



±115,600 SF AVAILABLE

Logistics / distribution facility **for lease**

**11200 Roosevelt Boulevard
Philadelphia, PA**

Colliers



EXTENSIVE IMPROVEMENTS
Completed & In-Progress!

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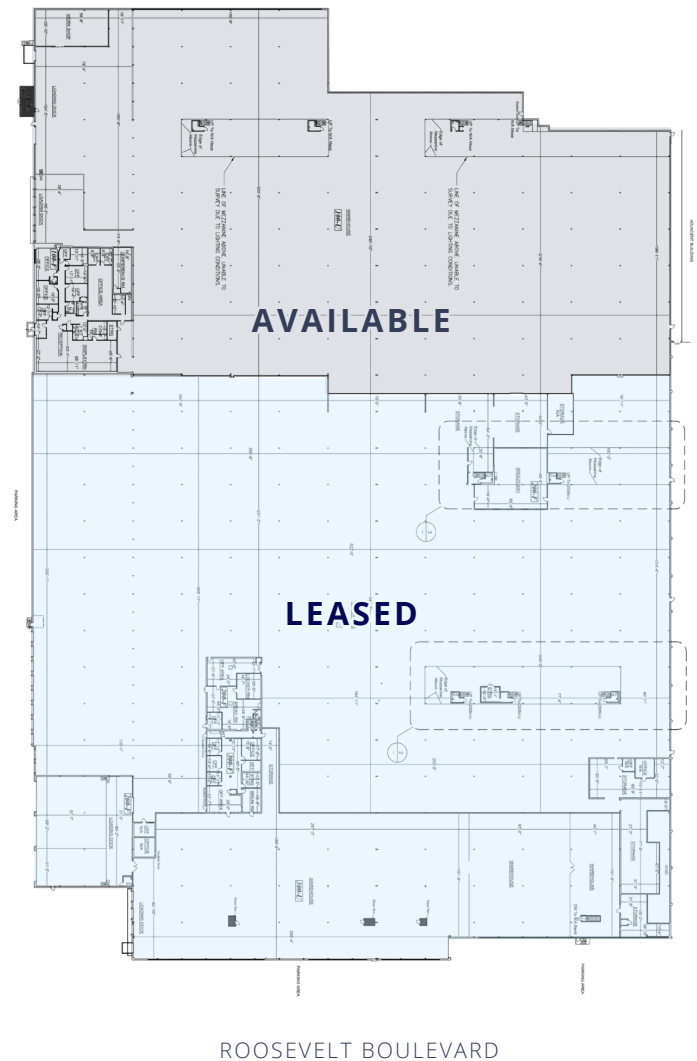
One Commerce Square
2005 Market Street, Suite 4010
Philadelphia, PA 19103

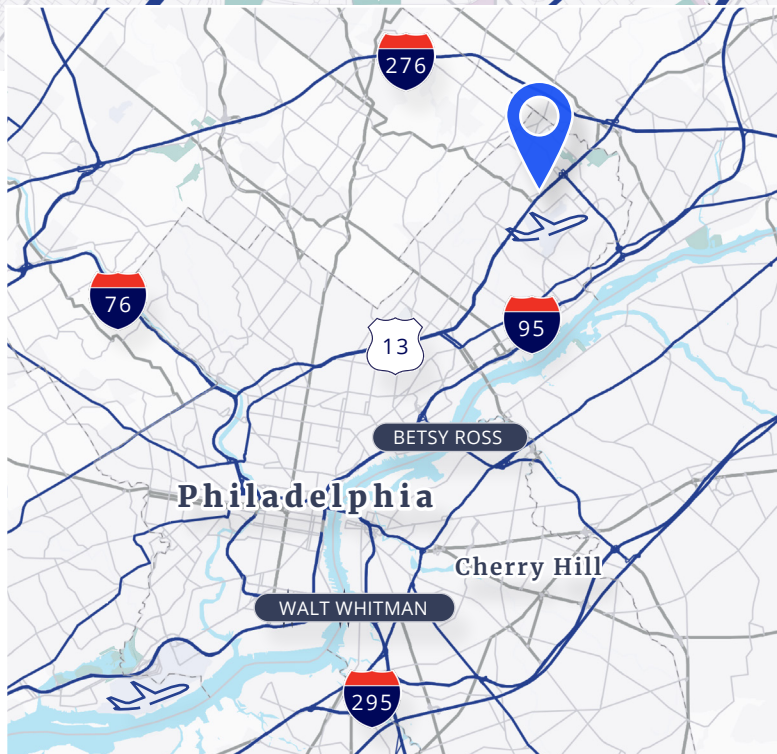
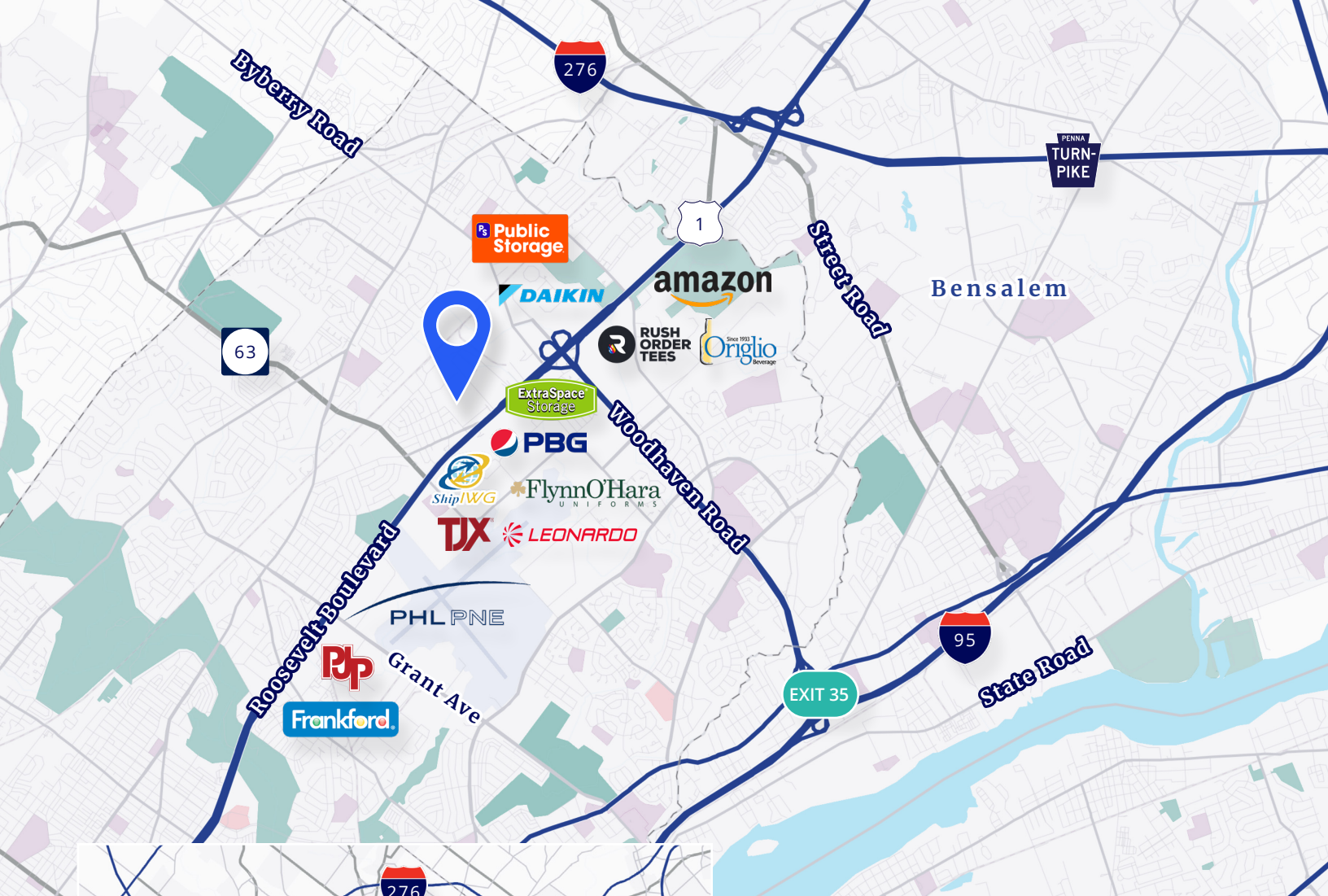
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±115k SF

Section Overview

Total Available	±115,600 SF (divisible)
Office Space	±7,500 SF
Loading	• 4 tailgate loading docks • 1 grade level drive-in door
Ceiling Height	18' clear
Parking	Ample off-street truck and car parking
Zoning	I-2 Medium Industrial
Dry Sprinkler System	Natural gas heated warehouse
Institutional Ownership	• New LED lighting • Racks potentially available
Location	Easy access to US Rt 1, Woodhaven Expressway, I-95 and I-276 (PA Turnpike) Public Transportation SEPTA bus #1





Drive Times

I-95 (via Woodhaven Expwy)	1 minute
U.S. Route 1	5 minutes
PA Turnpike (I-276)	8 minutes
Walt Whitman Bridge	35 minutes
Philadelphia International Airport	40 minutes

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