

2748 GRANT AVENUE PHILADELPHIA, PA

10-Year Real Estate Tax Abatement

Rare opportunity for a ±100,000 SF
standalone Class-A warehouse space
within the City of Philadelphia



±103,552 SF AVAILABLE FOR LEASE

JUNE 2026 DELIVERY

DEVELOPER / OWNER

CROW HOLDINGS
DEVELOPMENT

LISTING AGENT

 JLL

SITE PLAN



BUILDING SPECIFICATIONS

| | | | |
|------------------------|---|--------------------------------|--|
| <u>Size:</u> | 103,552 SF | <u>Drive-in Doors:</u> | 2 (12' x 16') drive in doors |
| <u>Land Area:</u> | 9.9 acres | <u>Lighting:</u> | LED lighting |
| <u>Dimensions:</u> | 160'D x 649'W | <u>Sprinkler System:</u> | ESFR system |
| <u>Main Office:</u> | To-suit | <u>Truck Court:</u> | 125' |
| <u>Column Spacing:</u> | 54'W x 50'D typical, 60'D speed bays | <u>Power:</u> | 2,000 AMP service |
| <u>Clear Height:</u> | 32' clear | <u>HVAC:</u> | Gas-fired roof-top units (heat only) |
| <u>Car Parking:</u> | 99 spaces | <u>Floor:</u> | 6" unreinforced concrete (4,000 PSI), FF50/FL35 minimum |
| <u>Loading Docks:</u> | 32 (9' x 10') loading doors | <u>Roof:</u> | 60-mil reinforced; TPO system |
| <u>Dock Equipment:</u> | 17 (9' x 10') loading doors equipped with 35,000 lb. mechanical levelers, seals & bumpers | <u>Zoning:</u> | I-2 (Medium Industrial) |
| | | <u>Permitted Uses Include:</u> | Warehouse, Distribution, Maintenance & Repair, General Industrial, R&D, Truck Terminal, Material Storage |

LOCATION HIGHLIGHTS



ROUTE 1
2 MIN | 1 MILE



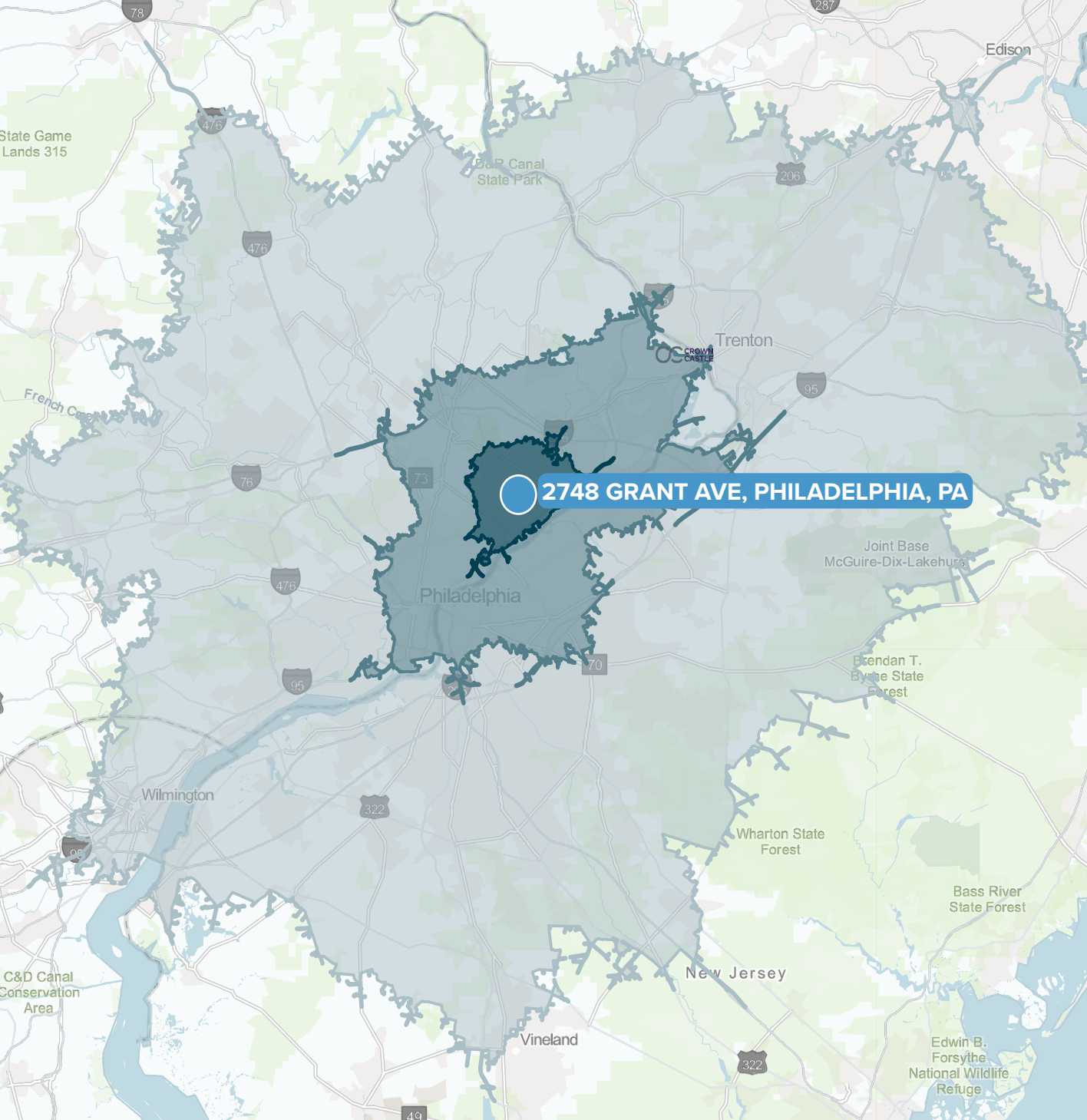
I-95
7 MIN | 2.5 MILES



PA TURNPIKE
15 MIN | 6.5 MILES



Southeastern Pennsylvania Transportation Authority (SEPTA) services the Philadelphia area along Roosevelt Boulevard and Grant Avenue, including stops within a few minutes walk of the property (Aston Road & Grant Avenue).



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%

PHILADELPHIA INCENTIVES

- 10-Year Real Estate Tax Abatement on 90% of the assessed value of the improvements
- Businesses may qualify for the Job Creation Tax Program and the Quality Jobs Program

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.

PORT NEWARK / ELIZABETH

76 miles | 1 hr. 20 min.

NEW YORK CITY, NY

84 miles | 1 hr. 25 min.

JFK AIRPORT

96 miles | 1 hr. 40 min.

BALTIMORE, MD

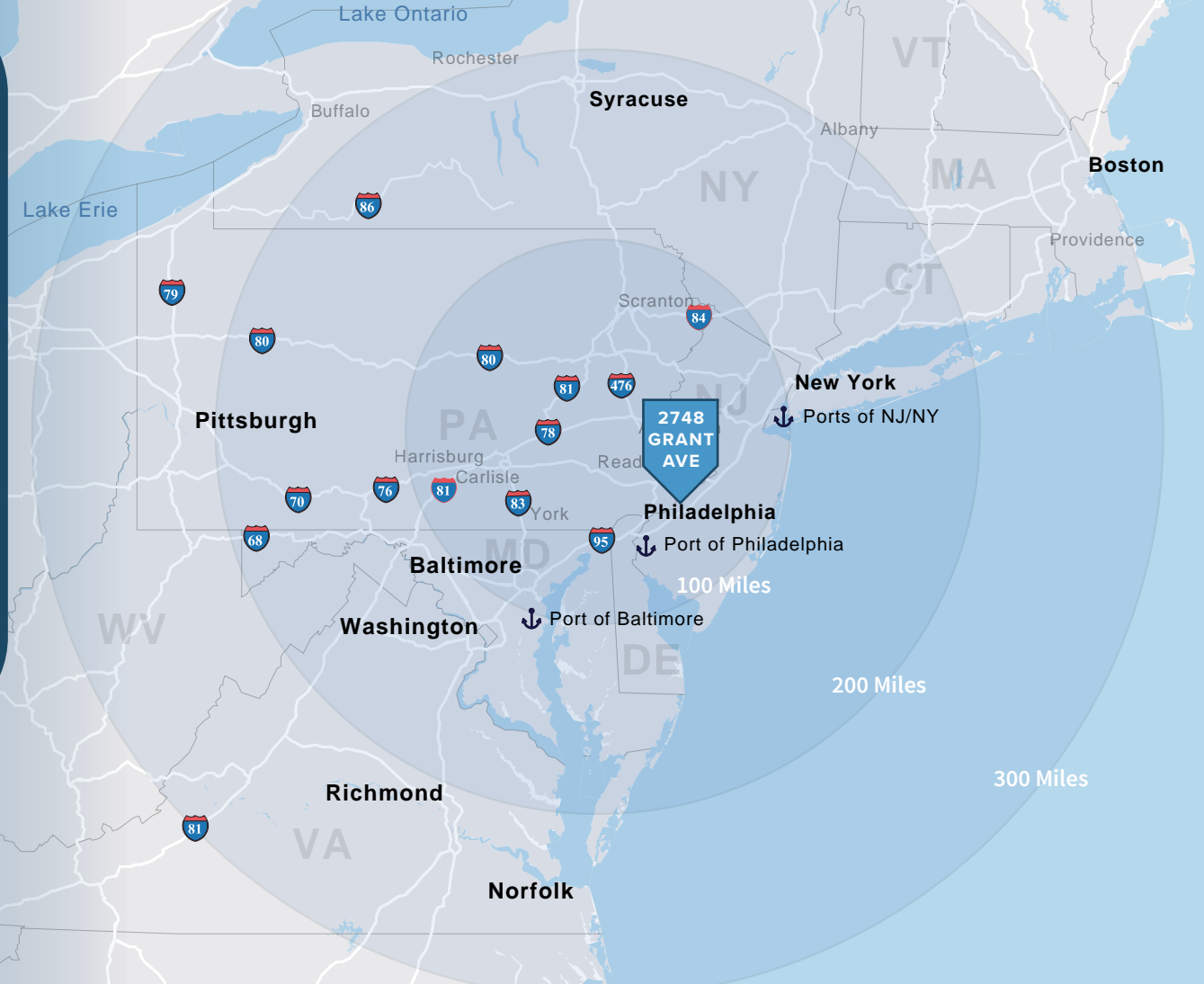
112 miles | 2 hr.

WASHINGTON D.C.

151 miles | 3 hr. 2 min.

BOSTON, MA

296 miles | 5 hr. 11 min.



Exclusive Listing:



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DEVELOPER / OWNER

CROW HOLDINGS

DEVELOPMENT

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