



2748 GRANT AVENUE
PHILADELPHIA, PA

±103,540 SF AVAILABLE FOR LEASE
2026 Q2 DELIVERY

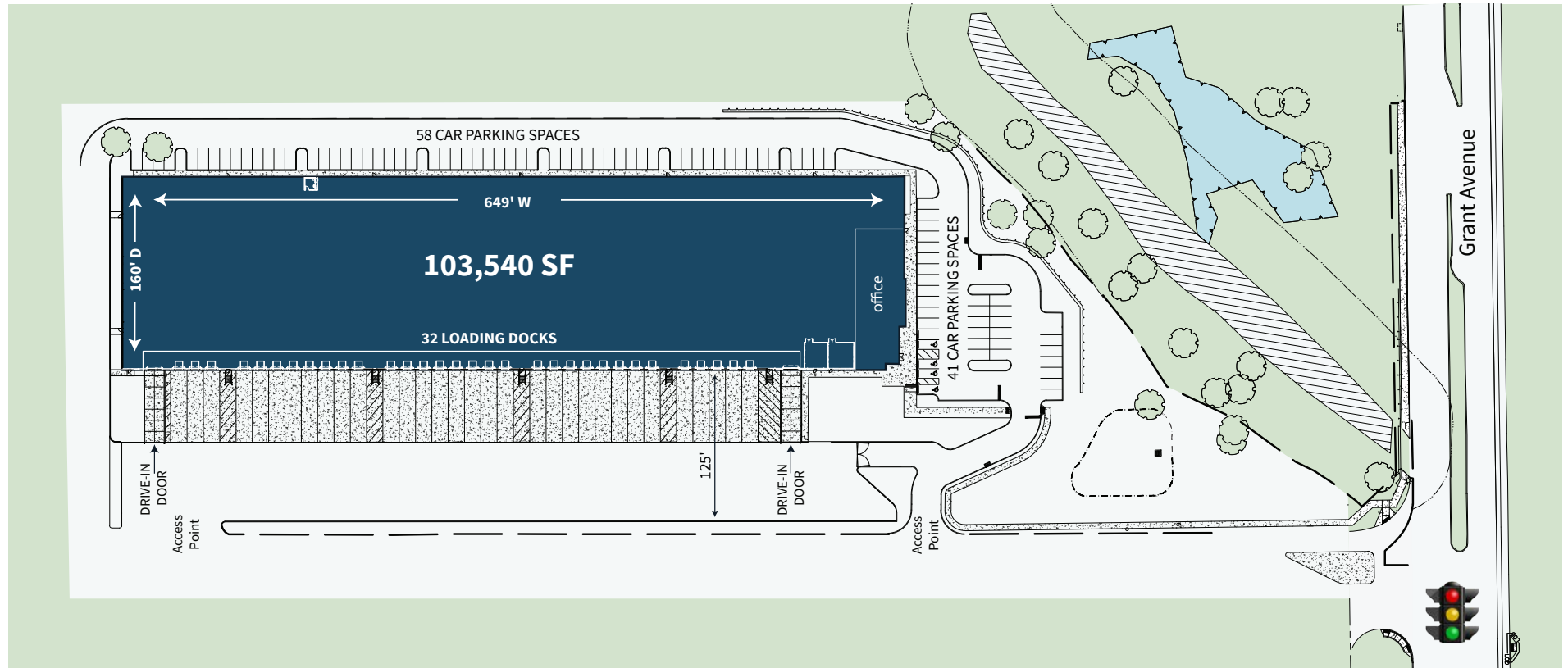
DEVELOPER / OWNER

Crow Holdings
INDUSTRIAL

LISTING AGENT

 **JLL**

SITE PLAN



BUILDING SPECIFICATIONS

Size:	103,540 SF	Drive-in Doors:	2 (12' x 16') drive in doors
Land Area:	9.9 acres	Lighting:	LED fixtures with motion sensors to achieve 25 FC
Dimensions:	160'D x 649'W	Sprinkler System:	ESFR system
Main Office:	±3,500 SF office with restrooms	Truck Court:	125'
Column Spacing:	54'W x 50'D typical, 60'D speed bays	Power:	3,000 AMP service
Clear Height:	36' clear	HVAC:	Gas-fired roof-top units (heat only)
Car Parking:	99 spaces	Floor:	7" unreinforced concrete (4,000 PSI), FF50/FL35 minimum
Loading Docks:	32 (9' x 10') loading doors	Roof:	60-mil reinforced; TPO system
Dock Equipment:	32 (9' x 10') loading doors equipped with 35,000 lb. mechanical levelers, seals & bumpers		



LOCATION HIGHLIGHTS



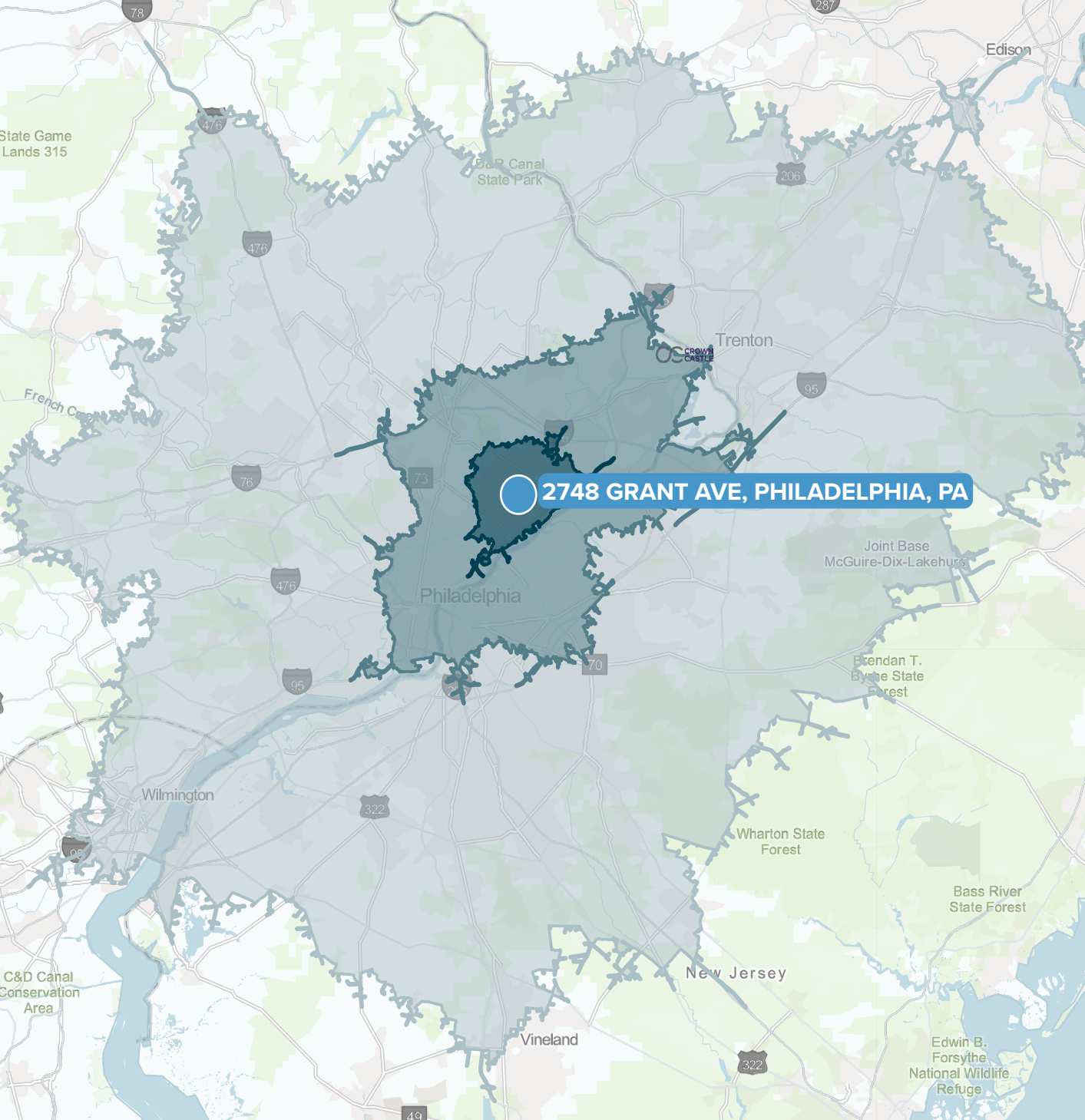
ROUTE 1
2 MIN | 1 MILE



I-95
7 MIN | 2.5 MILES



PA TURNPIKE
15 MIN | 6.5 MILES



DRIVE-TIMES



Total Population

15 minutes: 357,497
30 minutes: 2,117,722
60 minutes: 6,129,992



Total Labor Force

15 minutes: 184,926
30 minutes: 1,126,906
60 minutes: 3,308,887



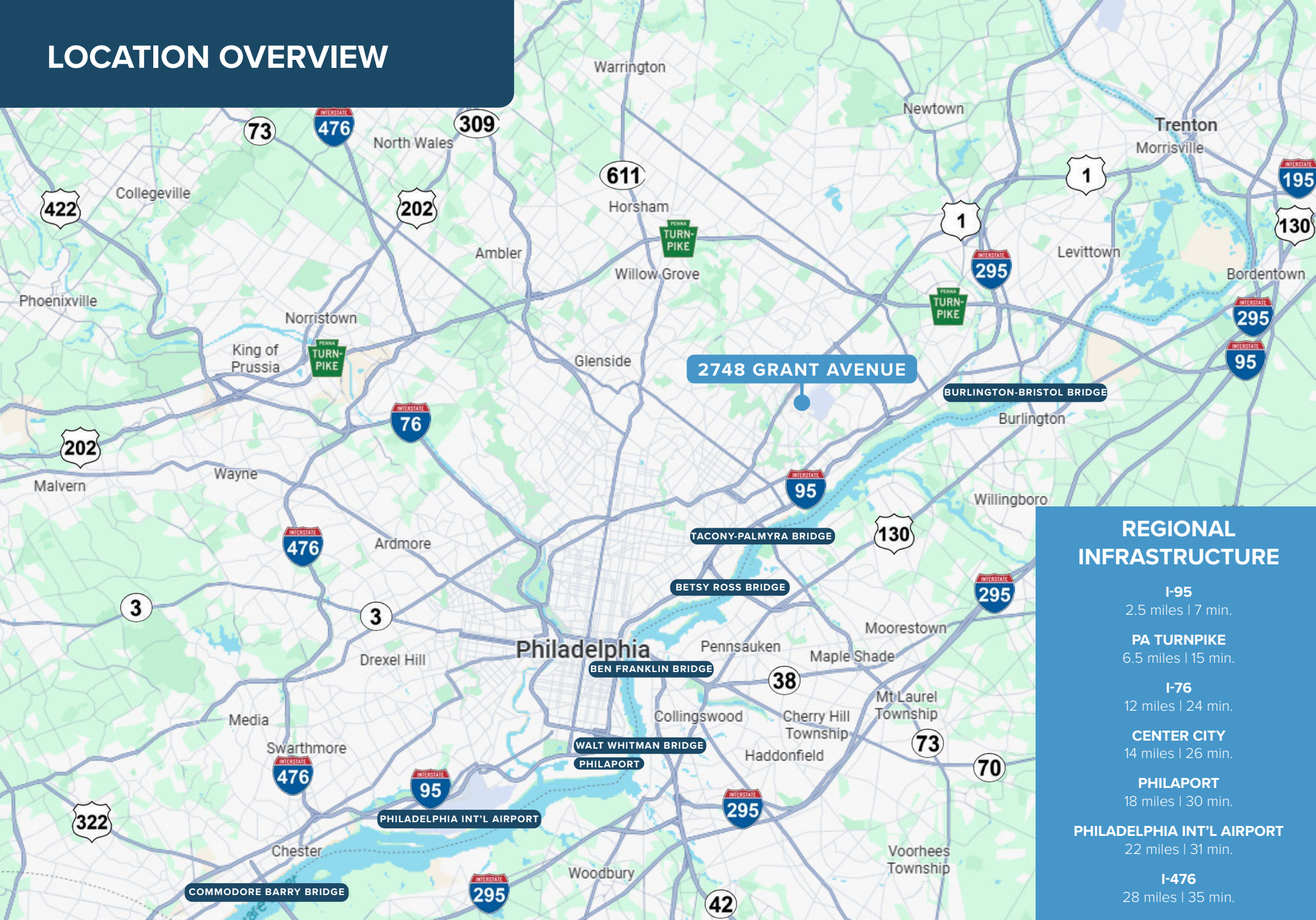
% Blue Collar Workers

15 minutes: 23.0%
30 minutes: 18.2%
60 minutes: 16.1%



Southeastern Pennsylvania Transportation Authority (SEPTA) services the Philadelphia area, including along Roosevelt Boulevard with stops within walking distance of the property.

LOCATION OVERVIEW



REGIONAL INFRASTRUCTURE

I-95
2.5 miles | 7 min.

PA TURNPIKE
6.5 miles | 15 min.

I-76
12 miles | 24 min.

CENTER CITY
14 miles | 26 min.

PHILAPORT
18 miles | 30 min.

PHILADELPHIA INT'L AIRPORT
22 miles | 31 min.

I-476
28 miles | 35 min.

REGIONAL OVERVIEW

PHILADELPHIA, PA

14 miles | 24 min.

NEW YORK CITY, NY

84 miles | 1 hr. 25 min.

BALTIMORE, MD

112 miles | 2 hr.

WASHINGTON D.C.

151 miles | 3 hr. 2 min.

BOSTON, MA

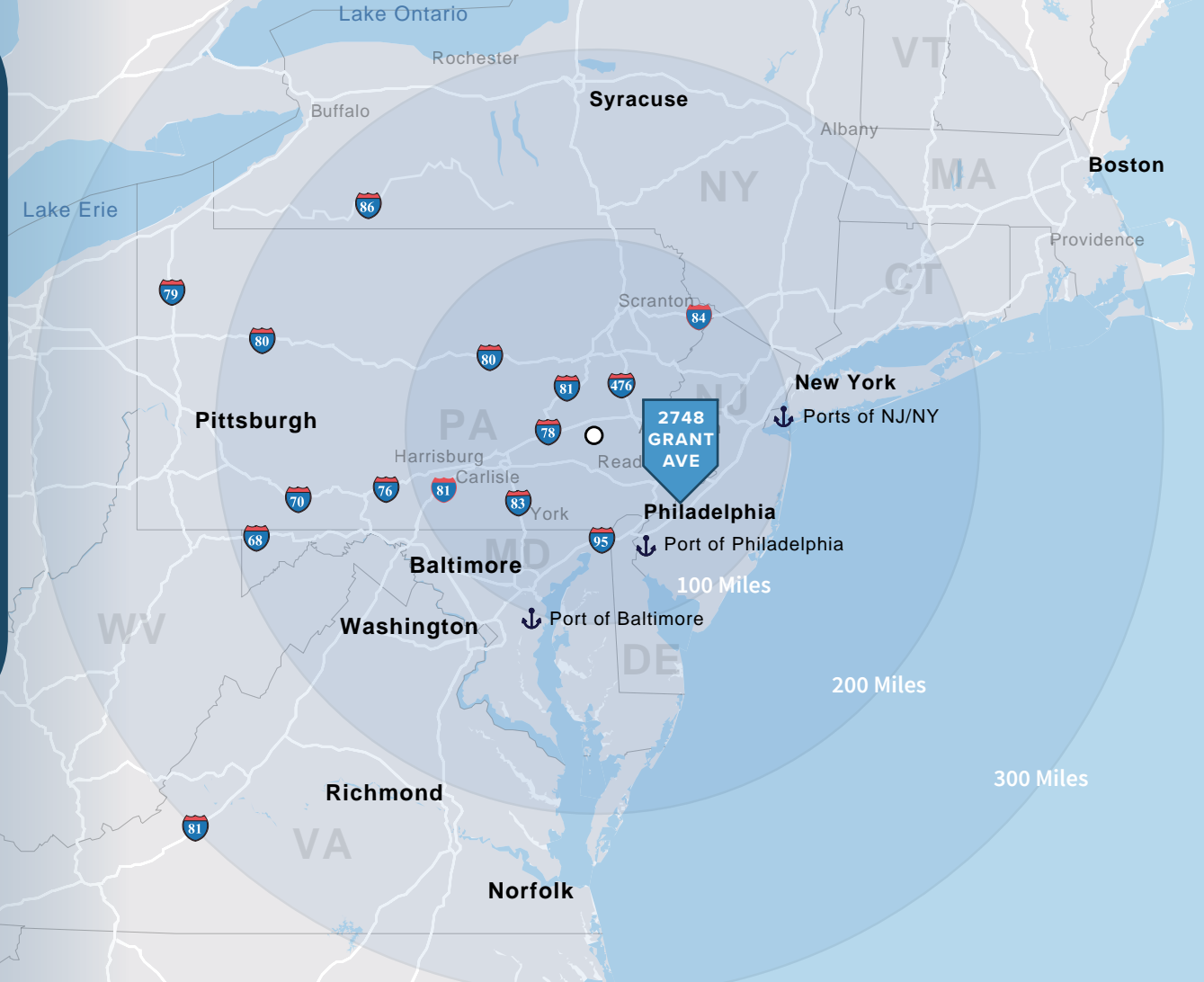
296 miles | 5 hr. 11 min.

PORT NEWARK / ELIZABETH

76 miles | 1 hr. 20 min.

JFK AIRPORT

96 miles | 1 hr. 40 min.



Exclusive Listing:



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