

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

AVAILABLE FOR IMMEDIATE OCCUPANCY

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

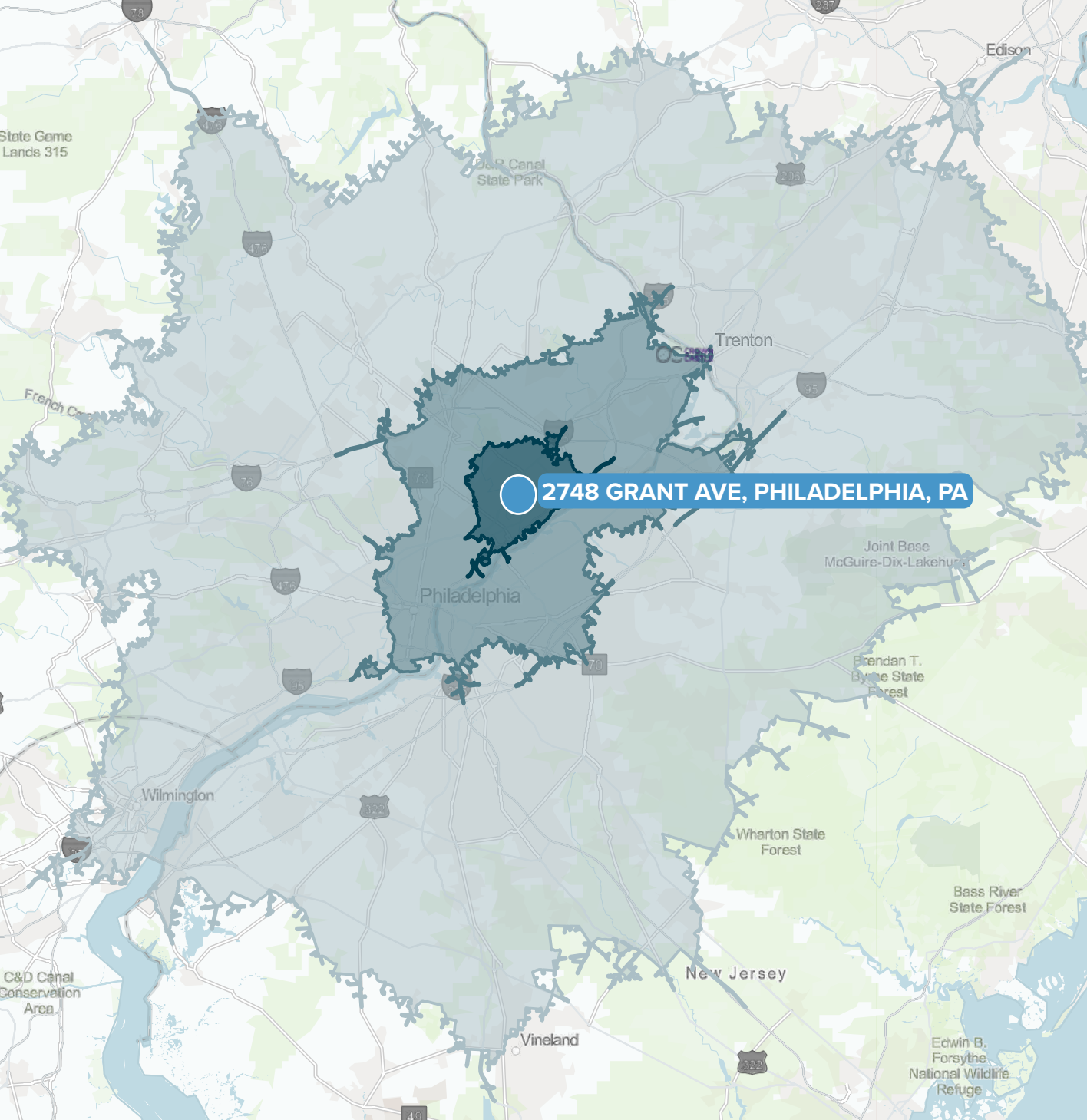


PA TURNPIKE

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

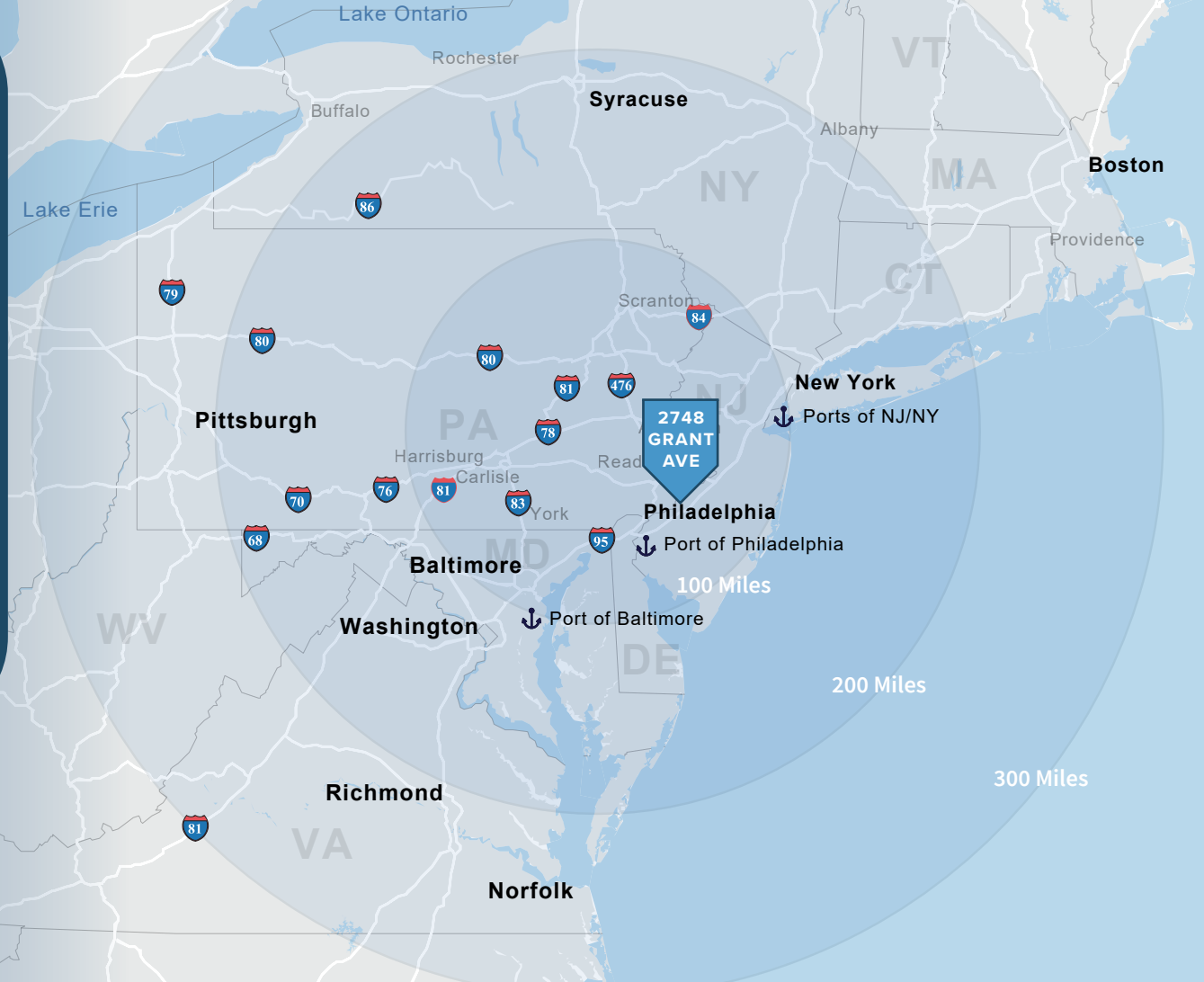
112 miles | 2 hr.

WASHINGTON D.C.

151 miles | 3 hr. 2 min.

BOSTON, MA

296 miles | 5 hr. 11 min.



Exclusive Listing:



JLL

550 E. Swedesford Road
Suite 260
Wayne, PA 19087
+1 610 249 2255

Kyle Lockard

Managing Director
+1 610 249 2299
kyle.lockard@jll.com

Jeff Lockard

Vice Chairman
+1 215 990 1889
jeff.lockard@jll.com

Mitch Russell

Senior Vice President
+1 610 249 2274
mitch.russell@jll.com

Larry Maister

Vice Chairman
+1 610 249 2297
larry.maister@jll.com

DEVELOPER / OWNER

CROW HOLDINGS
DEVELOPMENT

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