



Access to
6.2 Million People
Within A 60-Minute Drive
FOR LEASE

2121 WHEATSHEAF LANE

PHILADELPHIA, PA
Immediate Access to 



287,218 SF AVAILABLE

READY FOR IMMEDIATE OCCUPANCY

www.2121Wheatseaf.com

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SITE PLAN



PROPERTY SPECIFICATIONS

SPECIFICATIONS:

Building Size:	287,218 sf
Office Size:	2,700 sf
Building Dimensions:	780' x 376'
Site Size:	21.3 acres
Ceiling Height:	40'
Column Spacing:	50' D x 56' W with 65' D speed bays
Dock Doors:	36 (9' x 10')
Drive-in Doors:	2 (14' x 14')
Car Parking:	253 car parking spaces
Van Parking:	153 van parking spaces
Trailer Parking:	65 trailer spaces
Truck Court:	185'
Perimeter:	Fully fenced

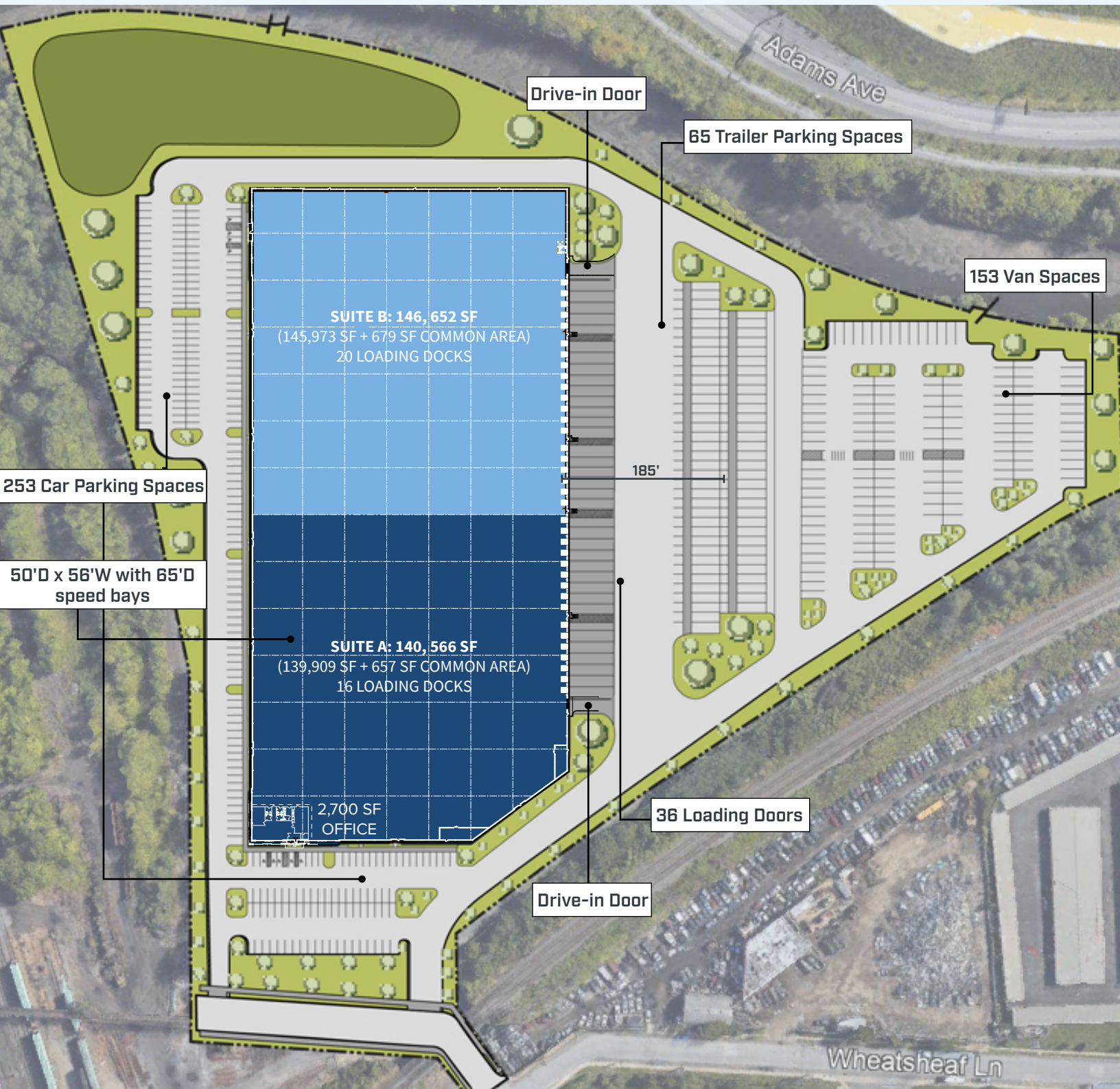
CONSTRUCTION DETAIL:

Construction Type:	Exterior painted tilt-up concrete panels
Floor:	7" thick, 3,500 PSI concrete slab Floor load designed to average 800 lbs/SF
Roof:	Single-ply 60 mil black EPDM or TPO membrane, fully adhered

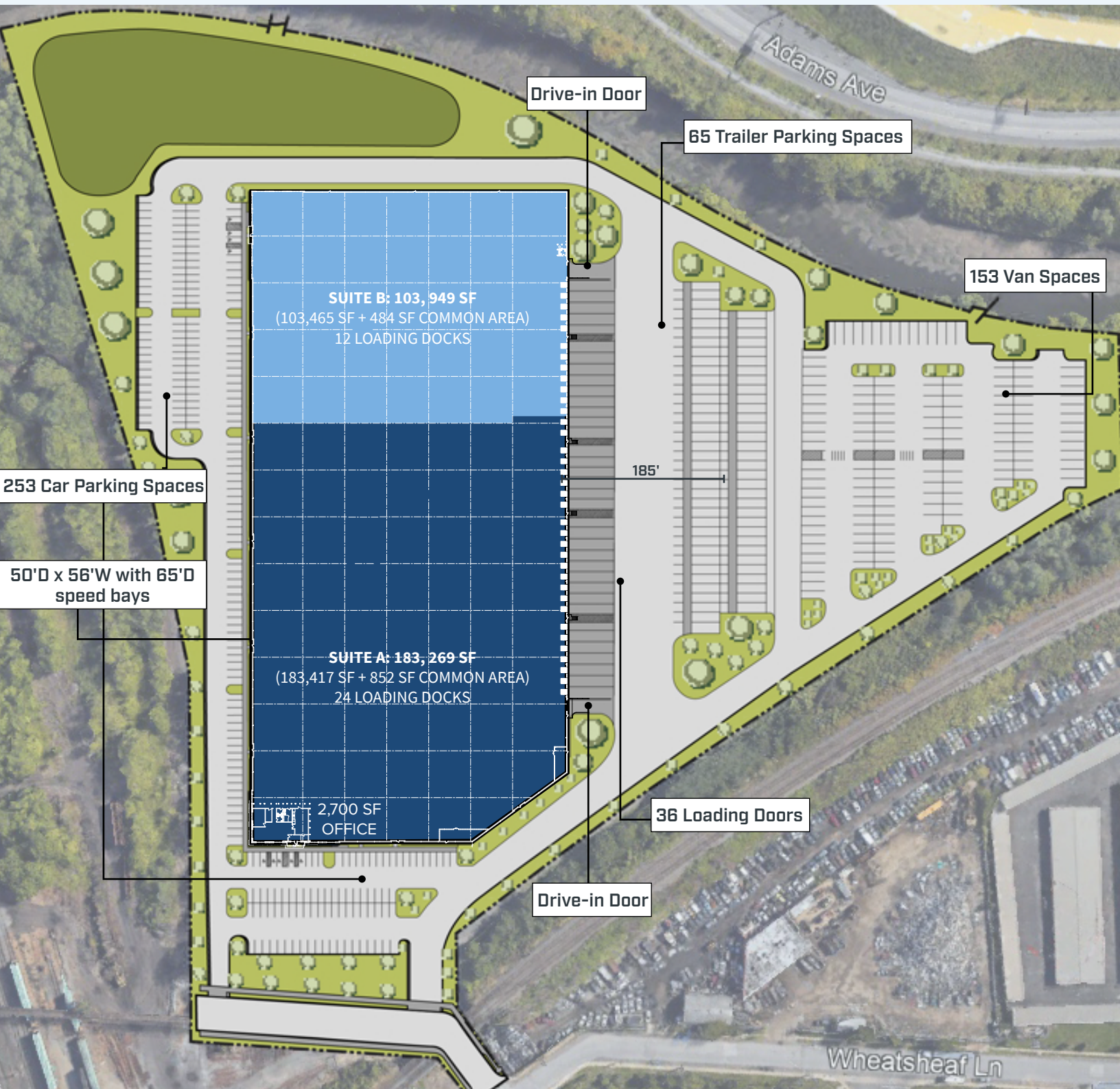
BUILDING SYSTEMS:

Fire Protection:	ESFR 2,000 GPM K-25 sprinkler heads
Electric System:	4,000 amp, 277/480 volt, 3-phase service
Lighting System:	LED energy efficient lights
Heating System:	Four (4) roof mounted, gas fired Cambridge units (60 degrees inside when 0 degrees outside)
Dock Equipment:	All doors are fully outfitted with 35,000 lb mechanical pit levelers with "Z" guard door track protection, bumpers and seals
Water:	4" domestic supply
Sewer:	8" gravity sanitary line

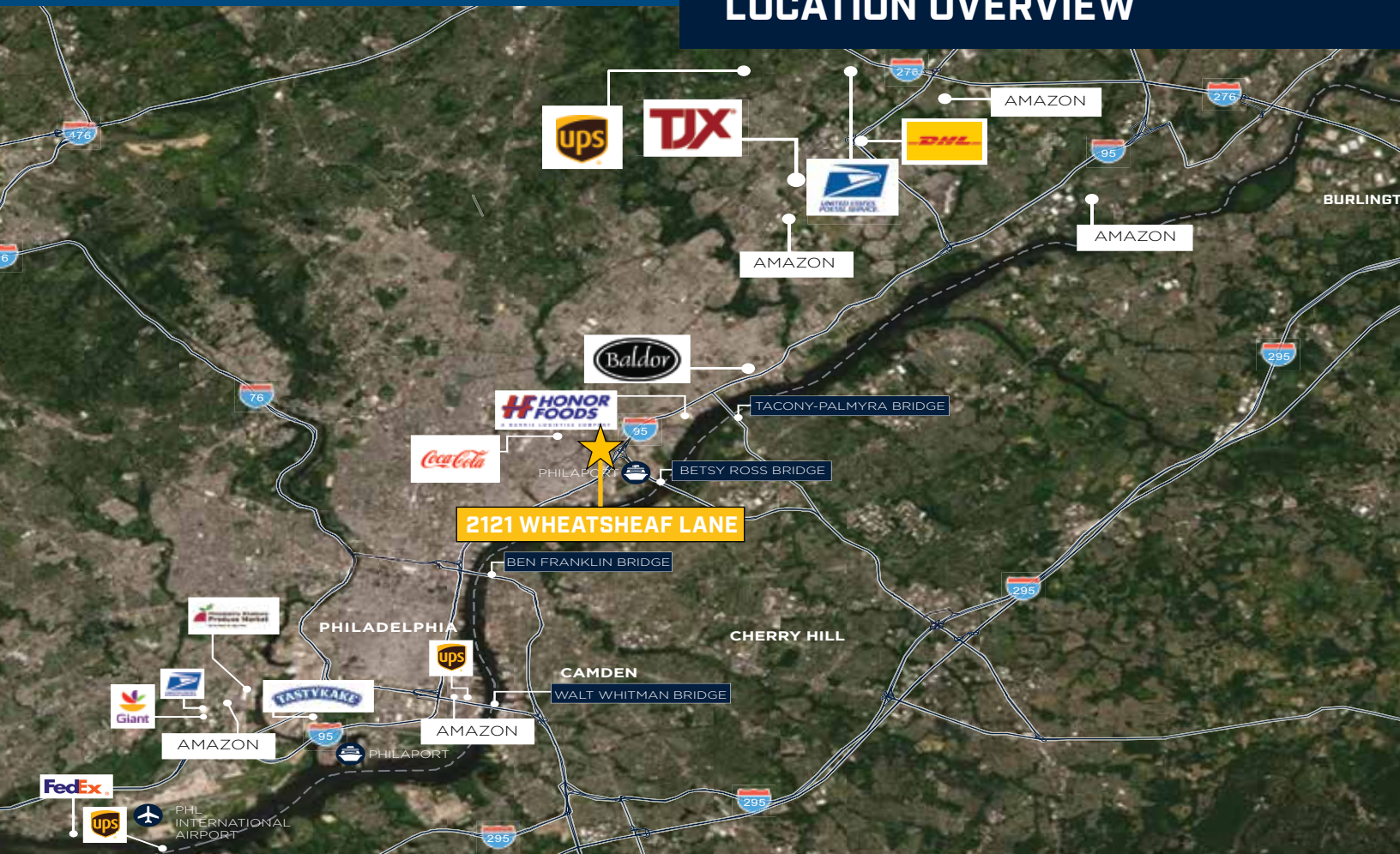
OPTION A - POTENTIAL DEMISING PLAN



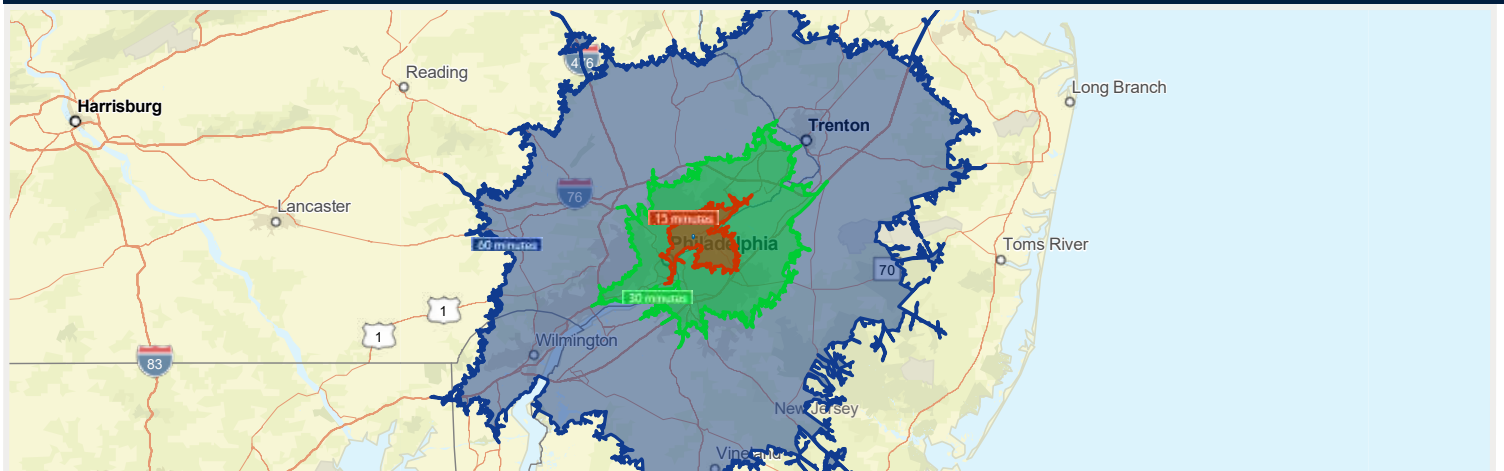
OPTION B - POTENTIAL DEMISING PLAN



LOCATION OVERVIEW

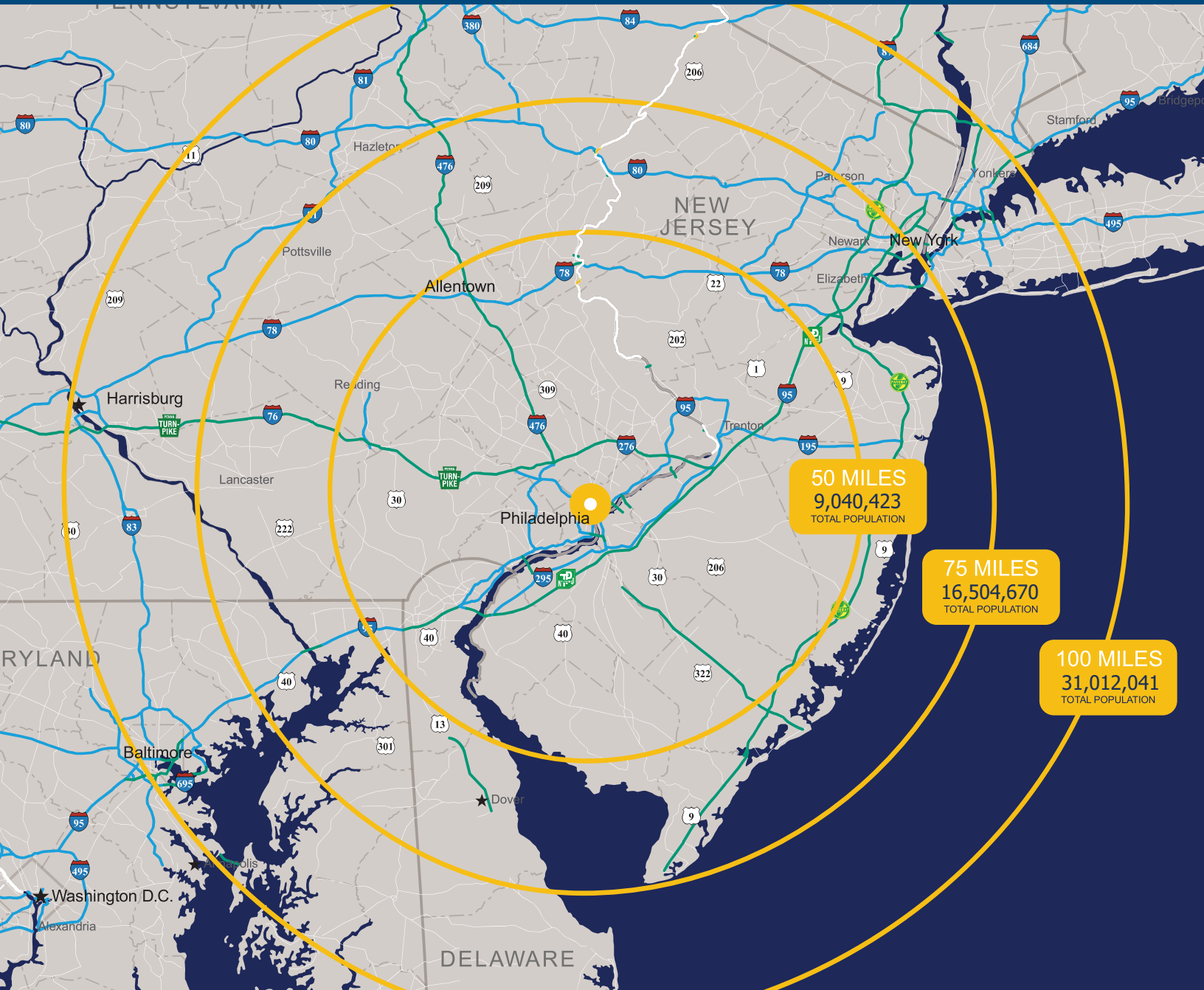


LABOR & POPULATION



	15 Minutes	30 Minutes	60 Minutes
Total Population	641,968	2,722,093	6,224,815
Total Labor Force	291,555	1,339,649	3,185,909
Blue Collar %	23%	18%	17%
Unemployment Rate	8.2%	6.1%	5.1%
Median Household Income	\$51,562	\$64,270	\$80,731

REGIONAL OVERVIEW



KEY DISTANCES

I-95	IMMEDIATE
BETSY ROSS BRIDGE	1 MILE
CENTER CITY	5 MILES
I-76 [SCHUYLKILL EXPY]	7 MILES
PHILAPORT	8 MILES

PHL INT'L AIRPORT	14 MILES
I-276 (PA TURNPIKE)	16 MILES
KING OF PRUSSIA	18 MILES
I-476 [NORTHEAST EXT]	20 MILES
PORT NY/NJ	81 MILES

* Within a 24-hour drive to 69.8% of the Canadian and United States populations.

PHILADELPHIA OVERVIEW

2121 Wheatsheaf Lane is located at the base of the Betsy Ross Bridge, less than five minutes from New Jersey, and just twenty minutes from Center City, Philadelphia, which is the 7th largest MSA in the United States.

The Philadelphia industrial market is home to a range of companies across multiple industries such as Amazon, UPS, USPS, TJX, DHL, Burris Logistics, Baldor Foods, Coca-Cola, Giant and Tastykake. Access to major roadways, dense population and global infrastructure, like the Port of Philadelphia and the Philadelphia International Airport, creates an ideal environment for national and global brands to capitalize on their supply chain goals.



**10-Year
Philadelphia**

**Real Estate Tax
Abatement**



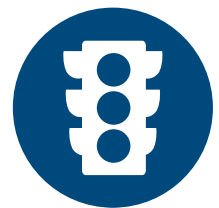
**Conveniently
Accessible**

**Via public
transportation**



**Best-in-Class
Design**

**Offering excess
car/trailer parking,
superior functionality
and no clear height
restriction**



**Two Left
Turns**

**To I-95 and Betsy
Ross Bridge, both
with Traffic Lights**

AREA INFRASTRUCTURE

THE PORT OF PHILADELPHIA (PHILAPORT) HIGHLIGHTS:

- PhilaPort is the East Coast leader for refrigerated cargo, which made up the largest portion of its cargo in 2021 at 36%.
- Overall Port tonnage YTD volumes grew 10% to 7,062,523 metric tons, exceeding the Port's highest record set back in 2017 at 6,868,747 metric tons.
- Following the \$300 million Capital Investment into PhilaPort, Pennsylvania has pledged another \$246 million in state investment into the Port of Philadelphia to continue modernization efforts and improve regional economic stability.

PHILADELPHIA INTERNATIONAL AIRPORT HIGHLIGHTS:

- 2021 annual cargo throughput was 643,138 tons
- The airport totaled 25,242,133 passengers in 2022
- As part of the PHL Cargo Expansion Strategy, Philadelphia International Airport will expand its cargo facility footprint by 136 acres and triple its cargo building square footage to 1,400,000 square feet.

UNPARALLELED HIGHWAY INFRASTRUCTURE:



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clients
& partners

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management



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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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EVERY CONNECTION STARTS WITH A CONVERSATION — LET'S TALK.

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