



NORTHPOINT 95

PHILADELPHIA'S PREMIER I-95 CLASS A DISTRIBUTION FACILITY

7071 Milnor Street, Philadelphia, PA

Now Leasing \pm 220,000 Square Feet

Delivering June 2020



FOR MORE INFORMATION, CONTACT:

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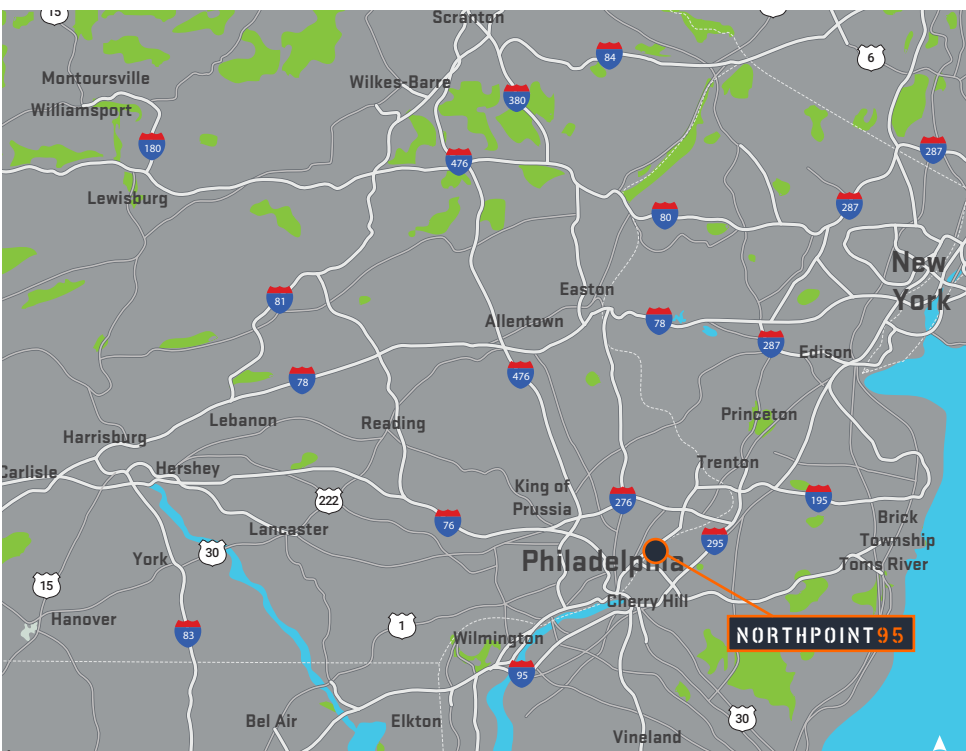
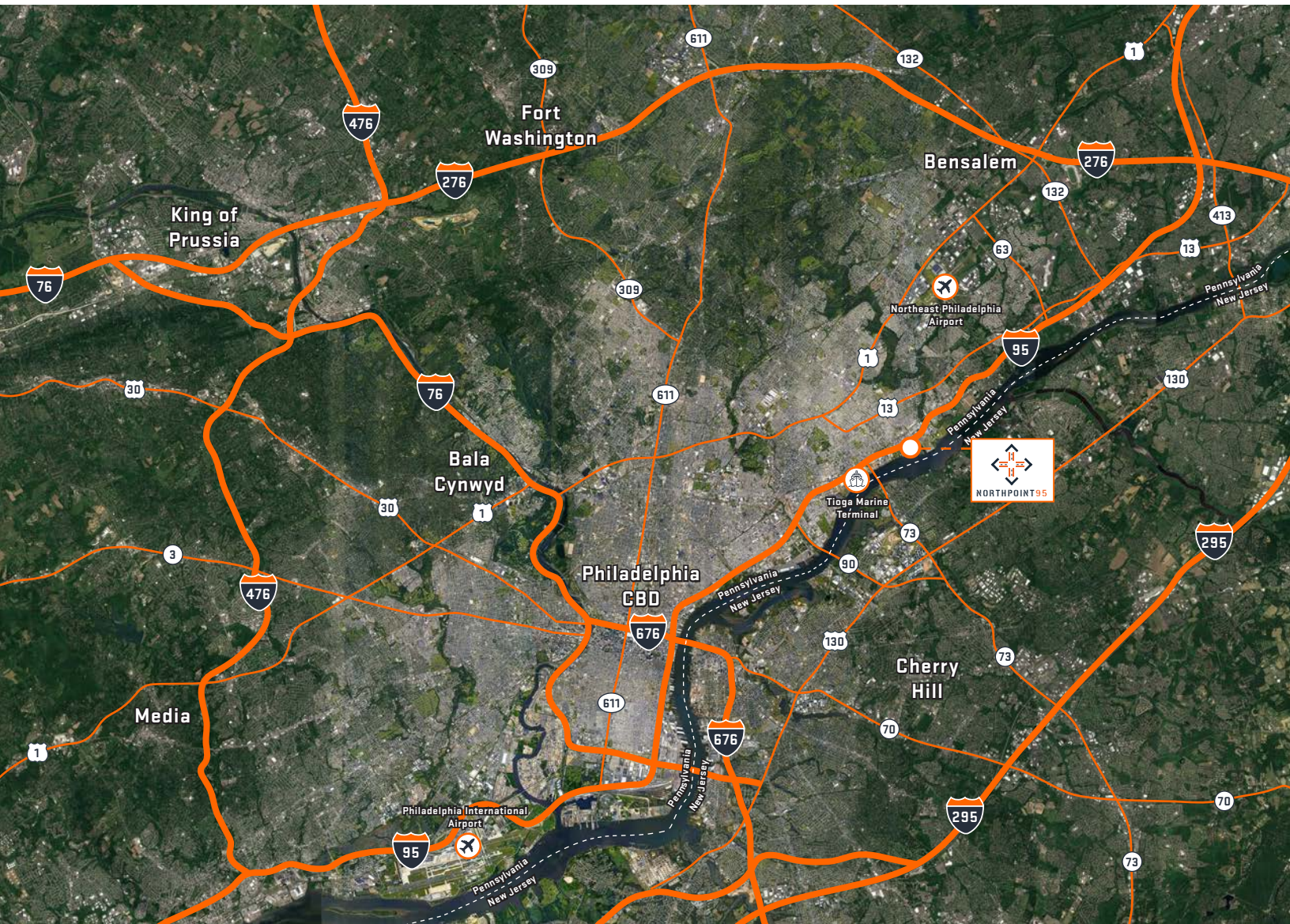
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Located immediately on I-95



Surrounded by five major bridges to New Jersey



1/2 mile from SEPTA Tacony Train Station



10 minutes from Center City Philadelphia



5.1 miles to Port of Philadelphia (Tioga Marine Terminal)



17 miles from Philadelphia International Airport



± 220,000 sf class A distribution facility with generous TI packages



Central to a sizeable labor pool with 86,000+ individuals within 25 minutes



Located within a Federally Designated Opportunity Zone



Favorable supply of targeted warehouse workers residing within 5 miles



Significant power/ water/sanitary



Building Size	± 222,000 SF	Car Parking	±158 stalls
Available SF	± 222,000 SF (divisible)	Trailer Parking	± 37 stalls
Building Dimensions	285' L x 780' W	Opportunity Zone	Yes; Federally Designated
Column Spacing	52' x 55'	Sprinkler	ESFR
Clear Height	36'	Lighting	LED with sensors
Docks	Up to 40	Construction	Fully insulate precast walls with clerestory windows
Drive-in Doors	2		

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