

3060

**SOUTH 61ST STREET
PHILADELPHIA, PA**

DELIVERING Q3 2025



±282,255 SF

AVAILABLE FOR LEASE

Jonas Skovdal

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John Gartland

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Chris Pennington

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CBRE Investment
Management

DHPH
DH PROPERTY HOLDINGS

 **CUSHMAN &
WAKEFIELD**

 **BINSWANGER**

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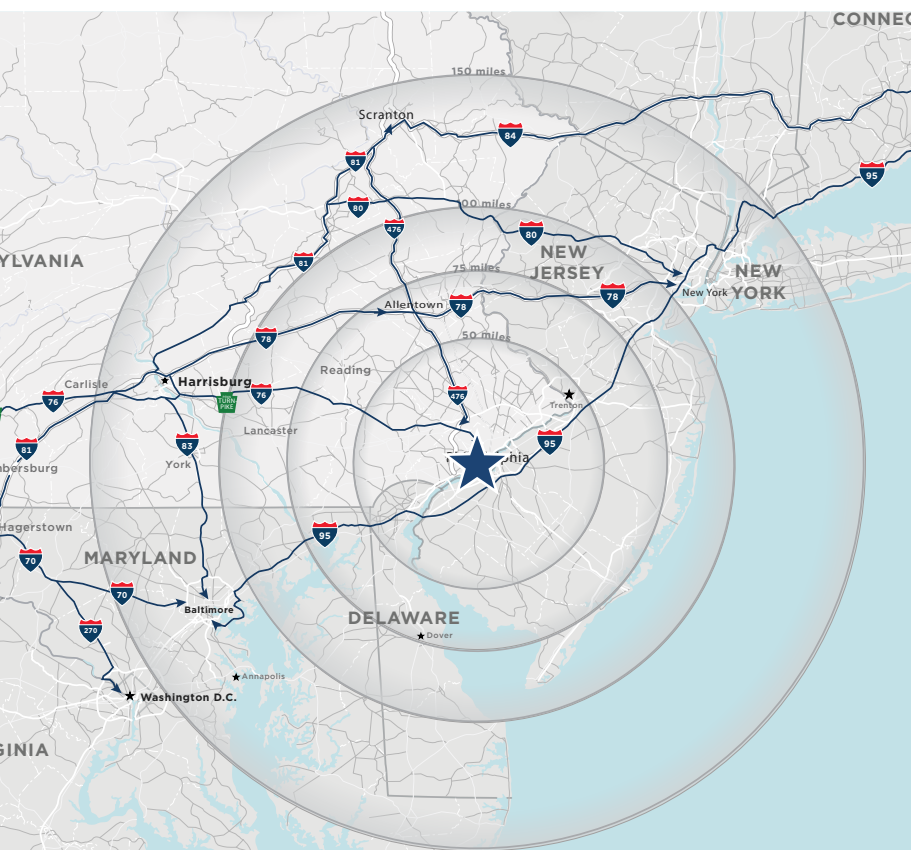
LOCATION



PHILADELPHIA LABOR FORCE

	10 MILES	20 MILES
Total Labor Force	1,598,266	4,001,974
Manufacturing & Warehouse Operations	114,253	250,709

DRIVE TIMES



I-76
2 MILES

PHILADELPHIA, PA
5 MILES

BALTIMORE, MD
94 MILES

WASHINGTON, D.C.
132 MILES

I-95
3 MILES

NEW YORK, NY
100 MILES

HARRISBURG, PA
110 MILES

BOSTON, MA
313 MILES

LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION off of Exit 347B of I-76 and Exit 13 of I-95 in Philadelphia, PA



PROXIMITY to FedEx, UPS, intermodal terminals, and Philadelphia International Airport.

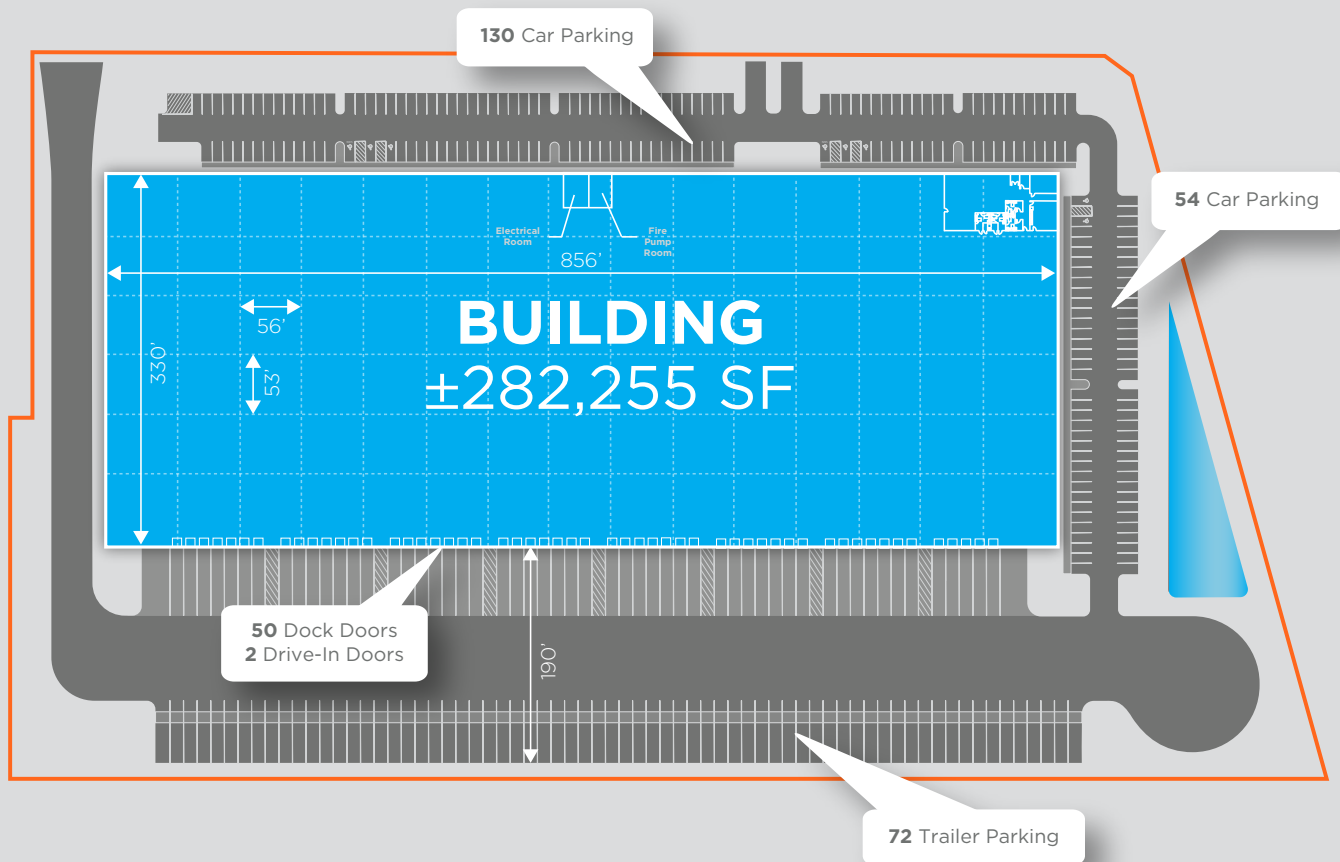


STATE-OF-THE-ART distribution center built to the highest industrial standards with LEED Silver Certification.



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



± 282,255 SQUARE FEET

50 DOCK DOORS

184 AUTO SPACES

72 TRAILER SPACES

AVAILABLE SF	± 282,255 SF	TRUCK COURT	190'
DIMENSIONS	330' x 856'	TRAILER PARKING	72 Spaces
COLUMN SPACING	53' x 56'	AUTO PARKING	184 Spaces
OFFICE AREA	± 5,095 SF	DOCK DOORS	50 Dock Doors
CLEAR HEIGHT	40'	DRIVE-IN DOORS	2 Drive-Ins (12' W x 16' H)
FLOORS	8" Reinforced Concrete	POWER	3,000 amps, 277/480v, 3-phase
ROOF	60 MIL. TPO	SPRINKLER	ESFR

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