

203 EAST 10TH STREET  
MARCUS HOOK, PA



FOR LEASE

203 EAST 10TH STREET: 374,400 SF PROPOSED

PARTIAL  
**LERTA**  
10 YEAR TAX DESIGNATION



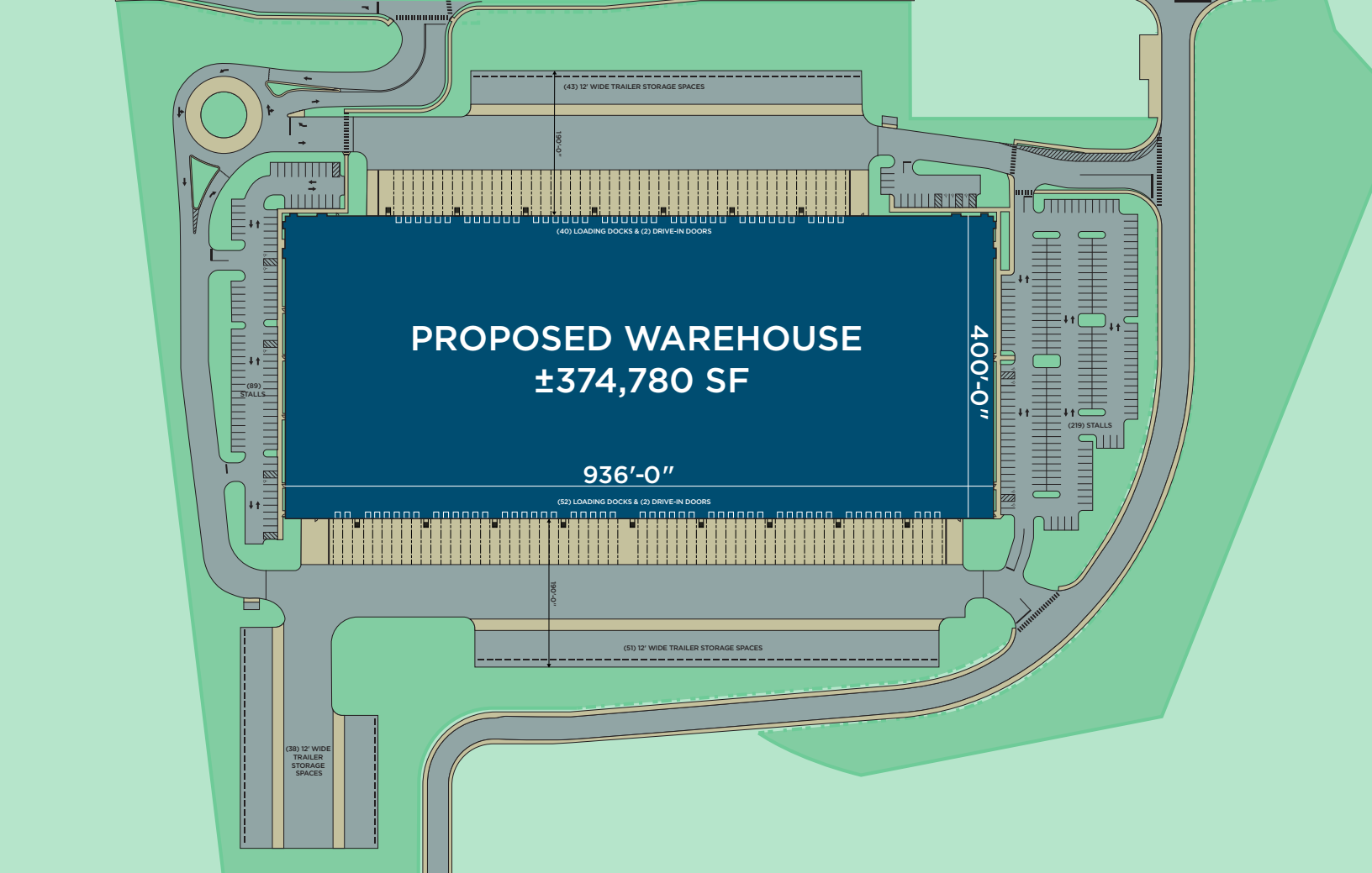
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## SPECIFICATIONS

<b>BUILDING SIZE</b>	<b>374,780 SF</b>	<b>CONFIGURATION</b>	<b>CROSS-DOCK</b>
<b>CLEAR HEIGHT</b>	<b>40'</b>	<b>BUILDING DIMENSIONS</b>	<b>400' X 936'</b>
<b>DOCK DOORS</b>	<b>92 (9' X 10')</b>	<b>TRUCK COURT</b>	<b>190'</b>
<b>DRIVE-IN DOORS</b>	<b>4 (14' X 16')</b>	<b>AUTO PARKING</b>	<b>308 SPACES</b>
<b>DOCK PACKAGES</b>	<b>45,000 LB LEVELERS, BUMPERS AND SEALS AT 38 POSITIONS</b>	<b>TRAILER PARKING</b>	<b>132 SPACES</b>
<b>COLUMN SPACING</b>	<b>58'-6" X 56" COLUMN SPACING 58'-6" X 60" DOCK BAYS</b>	<b>SPRINKLER</b>	<b>ESFR</b>
		<b>LIGHTING</b>	<b>INTERIOR LED LIGHTING TO 30 FC THROUGHOUT EXTERIOR LED</b>



2021 POPULATION: **4,924,231**

BLUE COLLAR EMPLOYMENT: **388,005**

INDUSTRIAL WORKFORCE\*: **377,540**

WAREHOUSE/DISTRIBUTION WORKERS\*\*: **161,226**

2021 MEDIAN HOUSEHOLD INCOME: **\$70,222**

POPULATION 25+ WITH (MAXIMUM) HIGH SCHOOL DIPLOMA: **863,360**

\*Industrial Industry defined as "trade, transportation and utilities and manufacturing jobs, warehousing and wholesale trade." Includes white-collar, blue-collar, and service roles.  
\*\*US Census Bureau's Occupation subcategory labeled Transportation/Material Moving; included in Blue-Collar Employment.

# REGIONAL CONNECTIVITY



### REGIONAL DISTANCES

CENTER CITY, PHILADELPHIA, PA	<b>23 MILES</b>
WASHINGTON D.C.	<b>118 MILES</b>
NEW YORK CITY, NY	<b>115 MILES</b>
BALTIMORE, MD	<b>79 MILES</b>

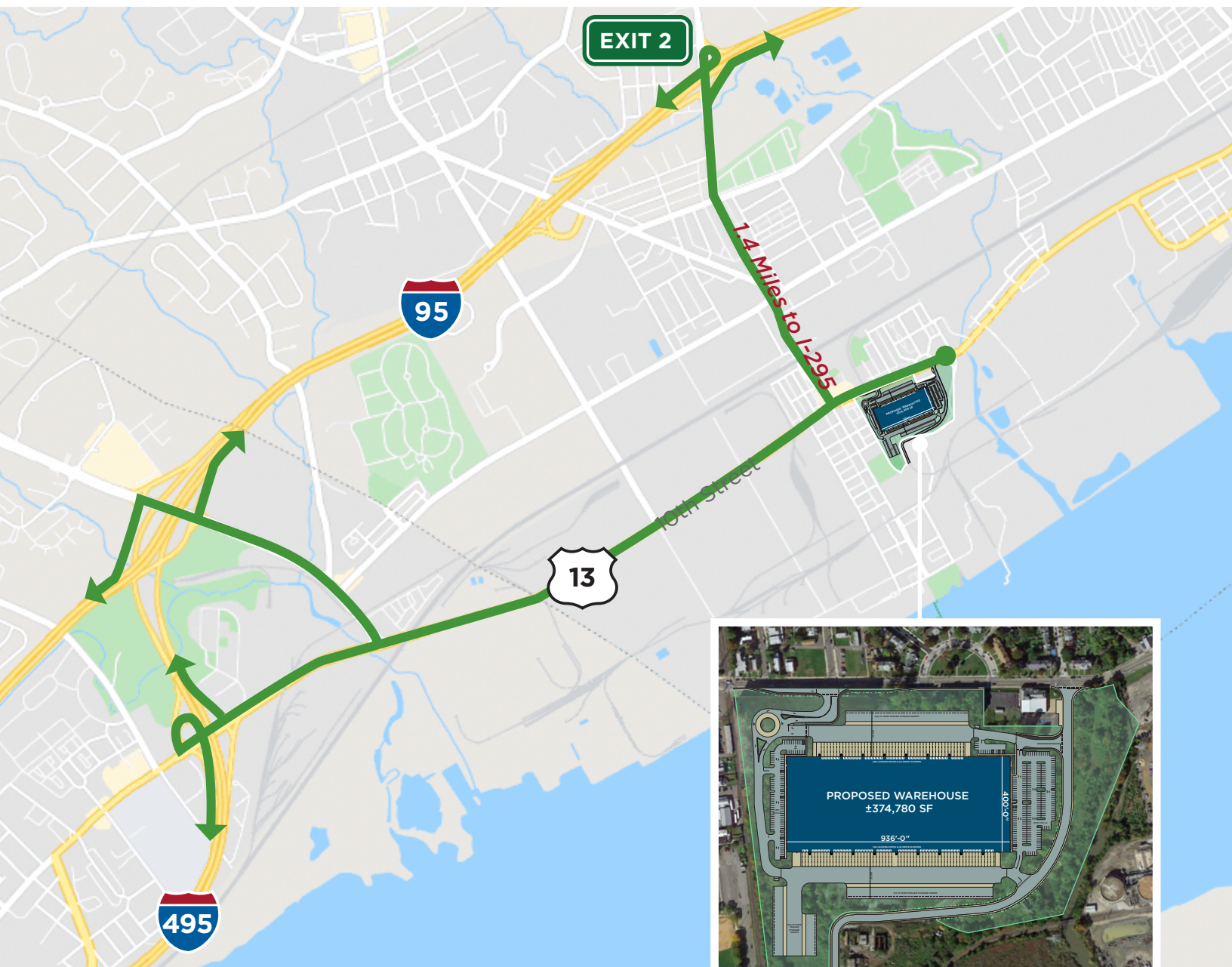
### LOGISTICAL AMMENITIES

PENN TERMINALS	<b>4.8 MILES</b>	CSX INTERMODAL TERMINAL	<b>18.6 MILES</b>
PORT OF PHILADELPHIA	<b>19 MILES</b>	EXIT 7 @ I-95 & 476 INTERCHANGE	<b>6.4 MILES</b>
PHL INTERNATIONAL	<b>11.9 MILES</b>	EXIT 2 @ I-95	<b>1.4 MILES</b>
FEDEX GROUND	<b>8 MILES</b>	PA TURNPIKE (VIA I-95)	<b>6.3 MILES</b>
FEDEX	<b>1.8 MILES</b>	EXIT 8A (NJ TURNPIKE)	<b>74.3 MILES</b>
UPS	<b>17.9 MILES</b>		
USPS	<b>14.8 MILES</b>		

## NEIGHBORING TENANTS



## LOCAL ACCESS



## ABOUT DUKE REALTY

Duke Realty Corporation owns and operates approximately 164.9 million rentable square feet of industrial assets in 19 major U.S. logistics markets. Duke Realty is publicly traded on the NYSE under the symbol DRE and is a member of the S&P 500.



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