

770,000 SF

AVAILABLE FOR LEASE

PHILADELPHIA INTERNATIONAL AIRPORT



420,000 SF
350,000 SF

DLC

DELCO LOGISTICS CENTER

1500 EAST 2ND ST.

EDDYSTONE, PA



CLASS A 36' CLEAR HEIGHT INDUSTRIAL BUILDINGS

DIRECTLY ADJACENT TO PENN TERMINALS AND IMMEDIATE PROXIMITY TO PHILADELPHIA INTERNATIONAL AIRPORT AND THE PHILAPORT

RAIL ACCESS TO SITE

DIRECT PROXIMITY TO THE PHILADELPHIA MSA POPULATION (6 MILLION)

PUBLIC TRANSPORTATION ACCESSIBLE VIA SEPTA BUS AND SEPTA REGIONAL RAIL

LOCATED ALONG THE I-95 CORRIDOR WITHIN 2.5 MILES FROM THE INTERSECTION OF I-95 AND I-476

LOCAL ACCESS

5 MILES TO PHILADELPHIA AIRPORT



 Septa Train Station

 Septa Bus Station

BUILDING 1:
±350,000 SF (1,000' x 350')

BUILDING 2:
±420,000 SF (1,200' x 350')



SITE PLAN



BUILDING SPECS

	BUILDING 1	BUILDING 2
Building Size	±350,000 SF	±420,000 SF
Building Dimensions	1,000' x 350'	1,200' x 350'
Clear Height	36'	36'
Column Spacing	50' x 50' (60' at speed bay)	50' x 50' (60' at speed bay)
Dock Doors	36- 9'x10' Doors (Expandable to 52) with 35,000 lb mechanical levelers with bumpers and seals	48 - 9'x10' Doors (Expandable to 64) with 35,000 lb mechanical levelers with bumpers and seals
Drive-In Doors	2 - 12' x 16' Doors	2 - 12' x 16' Doors
Truck Court	130' with 70' concrete apron	130' with 70' concrete apron
Car Parking Spaces	309 Spaces	527 Spaces
Trailer Parking	24 Stalls	82 Stalls
Floor	7" Concrete Slab	7" Concrete Slab
Power	3,000 Amp	3,000 Amp
Fire Protection	ESFR System	ESFR System
Lighting	LED	LED
Exterior Wall	Insulated load bearing precast concrete wall	Insulated load bearing precast concrete wall
Roof	Single-ply, fully adhered 60-mil black EPDM roofing system	Single-ply, fully adhered 60-mil black EPDM roofing system
HVAC	Roof-mounted gas-fired Cambridge heating units	Roof-mounted gas-fired Cambridge heating units
Zoning	HI - Heavy Industrial	HI - Heavy Industrial
Utilities	Public water, sewer, electric and gas	Public water, sewer, electric and gas

13 MILES TO THE PORT OF PHILADELPHIA



TOP PHILAPORT COMMODITIES:



CONTAINER CARGO



REEFER CARGO



FOREST PRODUCTS



AUTOMOBILES



COCOA BEANS

INFRASTRUCTURE IMPROVEMENTS

PROJECT

\$400 million Delaware River dredging project nearing completion.

45 foot depth throughout the 103 mile main river channel .

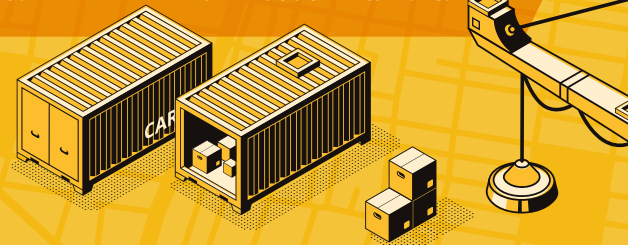
Ability to handle Ultra Large Container Vessels carrying up to 14,500 TEUs.

Increased TEU capacity eliminates need to lighten cargo prior to arrival at PhilaPort.

PROJECT

Five super-post Panamax cranes purchased and added to PhilaPort over past two years.

Ability to accommodate newest generation of Ultra Large Container Vessels .



DIRECTLY ADJACENT TO PENN TERMINALS



Privately owned multipurpose marine terminal offering stevedoring services with container and break bulk capabilities.

5.5 MILES TO PHILADELPHIA INTERNATIONAL AIRPORT



PHL is the major airport for the Philadelphia MSA and is in the midst of a \$2.3 billion Capital Development Program which includes improvements to terminals, airfields, as well as plans to expand cargo capacity and develop a new cargo facility. PHL is home to a 660,000 square foot major UPS Air Hub facility.

DISTANCE TO:

Center City Philadelphia	13.7 Miles
Penn Terminals	Next Door
The Port of Philadelphia	13.0 Miles
PHL International Airport	5.5 Miles
FedEx Ground	3.7 Miles
FedEx Ship Center	5.4 Miles
FedEx Express	9.4 Miles
FedEx Air Cargo Facility	5.5 Miles
UPS Air Hub	7.9 Miles
UPS	13.8 Miles
United States Postal Service	8.5 Miles
CSX Intermodal Terminal	13.7 Miles
Exit 8 @ I-95	2.0 Miles
Exit 7 @ I-95 & I-476 Interchange	2.5 Miles
I-295 Interchange	9.6 Miles
NJ Turnpike	13.4 Miles



FOR MORE INFORMATION, PLEASE CONTACT:

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