



BOULEVARD

TRADE CENTER



1,312,706 SF ON ±63 ACRES | 5501 WHITAKER AVE, PHILADELPHIA, PA

PHILADELPHIA'S PREMIER LAST MILE LOCATION

For leasing inquiries, **contact:**

MICHAEL GOLARZ

Executive Vice President
+1 215 275 0188
michael.golarz@colliers.com

THOMAS GOLARZ, SIOR

Executive Vice President
+1 215 388 7462
tom.golarz@colliers.com

JEFF WILLIAMS

Executive Vice President
+1 215 284 2026
jeff.williams2@colliers.com

SOPHIA FERGUSON

Associate
+1 610 304 9733
sophia.ferguson@colliers.com

RYAN GRIGALONIS

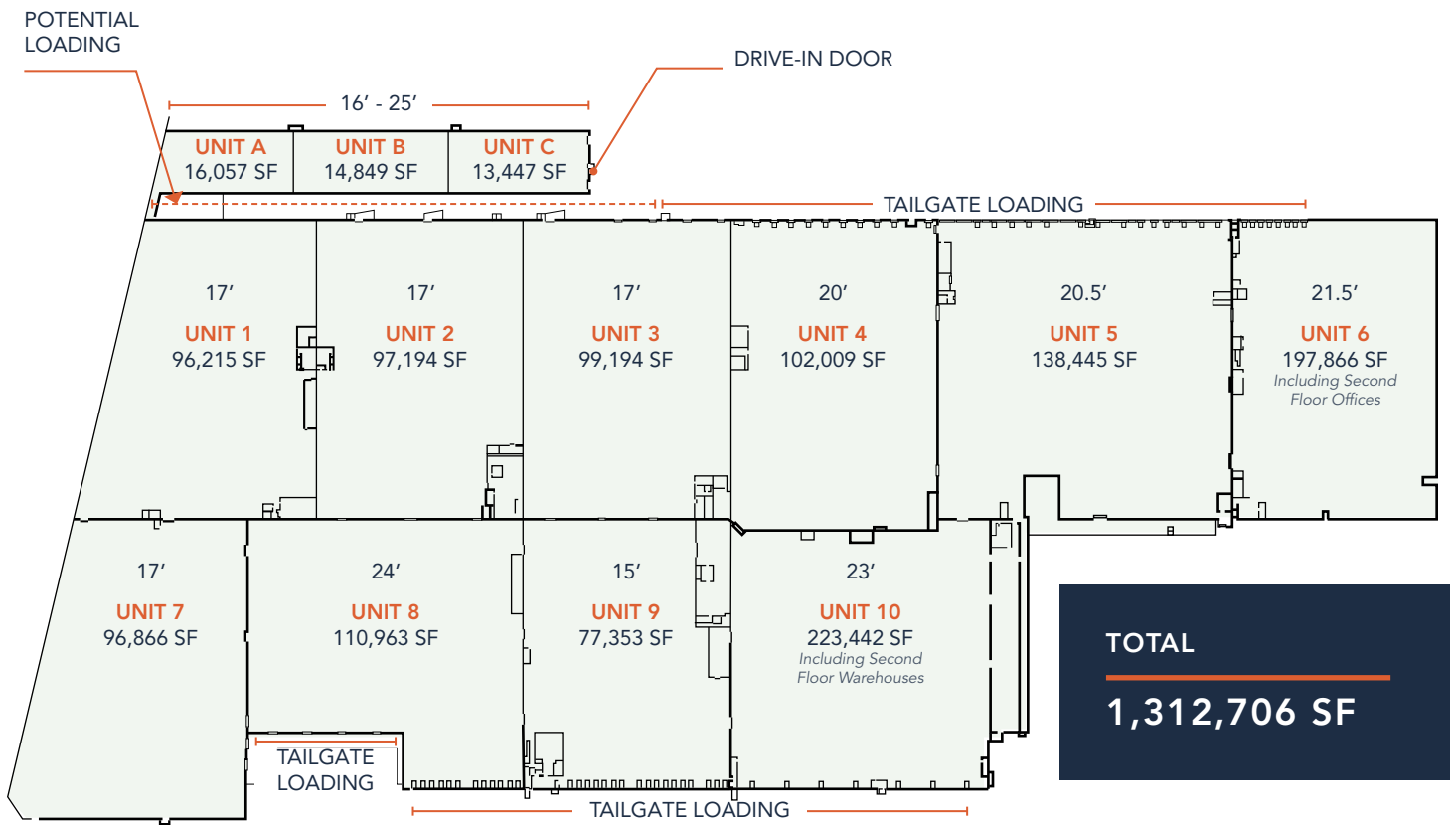
Associate
+1 484 787 4373
ryan.grigalonis@colliers.com

KAREN MOONEY

Client Services Specialist
+1 267 456 8644
karen.mooney@colliers.com



BOULEVARD TRADE CENTER BUILDING PLAN



SPECIFICATIONS

LEASE RATE	Starting at \$7.50/SF NNN (except offices and 2nd floor)	DOCK DOORS	164
BUILDING SF	1,312,706 +/- SF	DRIVE-IN DOORS	One (1) 10' x 12' drive-in door
MINIMUM DIVISIBLE	100,000 +/- SF	PARKING	Ample auto & trailer
BUILDING DIMENSIONS	Varies by unit	FIRE PROTECTION	100% sprinklered (wet and dry systems)
COLUMN SPACING	Varies, mostly 37' x 40' and 25' x 40'; three sections (A, B, C) are clear span	LIGHTING	Upgraded T-5 lighting
CLEAR HEIGHT	Varies, mostly 17' to 24'	CONSTRUCTION	Steel and masonry; dual feed 13.2 KVA transformers; fully sprinklered and heated



BOULEVARD

TRADE CENTER



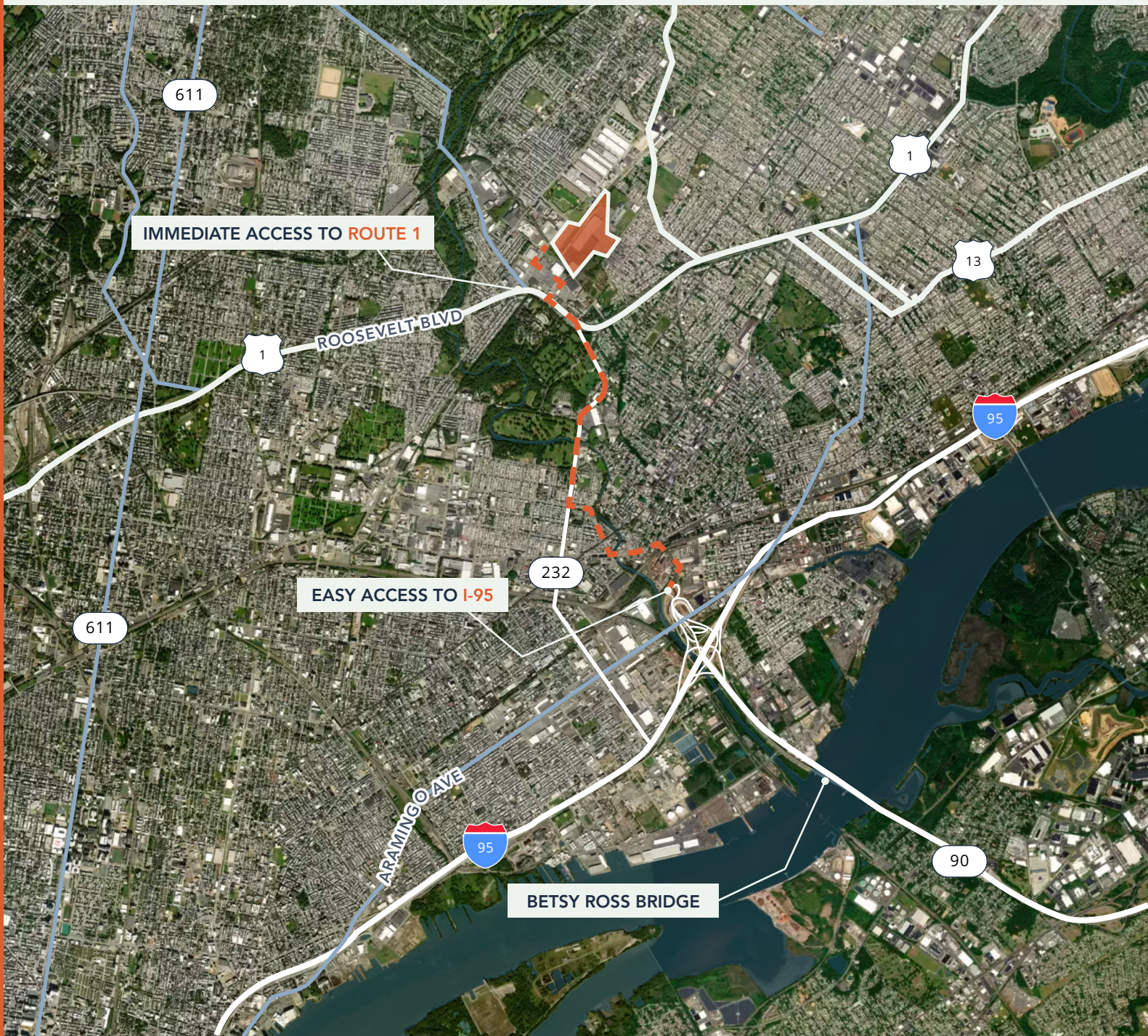
BOULEVARD TRADE CENTER

SITE ACCESS

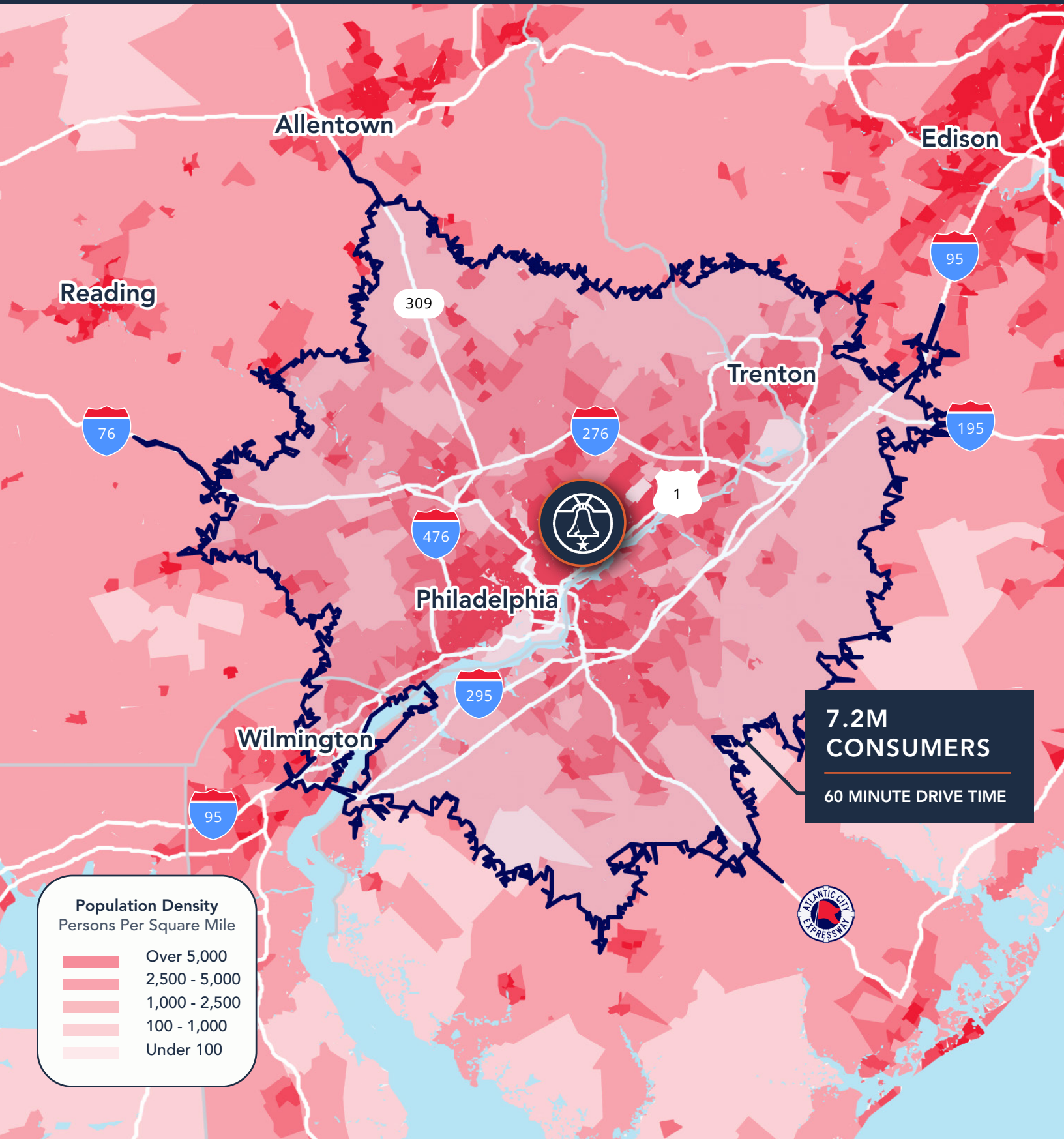
5501 Whitaker offers a prime, last-mile, centralized location.

The site has easy access to U.S. Route 1, I-76 and I-95 with just a 10 minute drive to Center City Philadelphia.

BETSY ROSS BRIDGE	10 miles
PHILADELPHIA INT'L AIRPORT	19 miles
PHILAPORT	5 miles
NORTHEAST PHILADELPHIA AIRPORT	8 miles
CENTER CITY, PHILADELPHIA	9 miles
I-76	10 miles



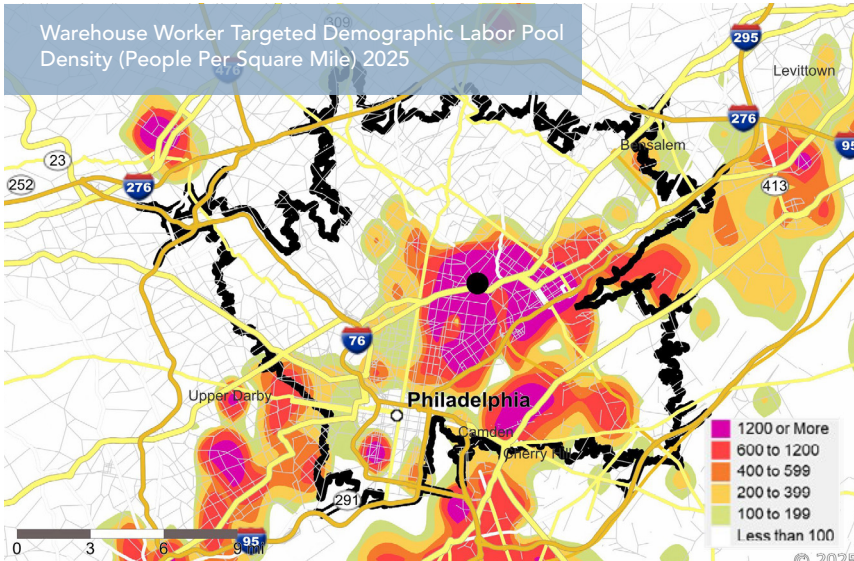
CONSUMER REACH AND DENSITY



BOULEVARD TRADE CENTER

LABOR PROFILE

Boulevard Trade Center provides access to a deep and available labor pool, featuring nearly 80,000 within the warehouse worker demographic labor pool and a 5-mile labor surplus of over 30,000. This pool is further deepened by 53,000 underemployed blue-collar workers seeking better opportunities. With a median household income nearly 6% below the national average, the market's competitive starting wage of \$22.26/hour for forklift operators provides a significant advantage in attracting local talent.



MARKET ADVANTAGES

SIGNIFICANT Volume of Underemployed

↑ **LARGE**
Warehouse Worker Pool

↑ **HIGHER**
Unemployment

↓ **LOWER**
Working Age
Participation Rate

↓ **LOW**
Area of Influence

LABOR STATISTICS | Q4 2025 (25 MINUTE DRIVE TIME)

5501 Whitaker Ave, Philadelphia		USA Benchmark
POPULATION	Total 1,838,145 % Change 2025-2030: 2.1%	Total N/A % Change 2025-2030: 2.1%
WAREHOUSE WORKER LABOR POOL	Total 76,226 Net Supply Demand Balance (5 miles): 30,316 Surplus	N/A
WORKING AGE PARTICIPATION RATE	77%	79%
JUNE 2025 UNEMPLOYMENT	Rate 4.5% Total 42,418	Rate 4.4% Total N/A
AREA AFFLUENCE MEDIAN HHI	Total \$71,818 Less than \$35k: 30.6%	Total \$78,171 Less than \$35k: 21.9%
BLUE COLLAR UNDEREMPLOYED	52,853	N/A
PART-TIME COLLEGE STUDENT ENROLLMENT	64,968	N/A
AVG. HOURLY STARTING WAGE FORKLIFT OPERATOR	\$22.26	\$20.83

BOULEVARD TRADE CENTER

SITE OVERVIEW





BOULEVARD

TRADE CENTER



Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

158 MSF

Current Industrial
Portfolio

\$21.1

Total Capital Raised
Since Inception

6.4 MSF

Industrial Space
Under Development

125K

Est. Jobs Created -
Operational & Construction

15.5 MSF

Industrial Space
Leased in 2025

\$15.4M

Charitable Contributions
Since Inception

For leasing inquiries, **contact:**

MICHAEL GOLARZ

Executive Vice President
+1 215 275 0188
michael.golarz@colliers.com

THOMAS GOLARZ, SIOR

Executive Vice President
+1 215 388 7462
tom.golarz@colliers.com

JEFF WILLIAMS

Executive Vice President
+1 215 284 2026
jeff.williams2@colliers.com

SOPHIA FERGUSON

Associate
+1 610 304 9733
sophia.ferguson@colliers.com

RYAN GRIGALONIS

Associate
+1 484 787 4373
ryan.grigalonis@colliers.com

KAREN MOONEY

Client Services Specialist
+1 267 456 8644
karen.mooney@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Greater Philadelphia Region.

COLLIERS

161 Washington St, Suite 1090
Conshohocken, PA 19428
colliers.com/philadelphia