

770,000 SF

AVAILABLE FOR LEASE



PHILADELPHIA  
INTERNATIONAL  
AIRPORT

420,000 SF  
350,000 SF

# DLC

**DELCO  
LOGISTICS  
CENTER**

1500 EAST  
2<sup>ND</sup> 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

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



Alliance | HSP



**CUSHMAN &  
WAKEFIELD**



# LOCAL ACCESS

5 MILES TO  
PHILADELPHIA  
AIRPORT



EXIT  
7

EXIT  
8



INDUSTRIAL HIGHWAY



Penn  
Terminals



Septa Train  
Station



Septa Bus  
Station

## BUILDING 1:

±350,000 SF (1,000' x 350')

## BUILDING 2:

±420,000 SF (1,200' x 350')

BUILDING 1

BUILDING 2



# 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	54' x 50' (60' at speed bay)	54' 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



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