

**AVISON
YOUNG**

417 N ARCH ST

MILTON, PA

FOR LEASE

45.12-Acre Rail-Served Industrial Site

+/- 339,000 SF AVAILABLE





Large Scale Industrial Complex Available For Lease

Property Overview



**+/- 339,000 SF AVAILABLE
ACROSS 9 BUILDINGS**



**MULTIPLE IOS LOTS AVAILABLE
- GRAVEL & PAVED**



**CAPITAL IMPROVEMENTS
UNDERWAY**



SIGNIFICANT POWER CAPACITY



**FORMER OIL TANKER
MANUFACTURING SITE**



8+ MILES OF RAIL ON SITE

Building Summary

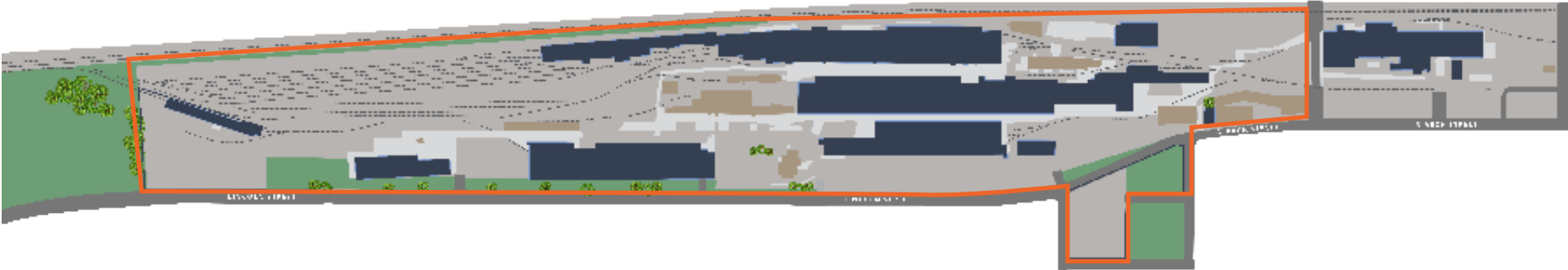


| BUILDING # | SF AVAILABLE | CLEAR HEIGHT | LOADING | POWER | RAIL | CRANE SERVED | ADDITIONAL SPECS | PRICING |
|--------------------|--|--------------|------------------------------------|-------|------|--------------|---|--|
| BUILDING 1 | 25,000 SF | 40' | 4 Oversized Drive-In Doors | Heavy | Yes | 5 17-Ton | LED Lighting | \$4.50/SF NNN |
| BUILDING 2 | 125,848 SF | 30' | 3 Oversized Drive-In Doors | Heavy | Yes | 4 25-Ton | 1 4000-Ton Hydraulic Press 70'x1000' Crane Bay | \$4.25/SF NNN |
| BUILDING 3 | 91,000 SF (2 Units Available) | 16'-30' | 6 Oversized Drive-In Doors | Heavy | Yes | 1 5-Ton | 15' Wide crane bay 60' clear span bay LED Lighting | Unit 1 \$4.25/SF NNN Unit 2 \$2.75/SF NNN |
| BUILDING 4 | 53,266 SF | 16'-25' | 1 Loading Dock 5 Drive-In Doors | Heavy | No | No | 1 Acre IOS 2000 Ton Hydraulic Press | \$4.00/SF NNN |
| BUILDING 5 | 0 SF | 30' | 7 Grade-Level Doors | - | - | - | - | - |
| BUILDING 6 | 18,264 SF | 16' | 4 Oversized Drive-in Doors | TBD | No | No | 60' wide clear span | \$4.00/SF NNN |
| BUILDING 7 | 2 Acre IOS Site w/ 11,000 SF Facility | 20' | 1 Drive-In Door | TBD | Yes | No | Gravel lot | \$10,000/Month (IOS & Facility) |
| IOS SITE | 1.25 Acres | - | - | - | - | - | .75 Acres Paved, Fenced, & Gated .50 Acre Grass Lot | \$4,250/Month (\$4,000/Acre/Mo) |
| BUILDING 8 | 5,000 SF | 14' | 1 Drive-In Door | - | - | - | - | \$3.25/SF NNN |
| BUILDING 9 | 5,410 SF Office Available | - | - | - | - | - | - | - |
| BUILDING 10 | 4,000 SF Flex Building | 14 | 2 Drive-In Doors | - | - | - | 2,000 SF Warehouse, 2,000 SF Office | \$6.00/SF |

Site Plan

+/-339,000 SF AVAILABLE

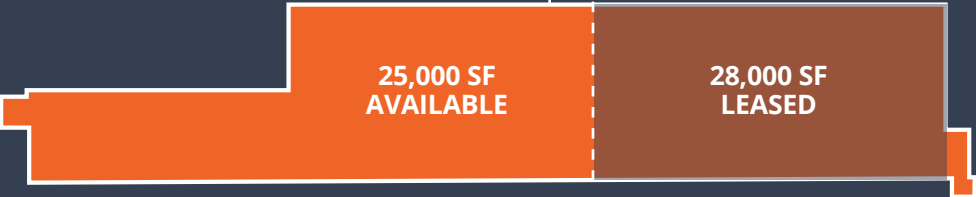
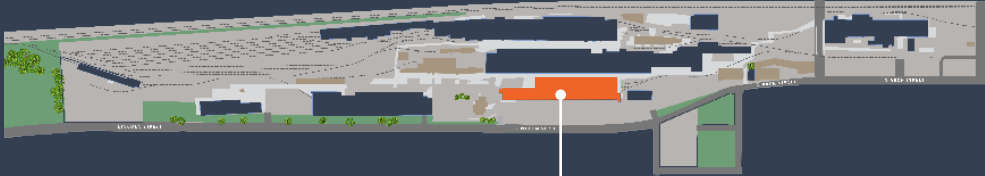
9 BUILDINGS



Building 1 Overview



BUILDING SPECS & FLOOR PLAN



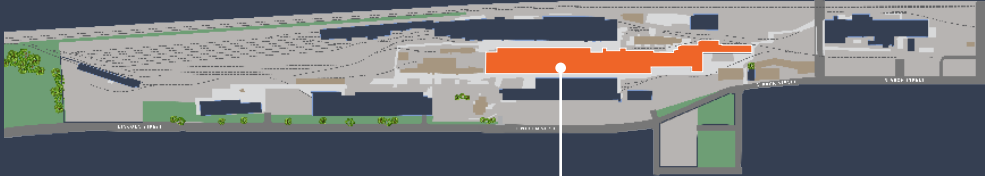
| | |
|-------------------------|----------------------------|
| SF AVAILABLE | 25,000 SF |
| CLEAR HEIGHT | 40' |
| LOADING | 4 Oversized Drive-In Doors |
| POWER | Heavy |
| RAIL SERVED | Yes |
| CRANE SERVED | 5 17-Ton |
| ADDITIONAL SPECS | LED Lighting |
| PRICING | \$4.50/SF NNN |



Building 2 Overview



BUILDING SPECS & FLOOR PLAN



125,848 SF AVAILABLE

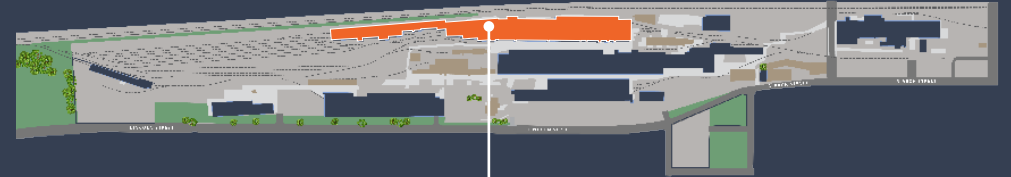
| | |
|-------------------------|--------------------------------|
| SF AVAILABLE | 125,848 SF |
| CLEAR HEIGHT | 30' |
| LOADING | 3 Oversized Drive-In Doors |
| POWER | Heavy |
| RAIL SERVED | Yes |
| CRANE SERVED | 4 25-Ton (70'x1000' Crane Bay) |
| ADDITIONAL SPECS | 1 4000-Ton Hydraulic Press |
| PRICING | \$4.25/SF NNN |



Building 3 Overview



BUILDING SPECS & FLOOR PLAN



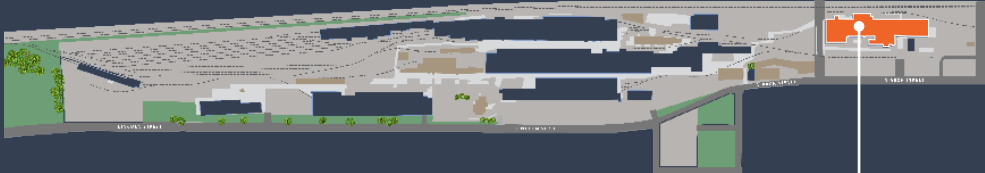
| | |
|-------------------------|--|
| SF AVAILABLE | Total : 91,000 SF Unit 1: +/- 65,000 SF Unit 2: +/- 26,000 SF |
| CLEAR HEIGHT | Unit 1: 30' Unit 2: 16' |
| LOADING | Unit 1: 4 Oversized Drive-in Doors Unit 2: 2 Oversized Drive-in Doors |
| POWER | Heavy |
| RAIL SERVED | Yes |
| CRANE SERVED | Unit 1: 1 5-Ton Crane (15' wide crane bay) |
| ADDITIONAL SPECS | LED Lighting |
| PRICING | Unit 1: \$4.25/SF NNN Unit 2: \$2.75/SF NNN |



Building 4 Overview



BUILDING SPECS & FLOOR PLAN



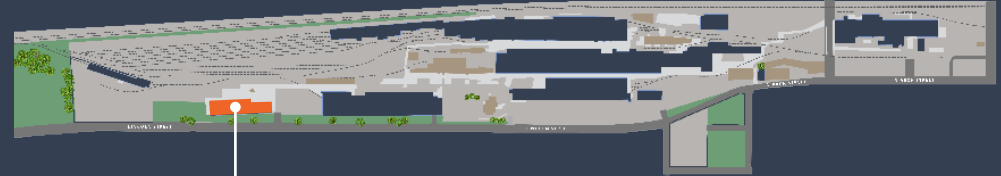
| | |
|-------------------------|--|
| SF AVAILABLE | 53,266 SF |
| CLEAR HEIGHT | 16'-25' |
| LOADING | 1 Loading Dock 5 Drive-In Doors |
| POWER | Heavy |
| RAIL SERVED | No |
| CRANE SERVED | No |
| ADDITIONAL SPECS | 1 Acre IOS 2000 Ton Hydraulic Press |
| PRICING | \$4.00/SF NNN |



Building 6 Overview



BUILDING SPECS & FLOOR PLAN



**18,264 SF
AVAILABLE**

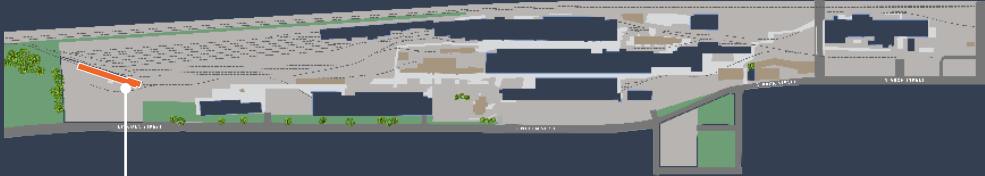
| | |
|-------------------------|----------------------------|
| SF AVAILABLE | 18,264 SF |
| CLEAR HEIGHT | 16' |
| LOADING | 4 Oversized Drive-in Doors |
| POWER | TBD |
| RAIL SERVED | No |
| CRANE SERVED | No |
| ADDITIONAL SPECS | 60' wide clear span |
| PRICING | \$4.00/SF NNN |



Building 7 Overview



BUILDING SPECS & FLOOR PLAN



11,000 SF Available

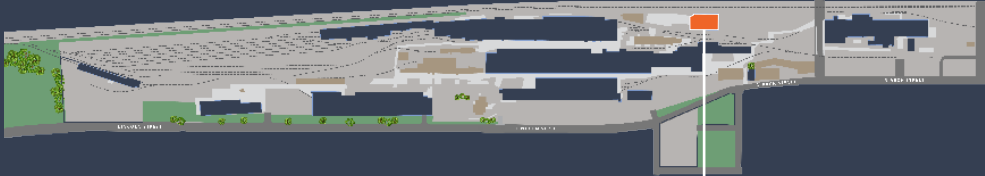
| | |
|-------------------------|---------------------------------------|
| SF AVAILABLE | 2 Acre IOS Site w/ 11,000 SF Facility |
| CLEAR HEIGHT | 20' |
| LOADING | 1 Drive-In Door |
| POWER | TBD |
| RAIL SERVED | Yes |
| CRANE SERVED | No |
| ADDITIONAL SPECS | Gravel lot |
| PRICING | \$10,000/Month (IOS & Facility) |



Building 8 Overview



BUILDING SPECS & FLOOR PLAN



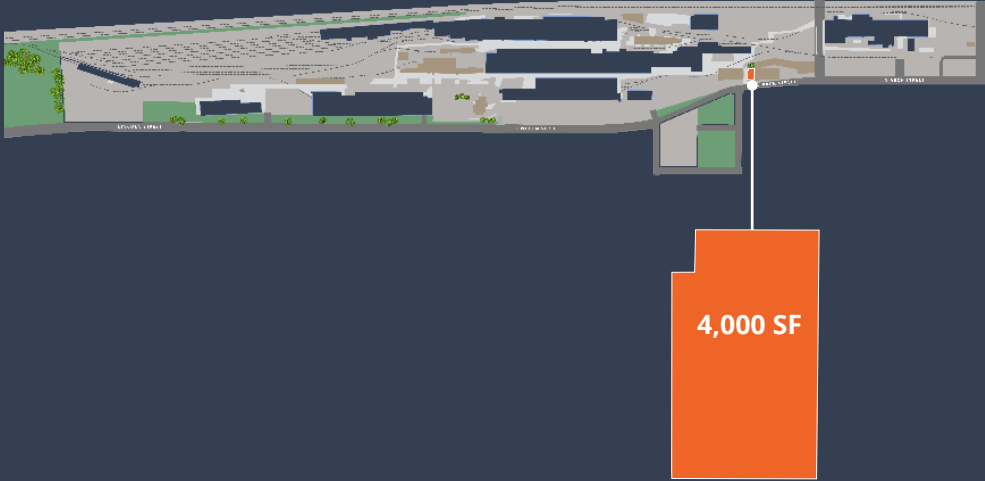
| | |
|------------------|-----------------|
| SF AVAILABLE | 5,000 SF |
| CLEAR HEIGHT | 14' |
| LOADING | 1 Drive-In Door |
| POWER | - |
| RAIL SERVED | - |
| CRANE SERVED | - |
| ADDITIONAL SPECS | - |
| PRICING | \$3.25/SF NNN |



Building 10 Overview



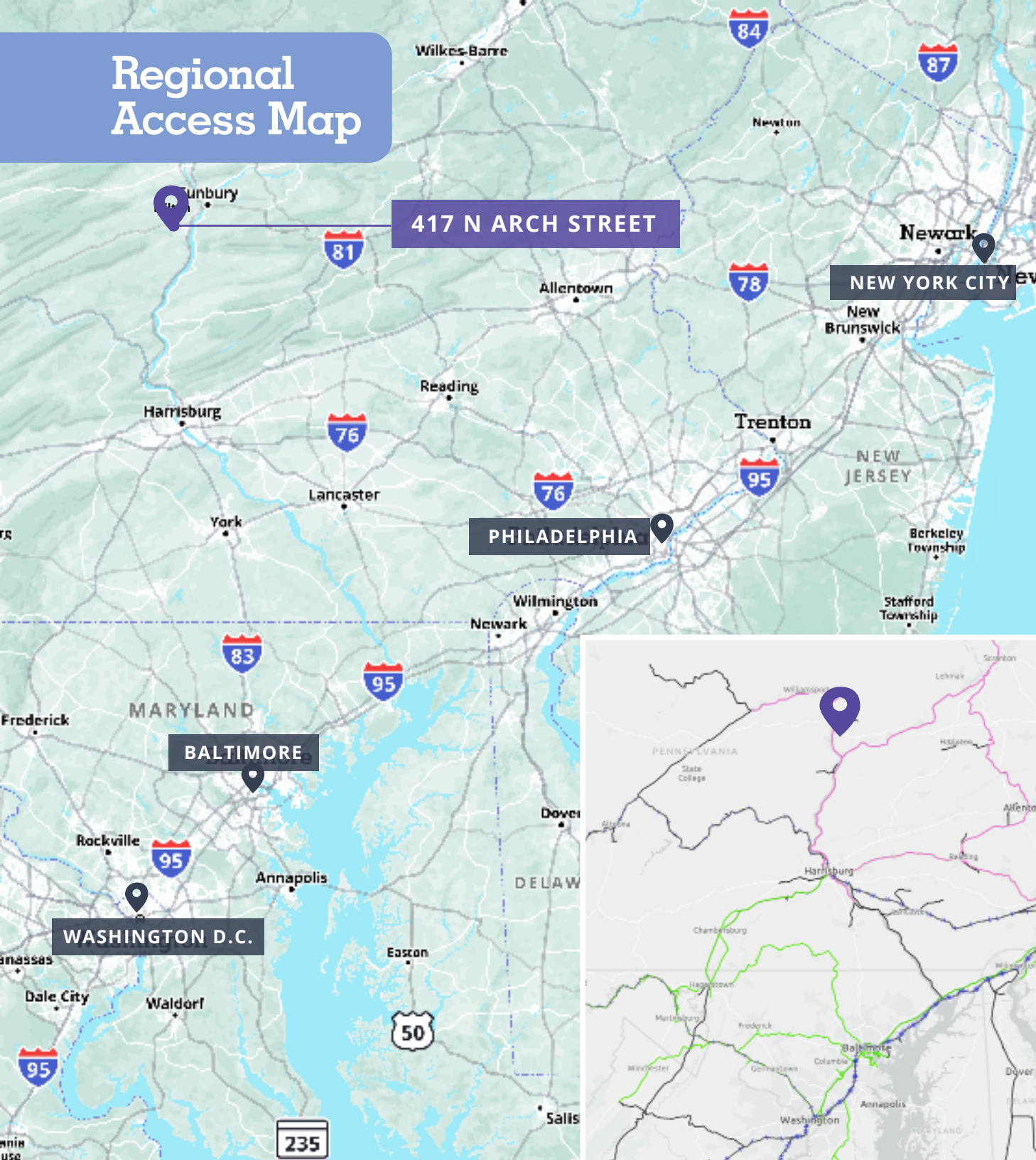
BUILDING SPECS & FLOOR PLAN



| | |
|-------------------------|-------------------------------------|
| SF AVAILABLE | 4,000 SF Flex Building |
| CLEAR HEIGHT | 14' |
| LOADING | 2 Drive-In Doors |
| POWER | - |
| RAIL SERVED | - |
| CRANE SERVED | - |
| ADDITIONAL SPECS | 2,000 SF Warehouse, 2,000 SF Office |
| PRICING | \$6.00/SF |



Regional Access Map



417 N ARCH STREET

NEW YORK CITY

PHILADELPHIA

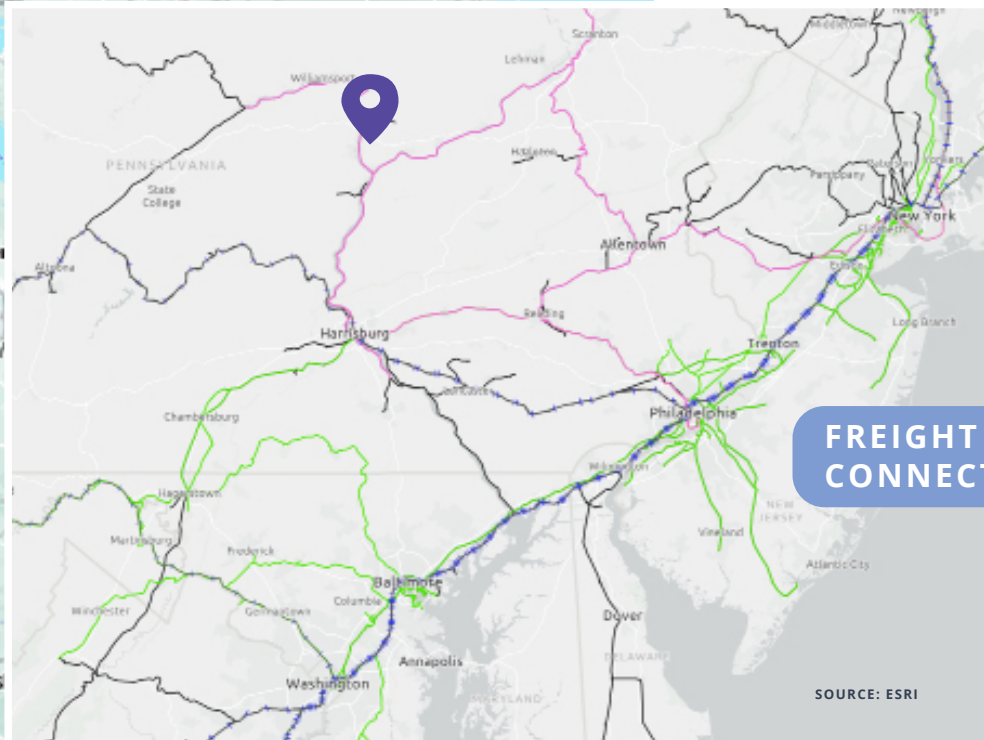
BALTIMORE

WASHINGTON D.C.

417 N Arch St offers direct access to active freight rail, supporting efficient regional shipping connections for industrial users.

DISTANCES TO EAST COAST HUBS FROM 417 N ARCH ST

| | |
|------------------------|------------------|
| NEW YORK CITY | 174 Miles |
| PHILADELPHIA | 148 MILES |
| BALTIMORE | 145 MILES |
| WASHINGTON D.C. | 186 MILES |



FREIGHT LINE CONNECTIVITY

Demographics



KEY DEMOGRAPHICS



POPULATION

5 MILE
RADIUS

28,502

10 MILE
RADIUS

34,490

20 MILE
RADIUS

169,871



HOUSEHOLDS

11,151

12,030

68,988



AVG. HOUSEHOLD INCOME

\$60,650

\$77,305

\$67,343



BLUE COLLAR EMPLOYMENT

27.7%

24.3%

24.6%





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