

11731

CAROLINE ROAD

PHILADELPHIA, PENNSYLVANIA

FOR LEASE OR SALE



BUILD TO SUIT OPPORTUNITY
ABILITY TO BUILD UP TO
60' CLEAR, BY RIGHT

±70,310 SF

INDUSTRIAL DEVELOPMENT SITE
FULLY ENTITLED



NORTHBRIDGE

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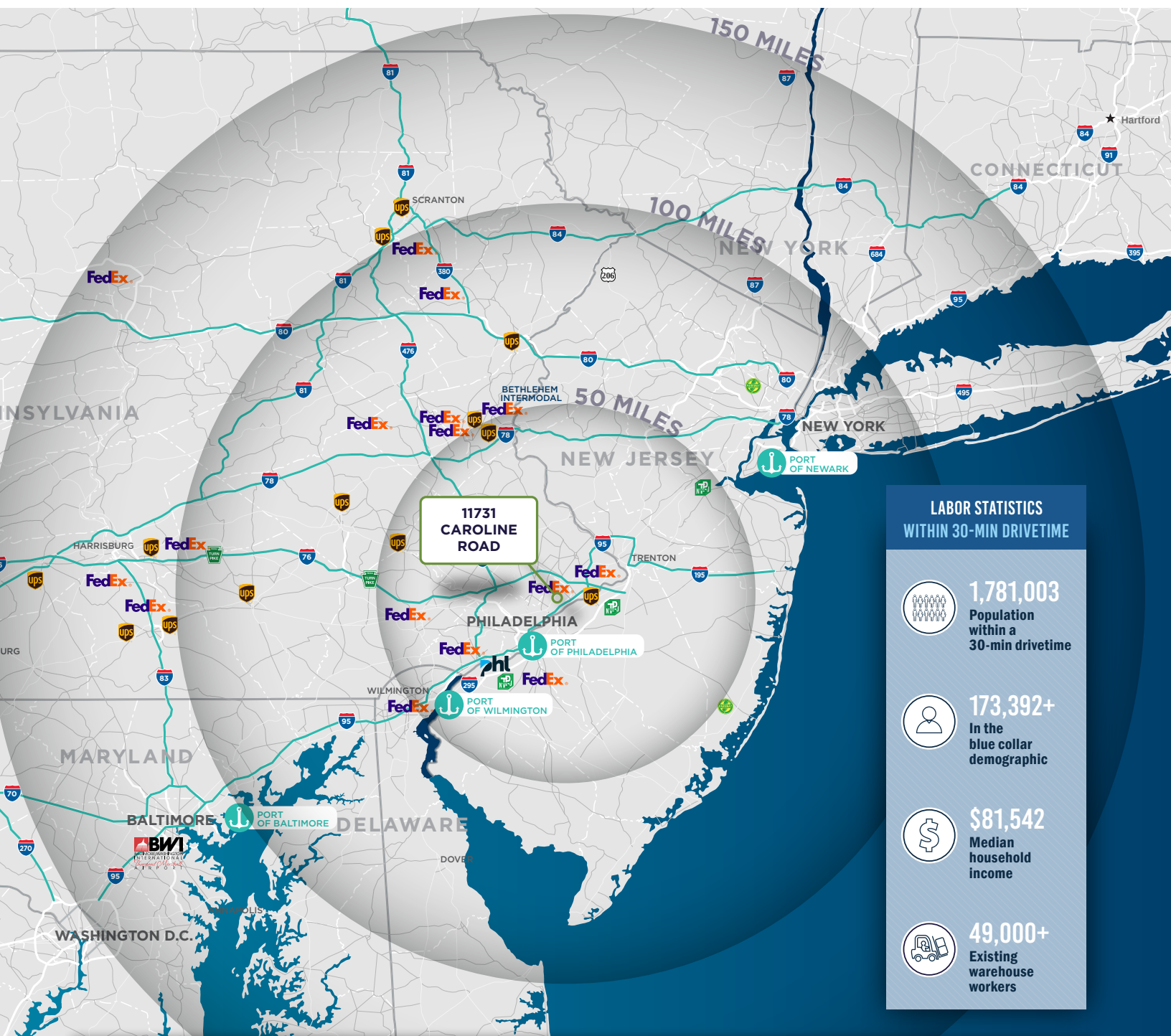
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REGIONAL MAP

11731 CAROLINE ROAD
PHILADELPHIA, PENNSYLVANIA



DRIVE TIMES

Major Air Cargos:

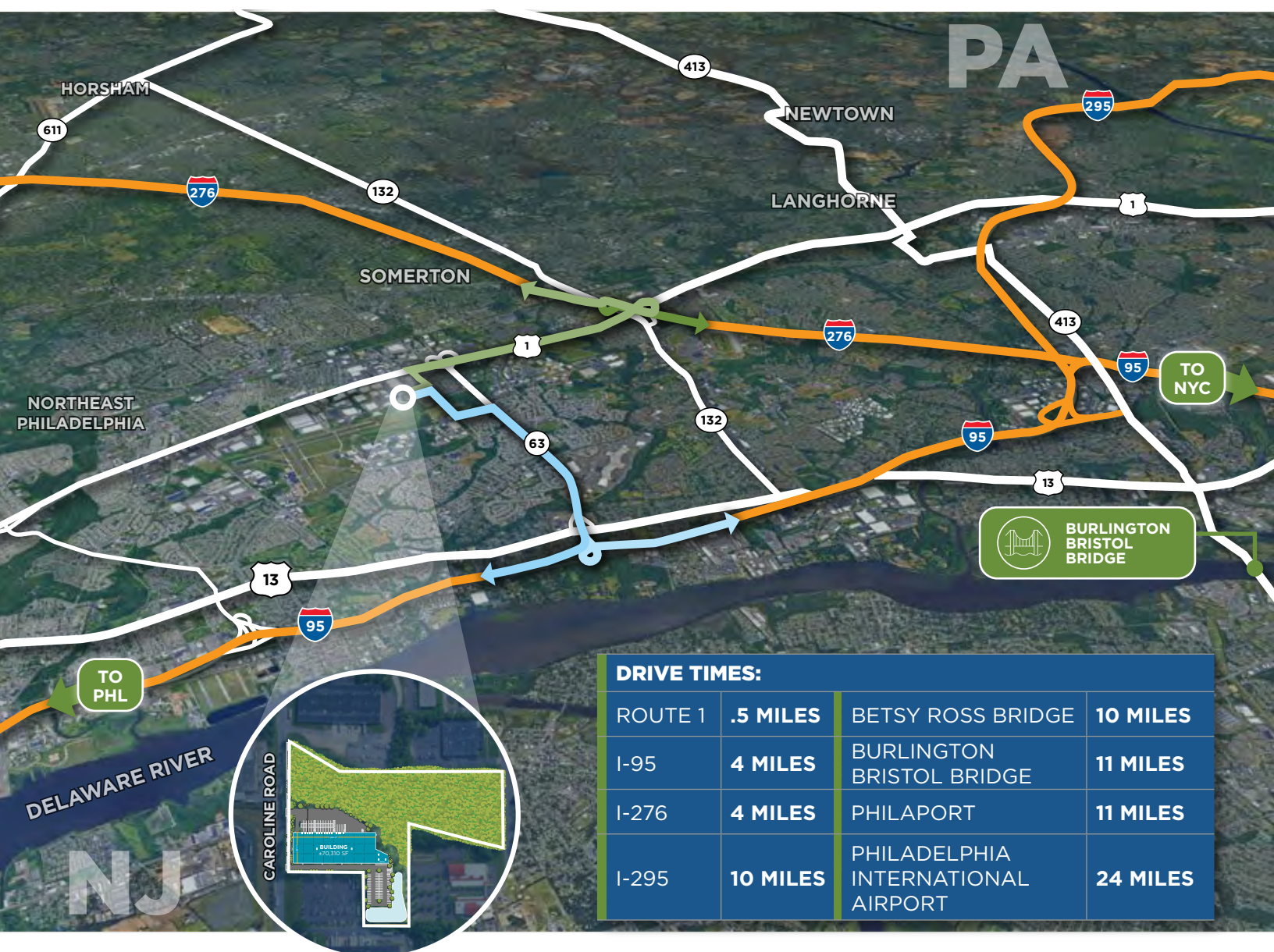
Major Shipping Ports:

Major Cities:

FedEx Hub	2 Miles	PhilaPort	11 Miles	Trenton, NJ	17 Miles	Harrisburg, PA	116 Miles
UPS	14 Miles	Port of Wilmington	48 Miles	Philadelphia, PA	18 Miles	Baltimore, MD	117 Miles
Philadelphia International Airport	25 Miles	Port of Newark	70 Miles	Wilmington, DE	47 Miles	Washington, D.C.	154 Miles
		Port of Baltimore	120 Miles	New York, NY	83 Miles	Boston, MA	295 Miles

LOCAL MAP

11731 CAROLINE ROAD
PHILADELPHIA, PENNSYLVANIA



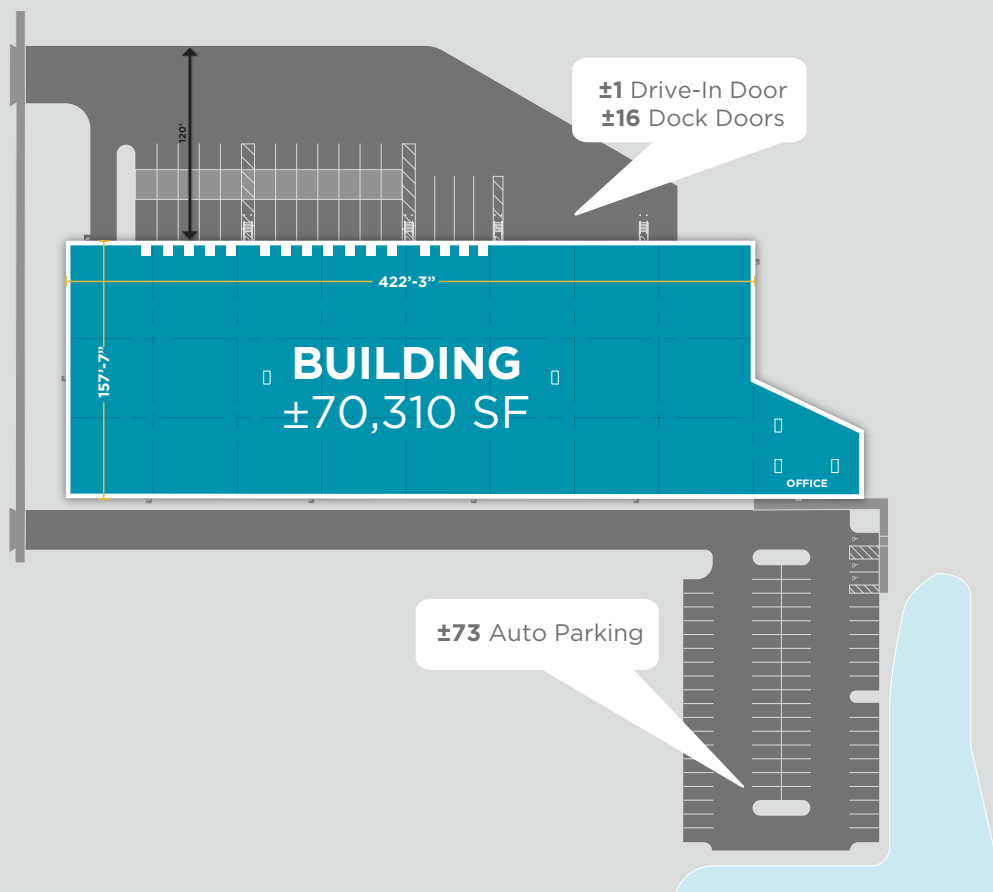
STRATEGIC LOGISTICS LOCATION Immediate access to Route 1, PA-63, I-95, and the Pennsylvania Turnpike, providing efficient connectivity to the Greater Philadelphia region and the Northeast distribution corridor.



FLEXIBLE BUILD-TO-SUIT DEVELOPMENT Opportunity to develop a modern industrial facility up to 70,310 SF with customizable office layout, loading configuration, and operational design tailored to user requirements.



ACCESS TO A DEEP LABOR POOL Located within a dense workforce corridor with 170K + blue-collar workers and 49K + warehouse employees within a 30-minute drive.



±70,310 SQUARE FEET

±12.46 ACRE LOT

16 DOCK DOORS

120' TRUCK COURT

AVAILABLE AREA	±70,310 SF	TRUCK COURT DEPTH	120'
BUILDING DIMENSIONS	157'7" x 422'3"	CAR PARKING	73 Spaces
OFFICE	To-Suit	DOCK DOORS	16
LOT SIZE	12.46 Acres	DRIVE-IN DOORS	1
COLUMN SPACING	52' x 48'-9½" (58'3" at speed bay)	SPRINKLER SYSTEM	ESFR
CLEAR HEIGHT	To-Suit (Ability to build up to 60' clear, by right)	LIGHTING	LED

For More Information, Please Contact:

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