



2801 Red Lion Road, Philadelphia, PA

±180,271 sf first class industrial facility **for lease**



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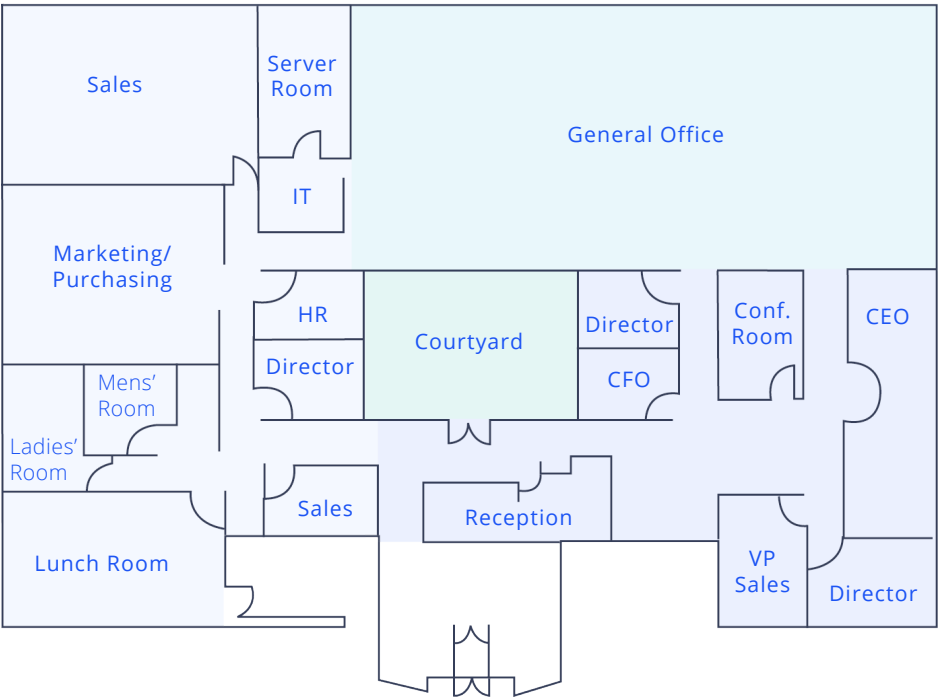
One Commerce Square
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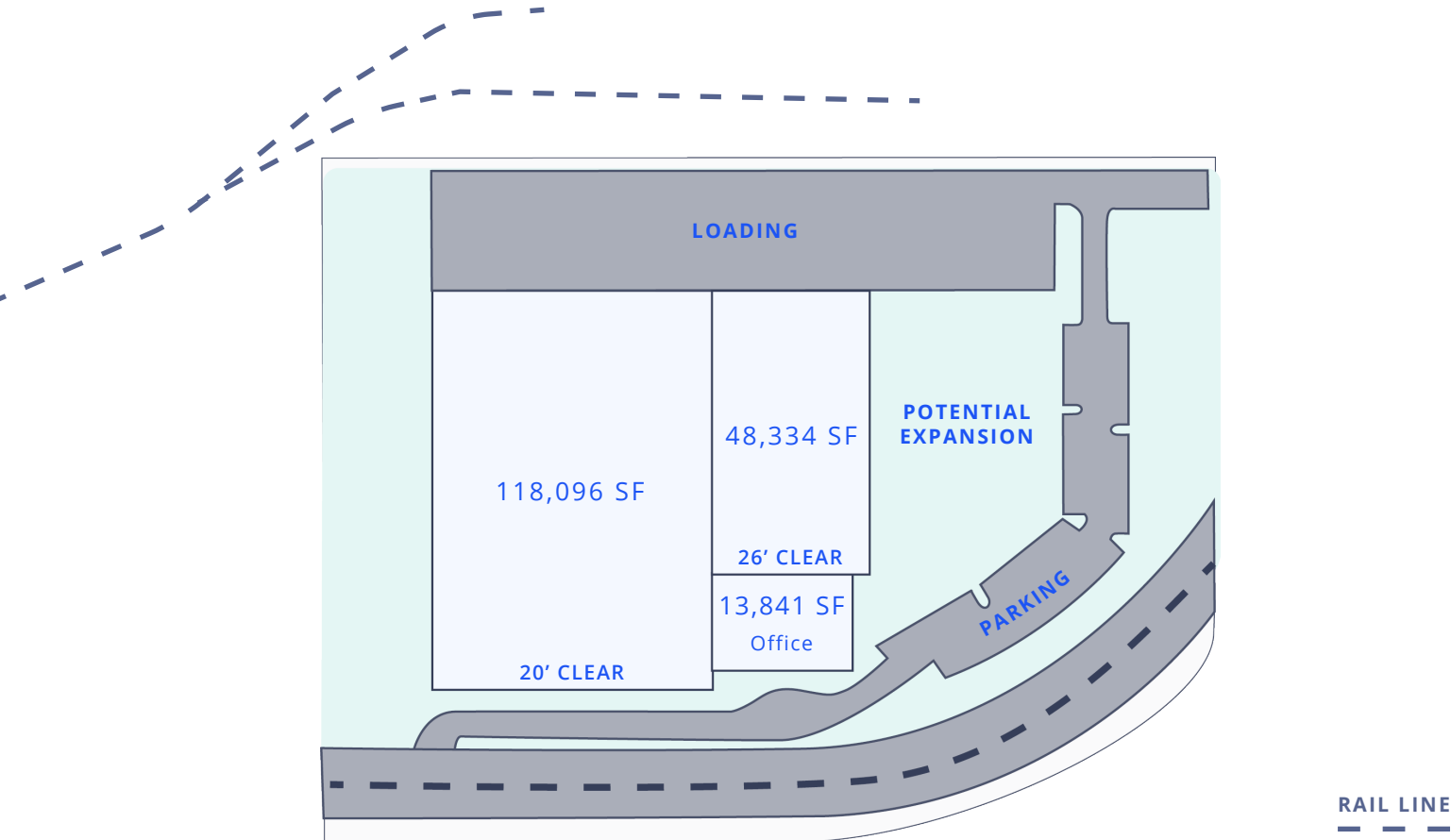
DETAILS

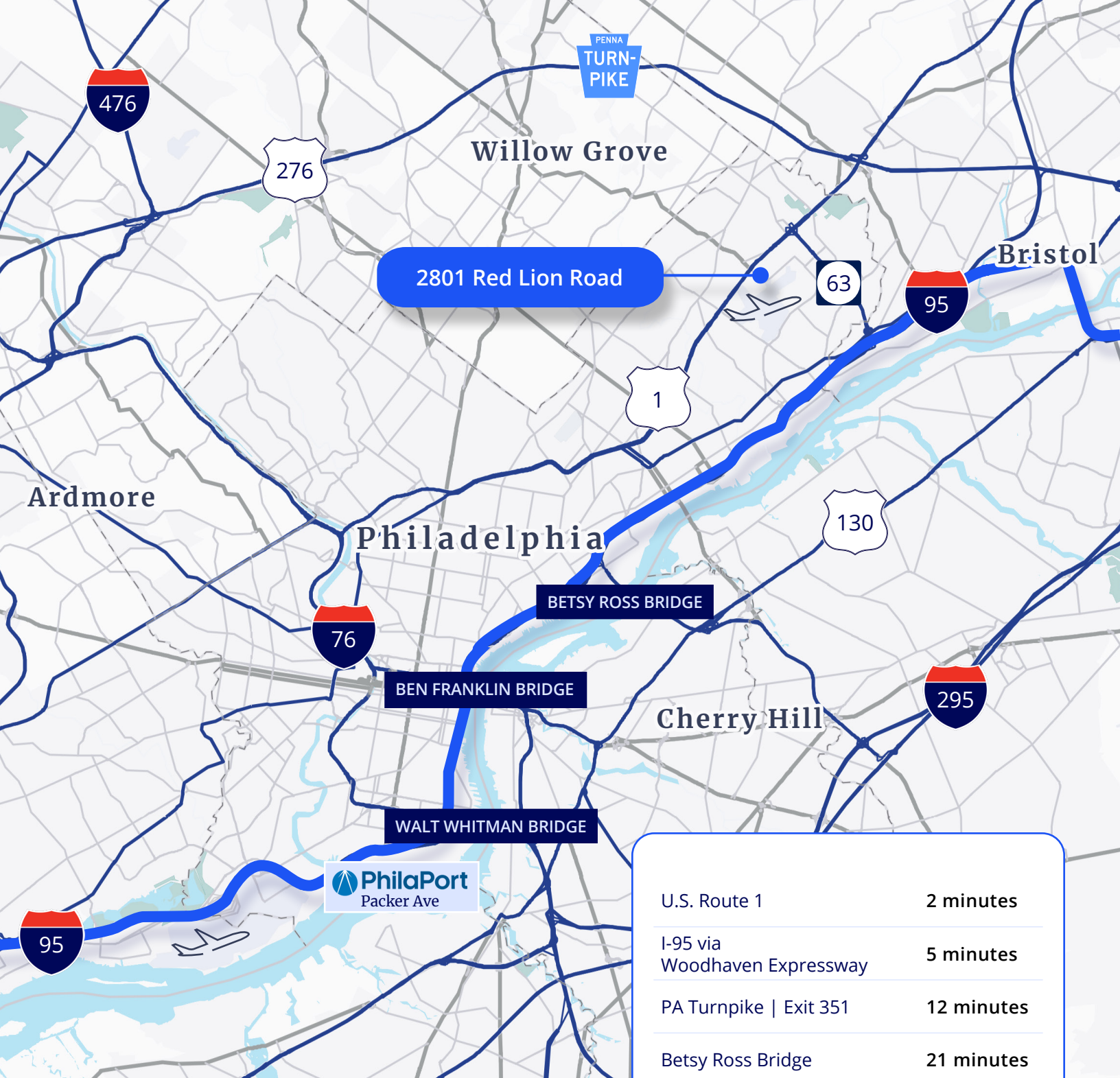
Building Size	±180,271 SF	Zoning	I-1 Industrial
Lot Size	10.89 AC	Renovations	New roof, lighting, dock packages, electrical (2022)
Stories	1	HVAC	Warehouse is heated via ceiling mounted natural gas fired hot air blowers (105k SF section), and Cambridge roof mounted units (48k SF section)
Office Space	Front Admin. Offices: ±13,841 SF Offices are fully air-conditioned and heated	Power	13,200 KVA pad mounted transformer with step down transformers to multiple 400 amp and 200 amp 3-phase panels 480 amp, 208y/120 volt 3 phase service
Ceiling Heights	20' - 26' clear	Fire Protection	100% wet system throughout, with backflow preventer
Loading	25 dock doors Grade level on West side wall could accommodate a drive-in door	Zoning	I-1 Light Industrial
Column Spacing	37'2" x 39'0" (±105,050 SF) 36'0" x 40'0" (±48,334 SF)	Parking	80 car parking spaces
Roof	EPDM (2022)	Rail	Adjacent rail spur in place for transloading

Floor Plan



Site Plan

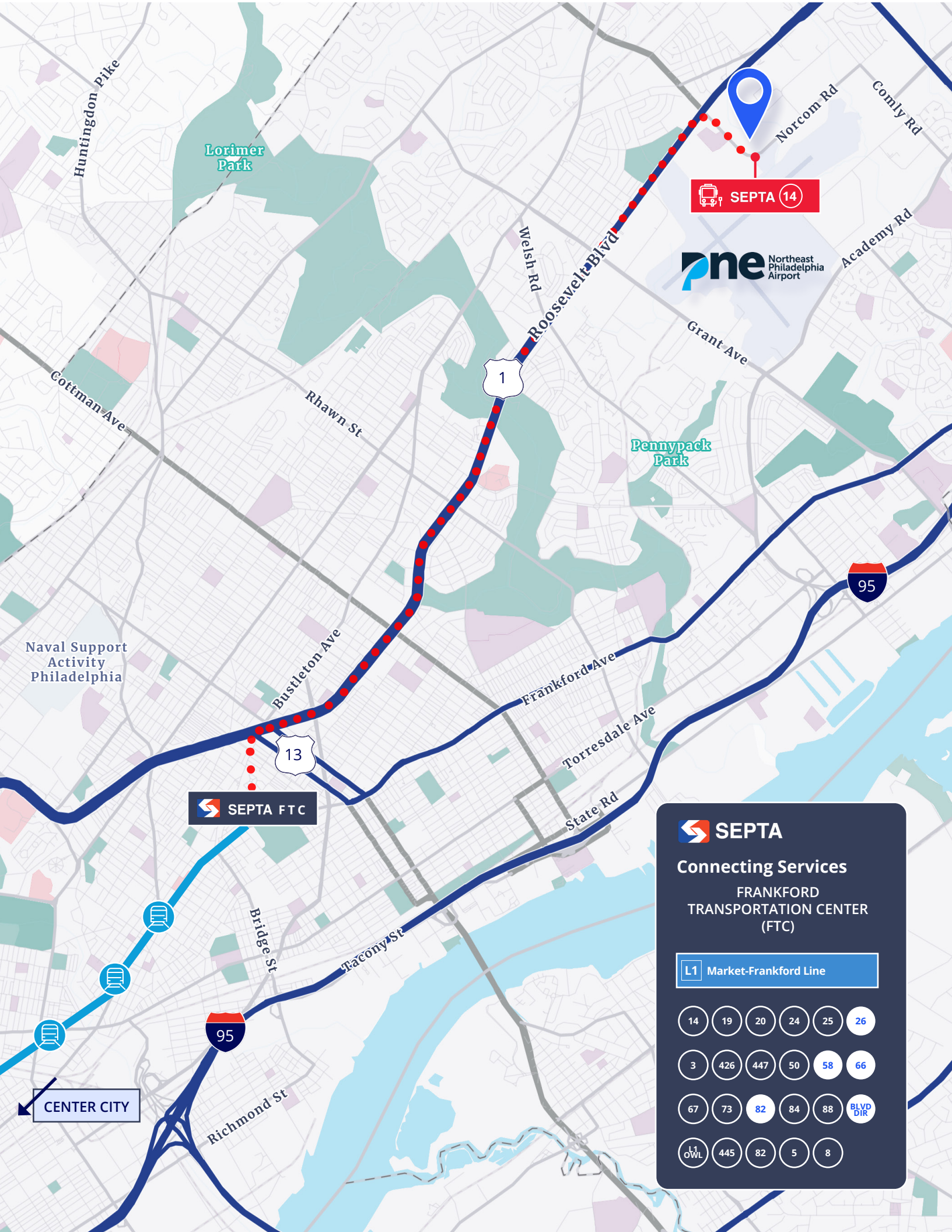




Positioned within the **I-95 Corridor**

- Nearby corporate neighbors include Hospeco Brands, PepsiCo, TJX/Marshalls, Catalent, Amazon, DHL and Leonardo Helicopters
- 28.3% of the workforce within a 30-mile drive is employed in blue-collar and industrial occupations
- Access to 1,954,366 households within a 30-minute drive

U.S. Route 1	2 minutes
I-95 via Woodhaven Expressway	5 minutes
PA Turnpike Exit 351	12 minutes
Betsy Ross Bridge	21 minutes
Ben Franklin Bridge	22 minutes
Packer Ave Marine Terminal	28 minutes
Walt Whitman Bridge	29 minutes
PHL Int'l Airport	30 minutes



 **SEPTA 14**

pne Northeast Philadelphia Airport

 **SEPTA FTC**

 **SEPTA**

Connecting Services
FRANKFORD
TRANSPORTATION CENTER
(FTC)

L1 Market-Frankford Line

- | | | | | | |
|-----|-----|-----|----|----|----------|
| 14 | 19 | 20 | 24 | 25 | 26 |
| 3 | 426 | 447 | 50 | 58 | 66 |
| 67 | 73 | 82 | 84 | 88 | BLVD DIR |
| OWL | 445 | 82 | 5 | 8 | |

CENTER CITY



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