

# 5000 Richmond

Philadelphia  
Pennsylvania



DPH  
DH PROPERTY HOLDINGS

NAMertz



# 5000 Richmond

## LEADING-EDGE LOGISTICS

Nestled in a suburban setting within the heart of Philadelphia's densely populated urban core, 5000 Richmond offers a premier distribution location that seamlessly blends modern logistics with exceptional inbound and outbound connectivity. The development is designed for operational efficiency, featuring optimized loading, parking, and circulation. Its strategic proximity to public transportation enhances accessibility, while providing unparalleled access to a broad customer base and workforce across the East Coast and key ports beyond.

**40'** CLEAR  
HEIGHT

## PROPERTY FEATURES

**411K SF - LEASED**

cross-dock building

**10+ ACRES**

of riverfront green space

**67-ACRE**

site

**222K SF AVAIL**

single side-load building

**QUALIFIED**

Opportunity Zone

**10-YEAR**

real estate tax abatement  
on building improvements

**DIVISIBLE**

down to 80,000 SF

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## BUILDING A

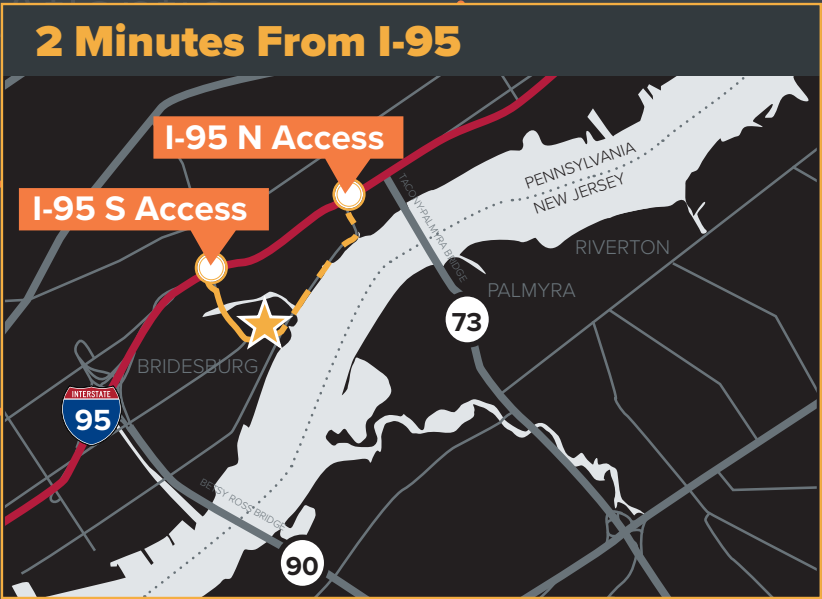
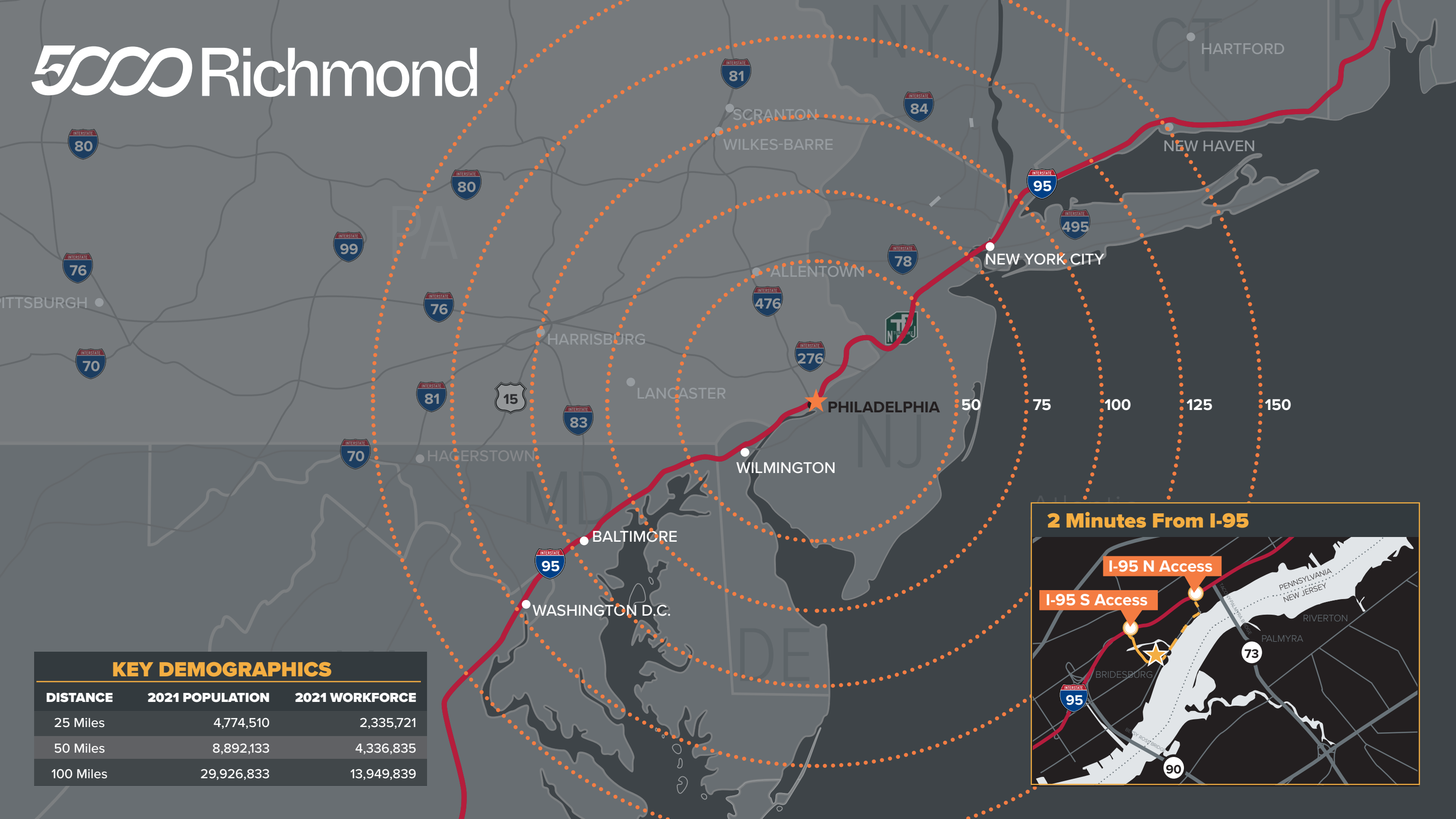
|                      |                                           |
|----------------------|-------------------------------------------|
| Building Area        | 348,210 SF                                |
| Current Availability | <b>222,978 SF</b>                         |
| Dimensions           | 881' + x 360'                             |
| Column Spacing       | 50' X 56' Typical<br>60' Speed Bay        |
| Trailer Parking      | 81 Stalls                                 |
| Auto Parking         | 417 Stalls                                |
| Dock Doors           | 42 Doors                                  |
| Drive-In Doors       | 2 Doors                                   |
| Clear Height         | 40' At First Column Line                  |
| Truck Court          | 135' + Double Stack<br>60' Trailer Stalls |
| Slab                 | 8" Fiber Reinforced<br>Minimum FF50/FL35  |
| Power                | 1500 Amps (Expandable)<br>277/480 3 Phase |
| Lighting             | LED High Bay<br>On Motion Sensor          |
| Hvac                 | Gas Fired Heating<br>And Exhaust Fans     |
| Fire Protection      | ESFR With Fire Pump<br>And 10" Loop       |
| Roof                 | 60 MIL TPO<br>20 Year Warranty            |

## BUILDING B

|                      |                                           |
|----------------------|-------------------------------------------|
| Building Area        | 411,000 SF                                |
| Current Availability | <b>FULLY LEASED</b>                       |
| Dimensions           | 821' X 500'                               |
| Column Spacing       | 50' X 56' Typical<br>60' Speed Bay        |
| Trailer Parking      | 125 Stalls                                |
| Auto Parking         | 417 Stalls                                |
| Dock Doors           | 70 Doors                                  |
| Drive-In Doors       | 4 Doors                                   |
| Clear Height         | 40' At First Column Line                  |
| Truck Court          | 135' + Double Stack<br>60' Trailer Stalls |
| Slab                 | 8" Fiber Reinforced<br>Minimum FF50/FL35  |
| Power                | 1500 Amps (Expandable)<br>277/480 3 Phase |
| Lighting             | LED High Bay<br>On Motion Sensor          |
| Hvac                 | Gas Fired Heating<br>And Exhaust Fans     |
| Fire Protection      | ESFR With Fire Pump<br>And 10" Loop       |
| Roof                 | 60 MIL TPO<br>20 Year Warranty            |



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## KEY DEMOGRAPHICS

| DISTANCE  | 2021 POPULATION | 2021 WORKFORCE |
|-----------|-----------------|----------------|
| 25 Miles  | 4,774,510       | 2,335,721      |
| 50 Miles  | 8,892,133       | 4,336,835      |
| 100 Miles | 29,926,833      | 13,949,839     |



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## GREATER PHILADELPHIA'S BEST LAST-MILE LOCATION

- Direct access to the 6th largest city in the US
- 2 miles to Betsy Ross & Tacony-Palmyra Bridges
- 2 miles to Tioga Marine Terminal
- 5 miles to Center City
- 10 miles to the East Coast's fastest-growing port
- (Packer Avenue Marine Terminal)
- \$6+ billion annual e-commerce spending within 60 min





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**DHPH**  
DH PROPERTY HOLDINGS

DH Property Holdings has deep experience in the development of best-in-class logistics facilities in challenging urban infill environments. Having developed the first multi-story industrial building on the east coast, DHPH now has more than 6 million square feet, or over \$2 billion, of Class-A urban warehouses complete or underway throughout the Northeast, including New York, Boston, and Philadelphia.

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