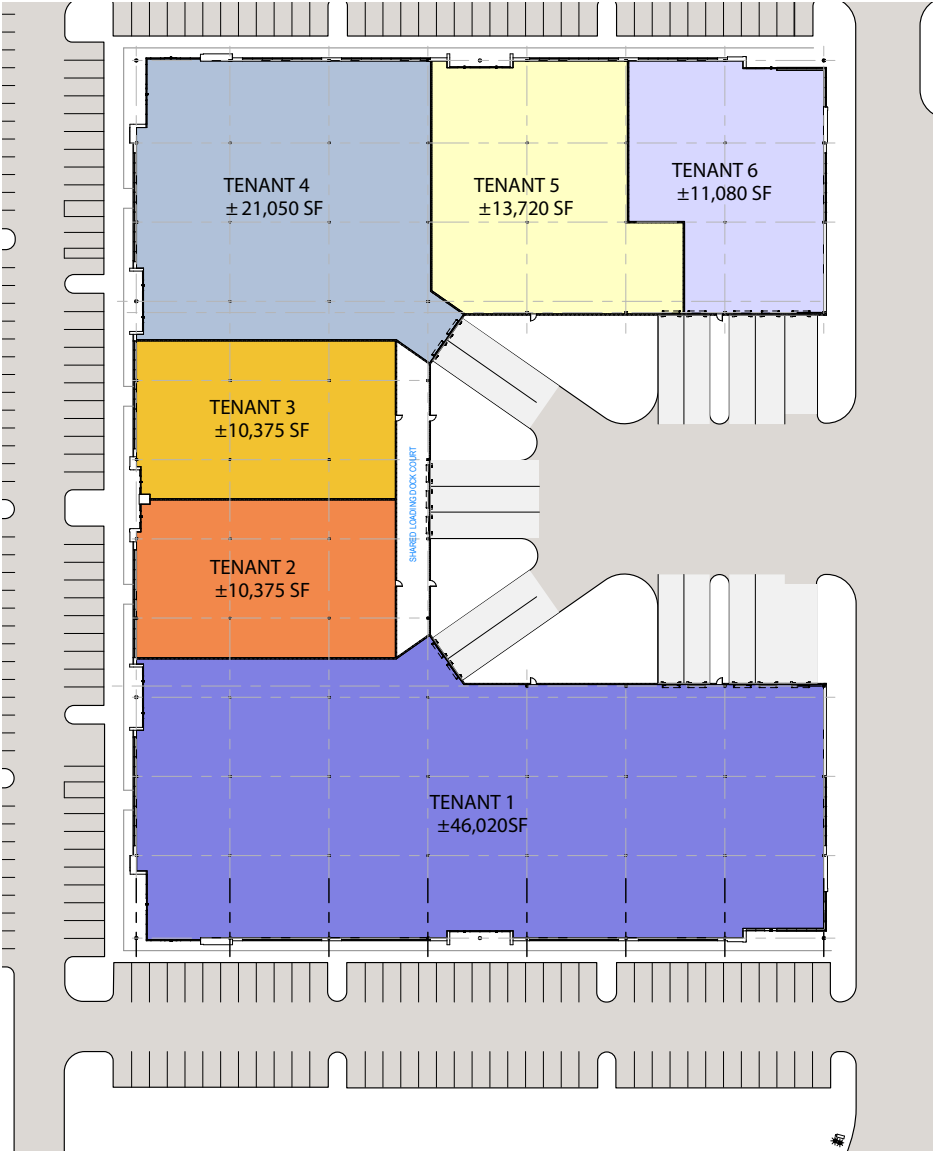
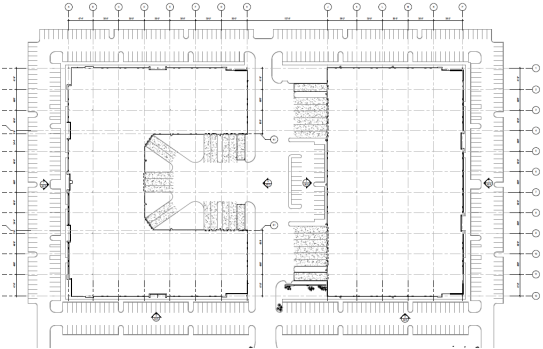




# BUILDING A SPECIFICATIONS

DELIVERING Q2 2026

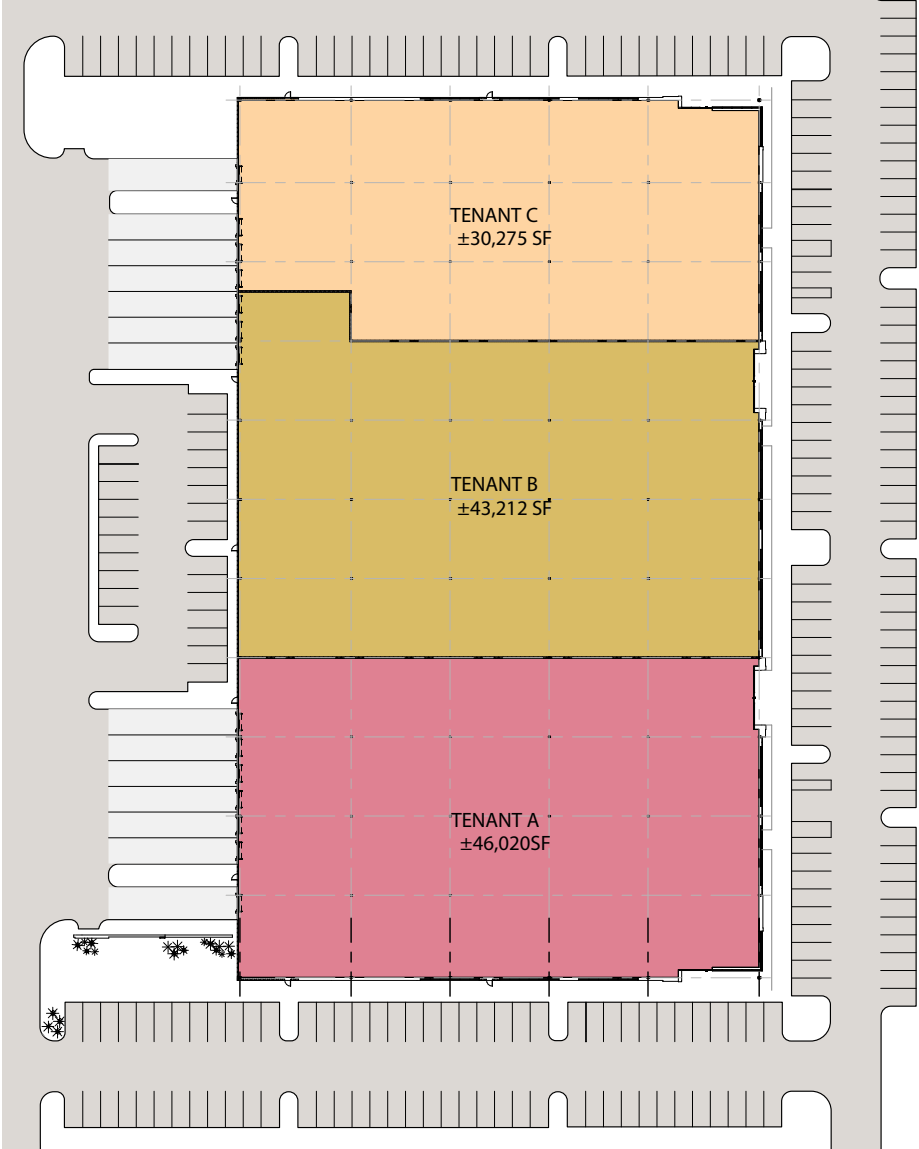
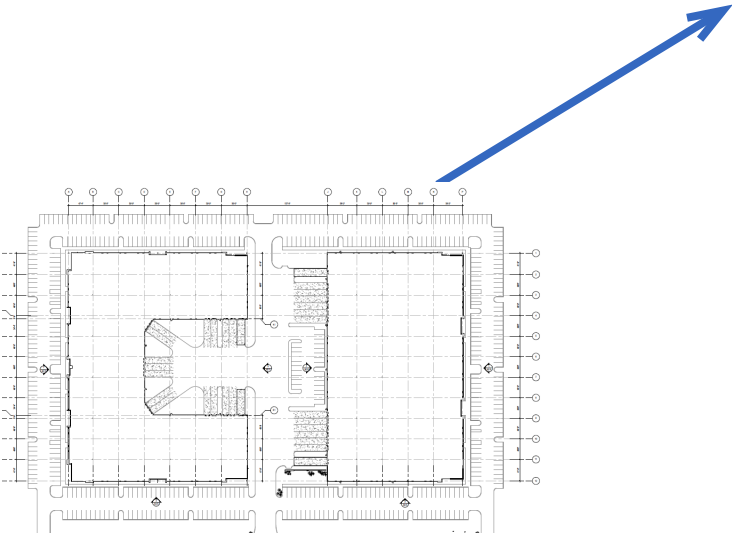
Total building size	112,620 SF
Ceiling heights	24' clear height
Drive in doors	18 doors
Car parking	280 spaces
Column spacing	40' x 50'
Building dimensions	345' x 126'
Power	4,000 amps 480/270 volt 3 phase services
Sprinkler system	ESFR
Slab thickness	7' unreinforced
Floor load	4,000 PSI



# BUILDING B SPECIFICATIONS

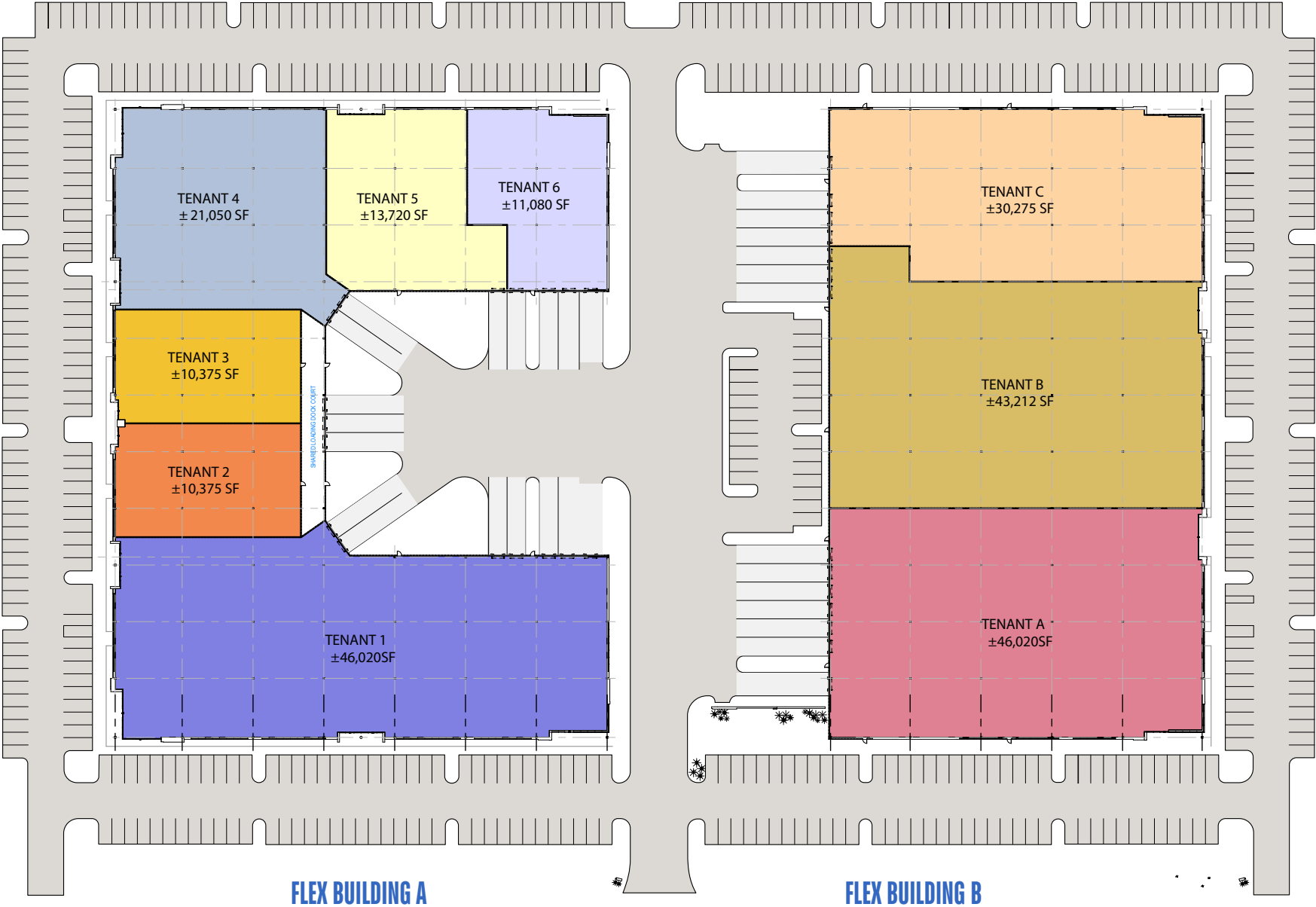
DELIVERING Q2 2026

Total building size	119,507 SF
Ceiling heights	40' clear height
Drive in doors	14 doors
Car parking	280 spaces
Column spacing	40' x 50'
Building dimensions	482' x 262'
Power	4,000 amps 480/270 volt 3 phase services
Sprinkler system	ESFR
Slab thickness	7' unreinforced
Floor load	4,000 PSI





# PROPOSED FLOOR PLAN



FOR MORE INFORMATION CONTACT

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