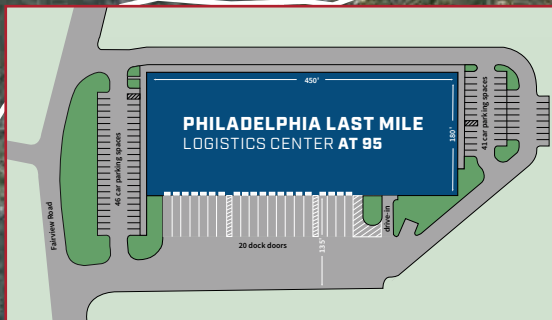


PHILADELPHIA LAST MILE LOGISTICS CENTER AT 95

130 S. FAIRVIEW ROAD | RIDLEY, PA
Immediate Access to 



81,156 SF AVAILABLE
DELIVERING Q2 2026

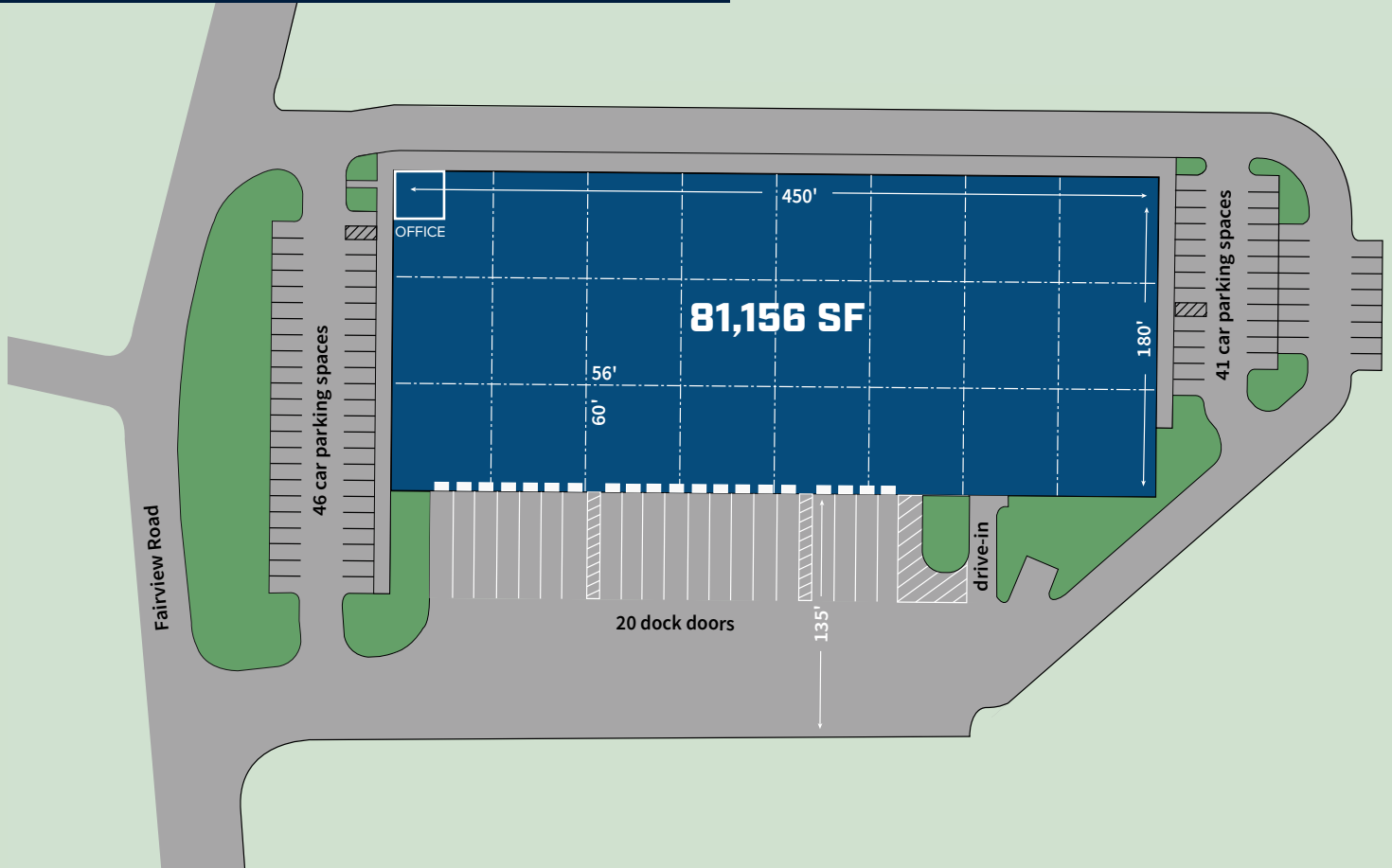
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SITE PLAN



PROPERTY SPECIFICATIONS

SPECIFICATIONS:

Building Size:	81,156 sf
Building Dimensions:	450' x 180'
Ceiling Height:	36'
Column Spacing:	60' D x 56' W
Dock Doors:	20 (9' x 10')
Drive-in Doors:	1 (14' x 14')
Car Parking:	87 car parking spaces

CONSTRUCTION DETAIL:

Construction Type:	Precast load-bearing exterior walls 7" thick, 4,000 PSI concrete slab Floor load designed to average 800 lbs/SF
Floor:	
Roof:	Single-ply 60 mil EPDM or TPO membrane, fully adhered

BUILDING SYSTEMS:

Fire Protection:	ESFR system
Electric System:	1,200 amp, 480/277 volt, 3-phase service
Lighting System:	25fc at 30" AFF with motion sensors
Heating System:	Roof mounted,, gas fired Cambridge units (60 degrees inside when 0 degrees outside)
Dock Equipment:	10 dock pit levelers (7'x8' mechanical) with 35,000-pound capacity, bumpers, guards, and seals
Water:	4" domestic supply
Sewer:	8" gravity sanitary line
Telephone/Data:	Two (2) 4" conduits installed to the building's demarcation location

ACCESS OVERVIEW



LOCATION OVERVIEW



HIGH TENANT DEMAND CORRIDOR



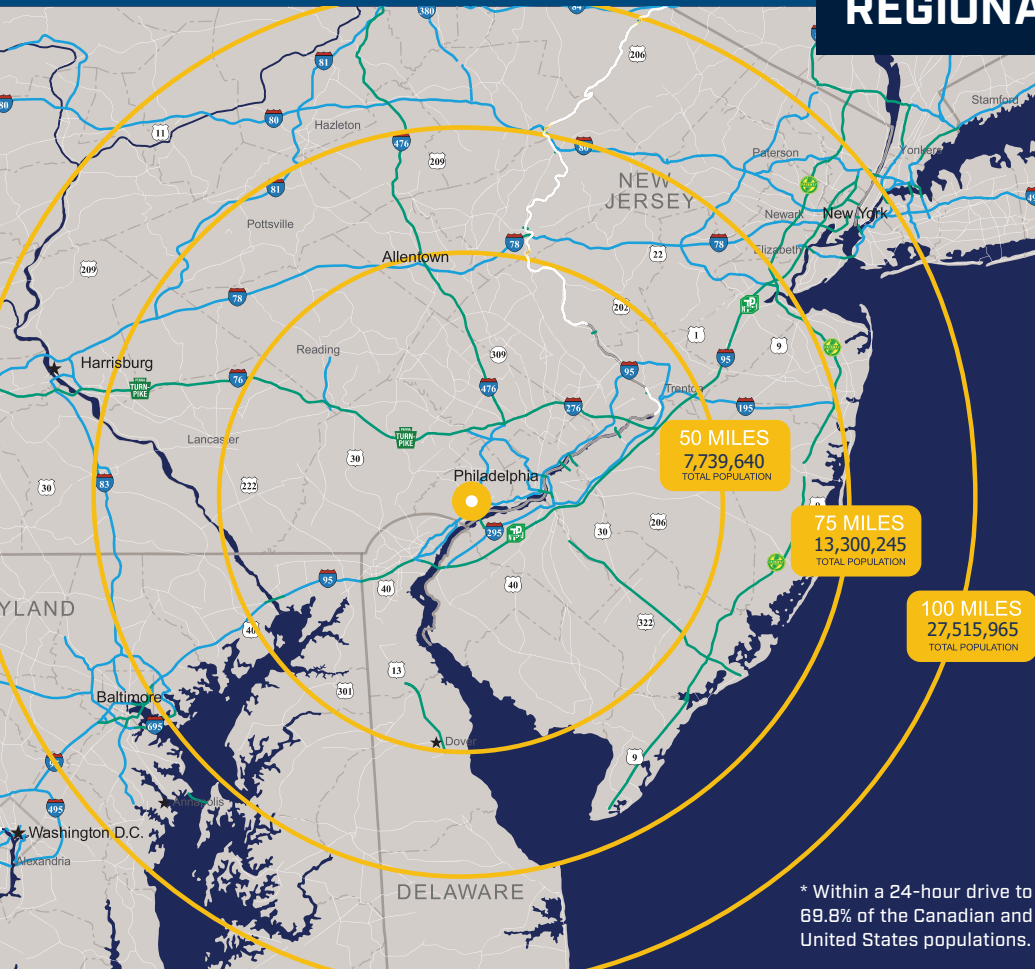
CORE URBAN INFILL LOCATION



UNPARALLELED ACCESS TO LABOR



REGIONAL OVERVIEW



KEY DISTANCES

I-95	1 MILE
I-476	1 MILE
PHL INT'L AIRPORT	5 MILES
COMMODORE BARRY BRIDGE	6 MILES
I-76 (SCHUYLKILL EXPY)	10 MILES
PHILAPORT (PACKER AVE)	12 MILES
WALT WHITMAN BRIDGE	12 MILES
CENTER CITY	15 MILES
KING OF PRUSSIA	20 MILES
PORT OF NY/NJ	104 MILES

15 Minutes

Total Population	274,644
Total Labor Force	151,506
Blue Collar %	19%

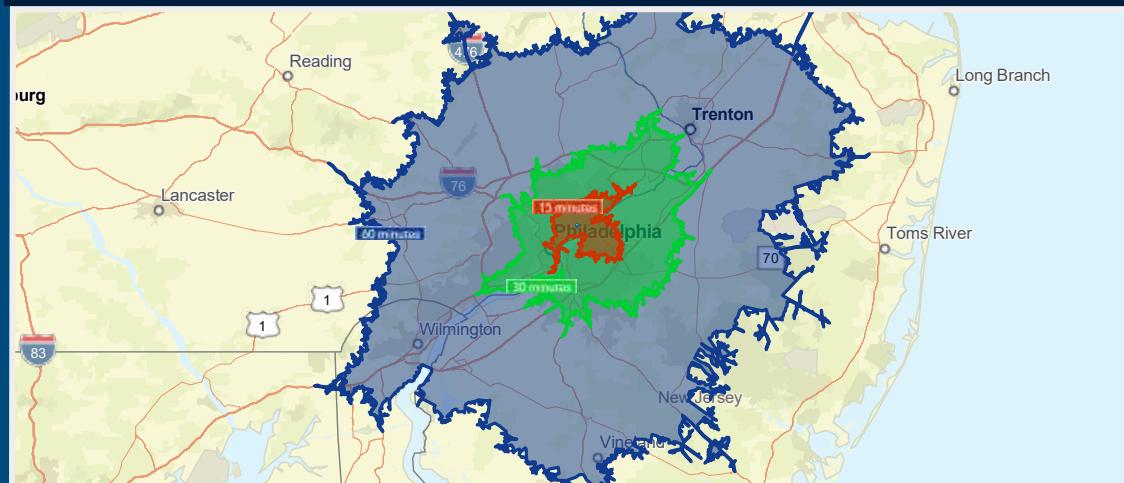
30 Minutes

Total Population	2,207,941
Total Labor Force	1,178,444
Blue Collar %	15%

45 Minutes

Total Population	6,575,441
Total Labor Force	3,551,241
Blue Collar %	17%

LABOR & POPULATION



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1934

\$3B
developed

200+
clients
& partners

33M+
SF built

22M+
SF under
management



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Linden Logistics Center
Linden, NJ · 4.1M SF



Cold Storage Facility
Mt. Laurel Twp, NJ · 215K SF



Logan North Industrial Park
Logan Twp., NJ · 3.2M SF

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