



FIRST

INDEPENDENCE
LOGISTICS CENTER



IMMEDIATE OCCUPANCY

NEW CONSTRUCTION | URBAN INFILL | LAST MILE DISTRIBUTION CENTER

± 100,272 SF

2021 WOODHAVEN ROAD | PHILADELPHIA, PA
WWW.2021WOODHAVEN.COM



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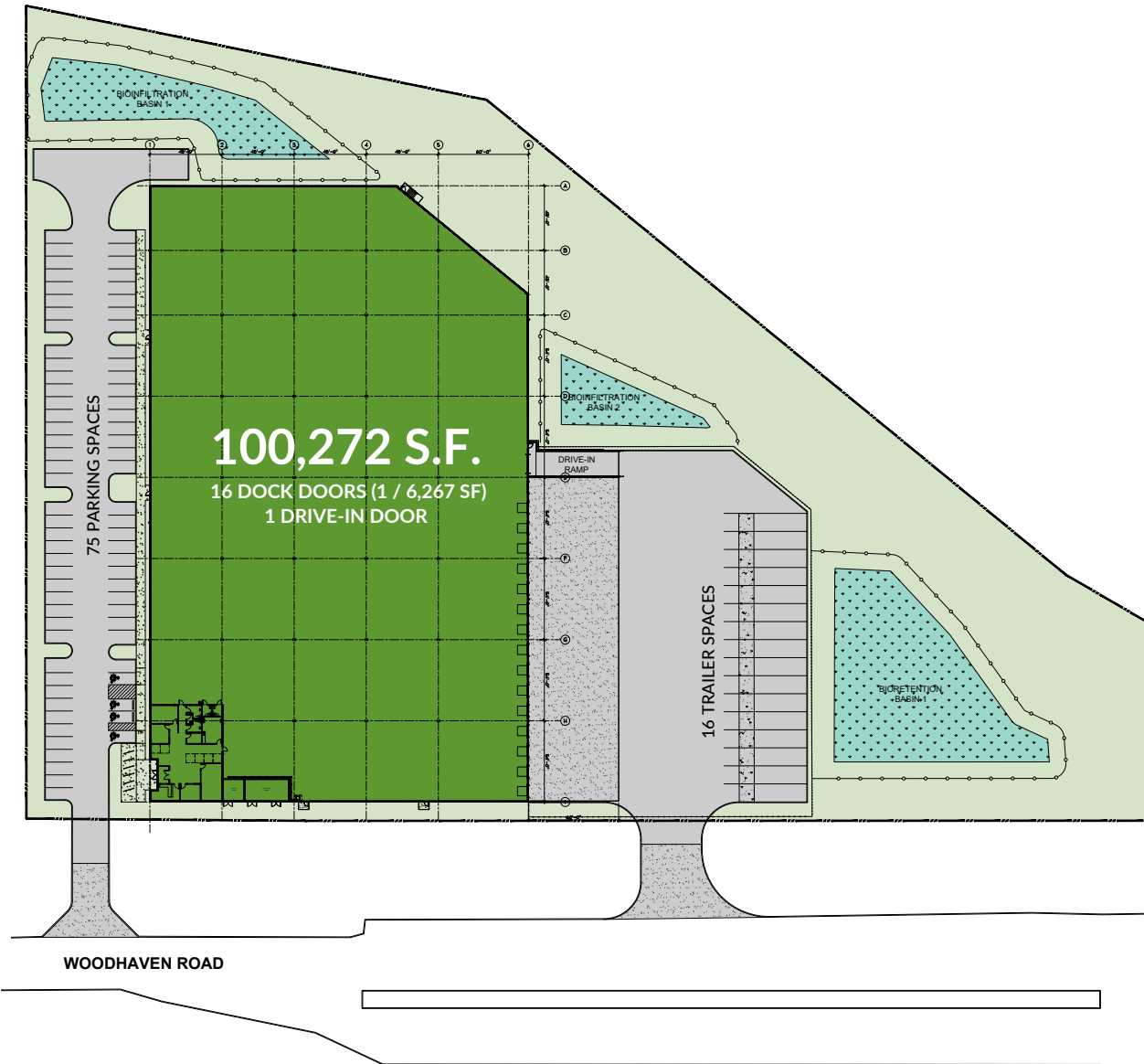
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2021 WOODHAVEN ROAD | PHILADELPHIA, PA

PROPERTY SPECIFICATIONS

Total Square Feet:	±100,272 SF
Warehouse SF:	±97,412 SF
Office SF:	±2,860 SF
Building Type:	Rear loading single story precast concrete structure
Building Dimensions:	410' x 252'
Clear Height:	32' clear above finish floor elevation
Building Structure:	Steel roof frame with metal roof decking and load bearing precast wall panels
ADA Compliance:	The building shall be ADA compliant
Car Parking:	75 car parking spaces; 9' x 18'
Trailer Parking:	16 trailer parking spaces; 12' x 55'
Truck Court:	130' deep truck court with 60' concrete apron; 36' access roads
Dock Positions:	Sixteen (16) truck loading docks
Drive in Doors:	One (1), 12' x 14' insulated steel vertical lift, electrically operated drive-in doors accessed via ramps. Ramps shall be prefabricated concrete drive-in ramps.
Fire Protection/ Safety:	ESFR; A sprinkler monitoring alarm shall provide as required by Code
Lighting:	Facility shall be illuminated plan with LED fixtures to 25 FC at 36" AFF open.

SITE PLAN



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16 DOCK HIGH DOORS



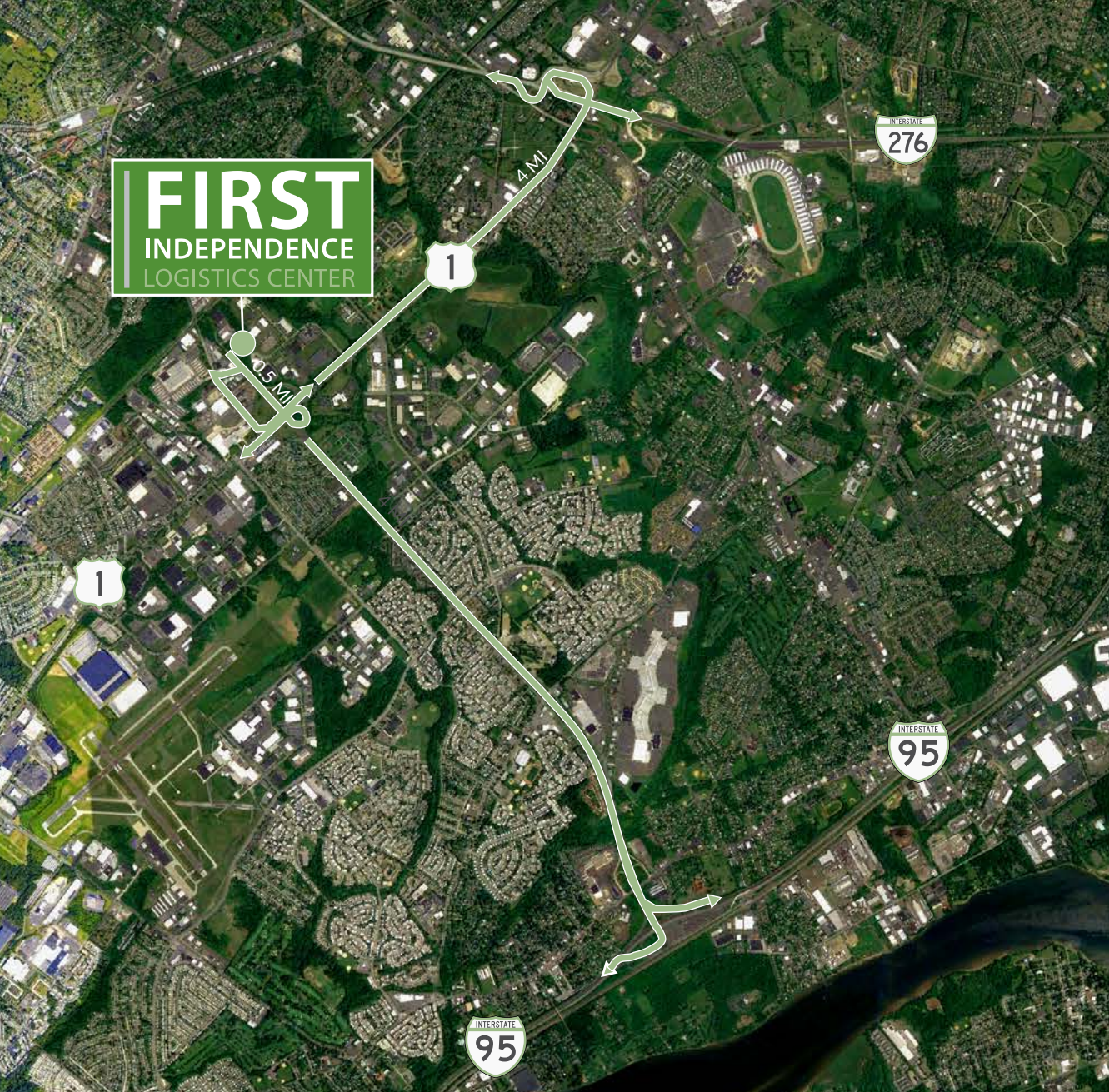
GATED/SECURED TRUCK COURT



2,860 SF OF SPEC OFFICE SPACE



60' SPEED BAY



LOCATION

First Independence Logistics Center is located with immediate access to Rt 63 and is in close proximity to Rt. 1, I-276 and I-95.

IMMEDIATE ACCESS TO RT 63



4 miles to I-95

4 miles to I-276 (PA Turnpike)

19 Miles to NJ Turnpike

18 Miles to Center City Philadelphia

22 Miles to Port of Philadelphia ("Philaport")

28 Miles Philadelphia International Airport

75 Miles to Port Newark

DEVELOPMENT BY:



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