

AVAILABLE - 64,660 SF

# 2045 WHEATSHEAF LANE

PHILADELPHIA, PA 19124

## LAST MILE DISTRIBUTION WAREHOUSE



## STORMWATER MITIGATION PROJECT COMPLETE



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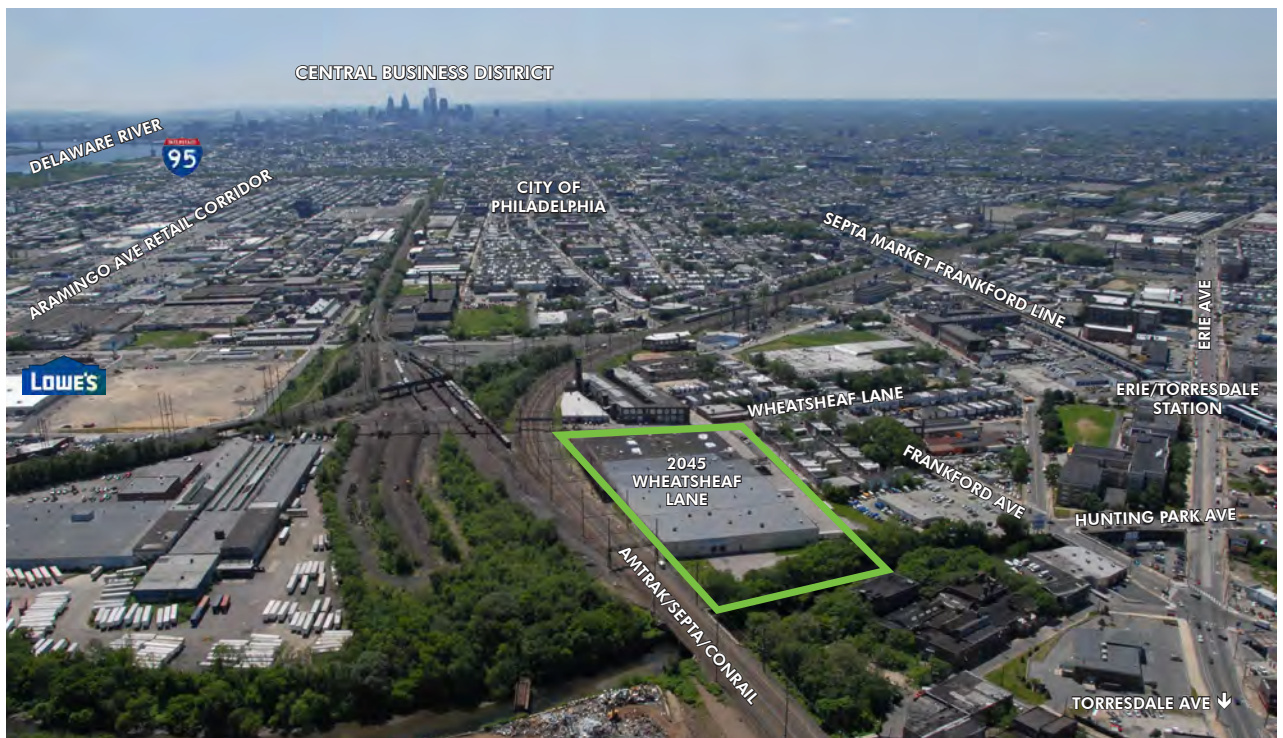
**CBRE**

# AVAILABLE



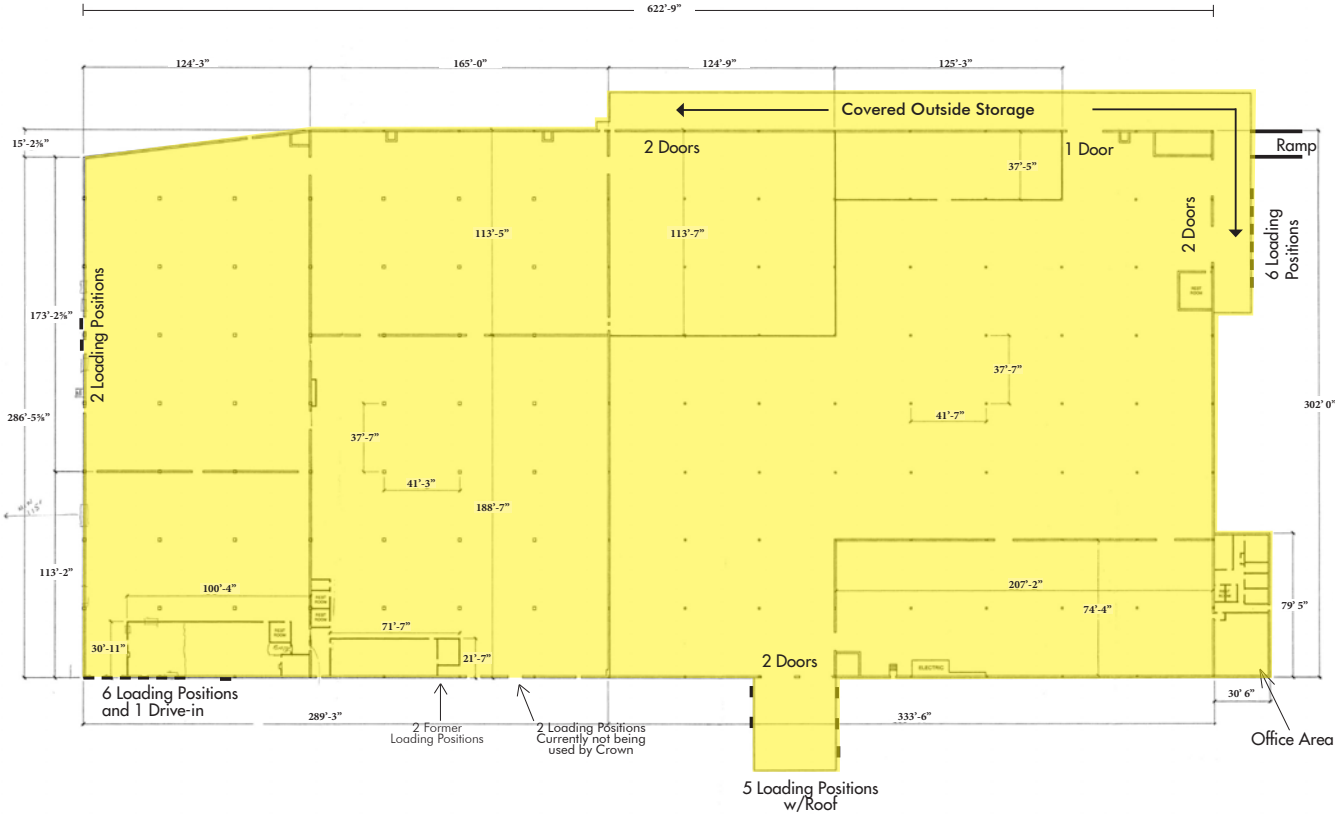
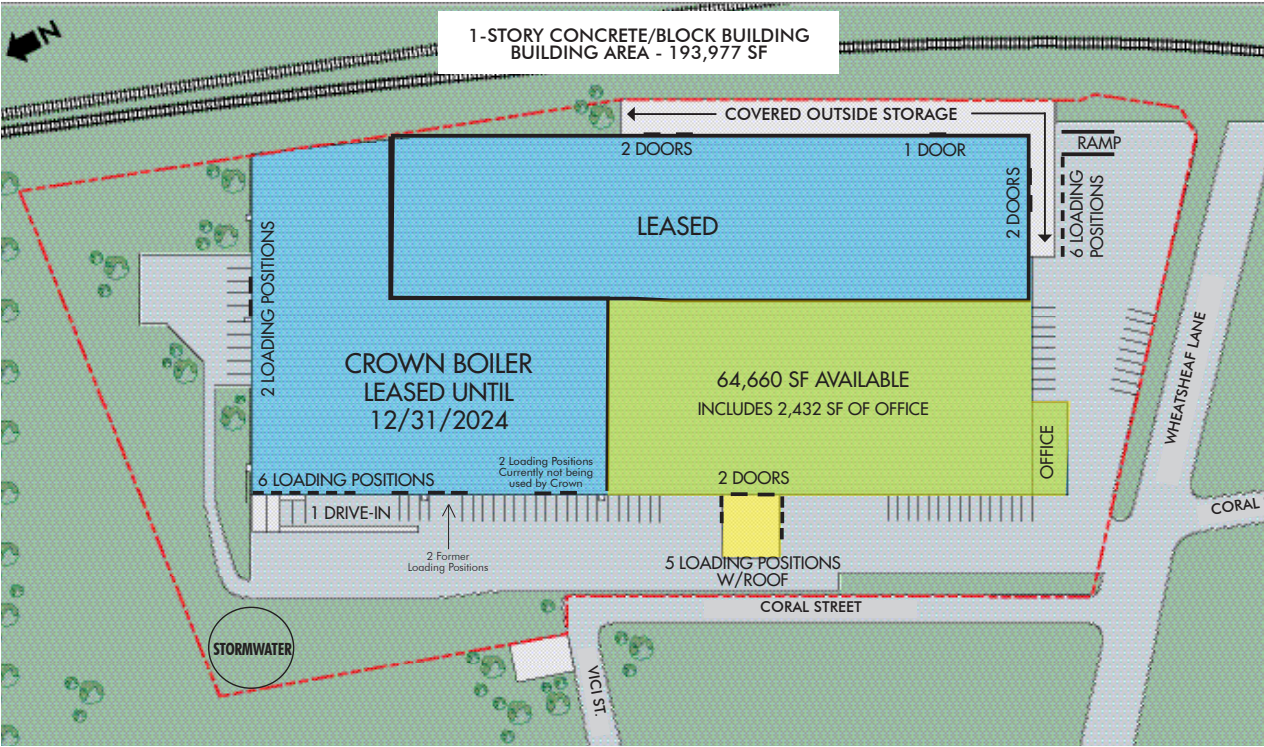
## PROPERTY INFORMATION

<b>Building Size:</b>	193,977 Square Feet	<b>Acreage:</b>	8.29 Acres
<b>Space Available:</b>	64,660 Square Feet	<b>Office Area:</b>	2,432 Square Feet
<b>Construction:</b>	Steel frame; concrete block exterior walls; reinforced concrete floors	<b>Roof:</b>	EPDM rubber membrane (replaced in 2009)
<b>Ceiling Height:</b>	22' clear	<b>Sprinklers:</b>	100% wet system
<b>Loading Positions: Building Total: Available Space:</b>	19 and 1 Drive-in 5 loading positions (covered)	<b>HVAC:</b>	Suspended gas-fired heating units
<b>Parking:</b>	Off Street parking for 100+ Vehicles	<b>Electric Service:</b>	Primary Service - 13,200 Volt
<b>Zoning:</b>	I-2 Industrial	<b>Utilities:</b> <b>Public Water:</b> <b>Public Sewer:</b> <b>Electric:</b> <b>Gas:</b>	City of Philadelphia City of Philadelphia PECO PGW
<b>Annual Stormwater Charges:</b>	\$9,466 (\$0.05/SF)	<b>Real Estate Taxes (2019):</b>	\$31,153.95 (\$0.16/SF)





**BUILDING PLANS**

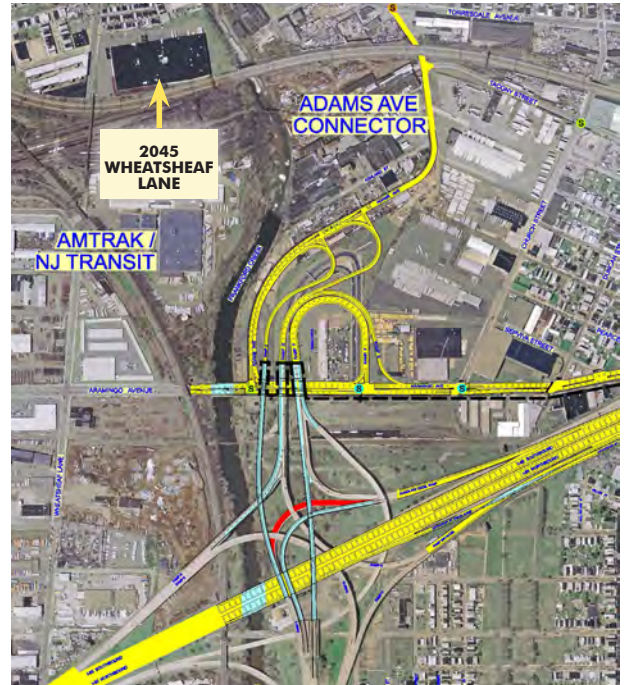
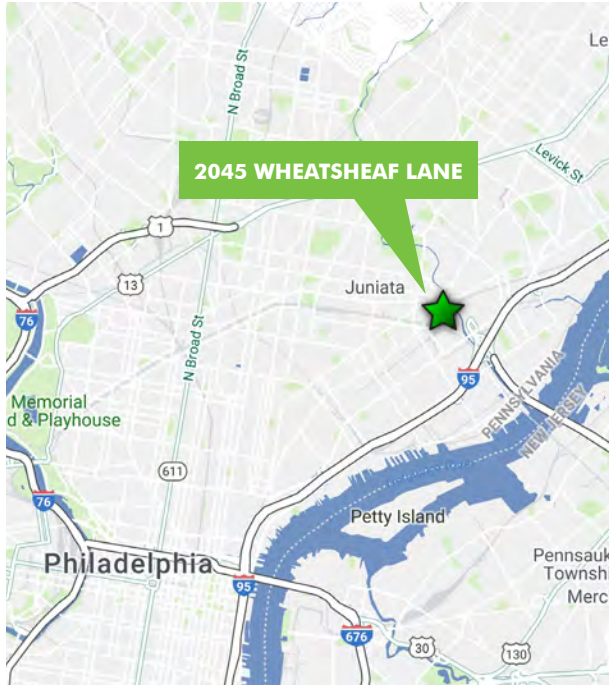


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2045  
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Philadelphia, PA 19124



## PROPERTY LOCATION



- + 1 mile to I-95 at Aramingo Avenue/Betsy Ross Bridge exchange (Exit 27 NB & SB)
- + 2.5 miles to Roosevelt Blvd (Route 1)
- + 8 miles to Center City Philadelphia
- + Close proximity to retail and restaurants
- + Excellent access to Labor of all skill levels
- + Public Transportation nearby:
  - SEPTA Bus Route #5 - On Frankford Avenue from Northern Liberties to Frankford Transportation Center
  - SEPTA Bus Route #56 - Along Erie and Torresdale Avenue from Fox Street to Cottman Avenue
  - SEPTA's Market Frankford Elevated Train is within walking distance

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