

BARTRAM'S MILE

DISTRIBUTION CENTER

1646 S. 51ST ST. PHILADELPHIA, PA



162,000 SF Warehouse Building
with Office Built to Suit

Well-Capitalized, Local Ownership

Q3 2024 Delivery





PROPERTY SPECIFICATIONS

Size

162K SF

Dock High Doors

41

Trailer Storage Spaces

18

Warehouse Size

146K SF

Building Height

36'

Associate Parking Spaces

172

Office

BTS

Zoned

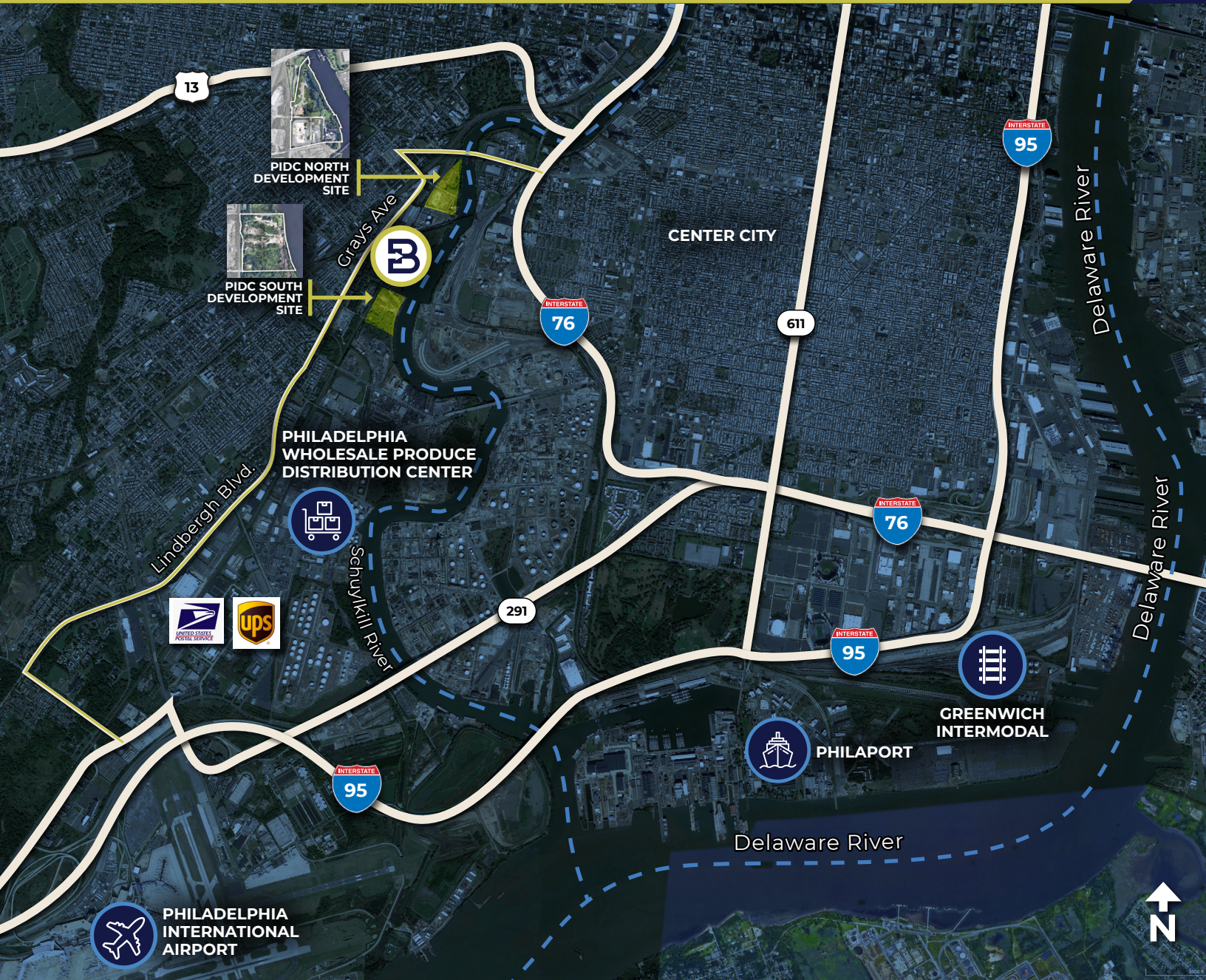
I-2

Column Spacing

50' x 50'

LOCATION OVERVIEW

- » Immediate Workforce
- » Population Reach
- » Connectivity to I-76 - Access via Grays Ferry Ave / 1.2 Miles
- » I-95- Access via Lindbergh Blvd/ 3.18 Miles
- » Philadelphia Int'l Airport- 4.9 Miles
- » PhilaPort- 9.9 Miles



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DELCO LOGISTICS CENTER
EDDYSTONE, PA

770,000 SF "spec" industrial development project; acquired in 2018 and completed in 2022. Largest spec industrial development project in Delaware County.

[Website: http://www.delcologisticscenter.com/](http://www.delcologisticscenter.com/)



SONO
PHILADELPHIA, PA

Redevelopment of entire city block in Philly's Northern Liberties neighborhood. Re-leased existing warehouse building to Yards Brewery, City of Philadelphia Archives and Target; constructed a 49 unit apartment building with 11,000 SF of retail. Acquired the Property in 2014 and finished construction/lease-up in 2022.

[Website: https://theblockatsono.com/](https://theblockatsono.com/)



1 & 2 GEOFFREY DRIVE
FAIRLESS HILLS, PA

In December 2021, Alliance acquired a 405,000 SF Class B industrial building with an adjacent 60,000 SF manufacturing building. After the existing tenant vacated, Alliance leased the warehouse building to a leading 3PL on a five year lease term. As part of the lease, Alliance will be demolishing the existing manufacturing building and building 250 trailer storage spaces.



6300 BRISTOL PIKE
LEVITTOWN, PA

150,000 sf industrial building acquired 2019 and 100% leased to an e-commerce company.



401 DOMINO LANE
PHILADELPHIA, PA

130,000 SF industrial building acquired in 2018. After a short leaseback from the Seller, Alliance completed base building improvements and leased the Property to Philabundance under a long-term lease.



175 DEROUSSE AVENUE
PENNSAUKEN, NJ

175,000 SF "spec" industrial redevelopment that was 100% pre-leased prior to completion in March of 2022.

[Link to time lapse video: https://m.youtube.com/watch?v=Vo6l3VBglhs](https://m.youtube.com/watch?v=Vo6l3VBglhs)



3900 COLUMBIA AVENUE
LINWOOD, PA

Alliance acquired 36,000 SF of existing flex-industrial buildings in March of 2022. As of June 2022, Alliance has broken ground on a "spec" 40,000 SF flex industrial building. Distance from Subject Property: 2.8 miles.

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Philadelphia Intl Airport 4.5 Miles	Greenwich Intermodal 6.1 Miles	Walt Whitman Bridge 9.5 Miles	Betsy Ross Bridge 10.6 Miles	Commodore Barry Bridge 19.4 Miles	Interstate 476 11.1 Miles	Interstate 295 12.8 Miles
Benjamin Franklin Bridge 5.4 Miles	Northeast Phila Airport 18.3 Miles	Penn Terminals 11.1 Miles	Interstate 95 3.2 Miles	Interstate 76 1.7 Miles	Interstate 676 2.2 Miles	PhilaPort 9.9 Miles

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