

1500 EAST 2ND STREET

EDDYSTONE, PA



LEASED

LEASED

BUILDING 2 - AVAILABLE  
**±228,900 SF**

61 TRAILER STALLS

603 AUTO SPACES





# LOCAL ACCESS

5 MILES TO  
PHILADELPHIA  
AIRPORT



EXIT  
7

EXIT  
8



INDUSTRIAL HIGHWAY



Penn  
Terminals

LEASED

LEASED

228,900<sup>sq</sup>  
AVAILABLE



Septa Train  
Station



Septa Bus  
Station

**SITEPLAN**

**BUILDING 2 SPECS**

Available SF	±228,900 SF	Trailer Parking	61 Stalls (Expandable) Additional 15 stalls along dock wall
Office SF	2,875 SF	Floor	7" Concrete Slab
Building Size	±420,000 SF	Power	2,000 Amp
Available SF Dimensions	350' x 652'	Fire Protection	ESFR System
Clear Height	36'	Lighting	LED
Column Spacing	54' x 50' (60' at speed bay)	Exterior Wall	Insulated load bearing precast concrete wall
Dock Doors	24 - 9'x10' Doors (Expandable to 39) with 35,000 lb mechanical levelers with bumpers and seals	Roof	Single-ply, fully adhered 60-mil black EPDM roofing system
Drive-In Doors	1 - 12' x 16' Door	HVAC	Roof-mounted gas-fired Cambridge heating units
Truck Court	130' with 70' concrete apron	Zoning	HI - Heavy Industrial
Car Parking Spaces	603 Spaces	Utilities	Public water, sewer, electric and gas

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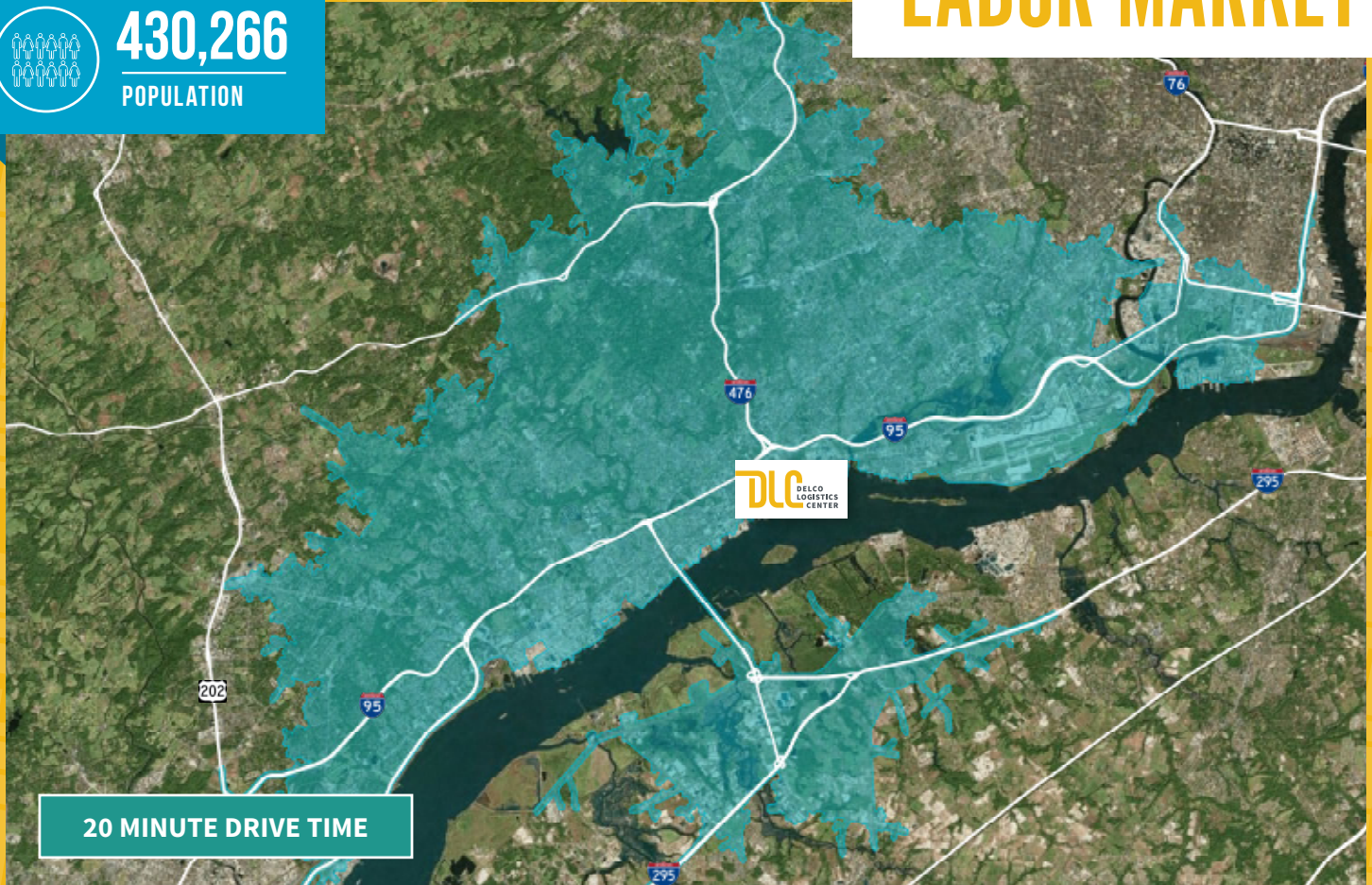
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# LABOR MARKET



**430,266**  
POPULATION



**20 MINUTE DRIVE TIME**

**WORKERS PER 10,000 SF  
OF WAREHOUSE SPACE**

**467** 👍

Comp Market Avg = 216

**JOB POSTING  
INTENSITY**

**3:1** 👍

Best In Class (Worse 7:1)

**MEDIAN HOUSEHOLD  
INCOME**

**\$67,688** 👍

Metro Average = \$74,817

**MEDIAN HOME  
VALUE**

**\$254K** 👍

Comp Market Avg = 216

**LABOR  
CAPACITY**

**2,300 JOBS** 👍

Warehouse Jobs

## WORKFORCE CHARACTERISTICS

**TOTAL LABOR FORCE (20-MIN)**  
**202,001**

67% Participation Rate

Unemployment Rate **8.3%**

Unemployment People **16,766**

Ages 18 to 39  
of Total Population **28.4%**



**LABOR FORCE**

By Occupation (20-Min)

Manufacturing Operations **7,617**

Warehouse Operations **8,243**

Warehousing  
Compatible Roles **44,620**



**LABOR COST\***

By Occupation (\$/Hr)

Manufacturing Operations **\$22.32**

Warehouse Operations **\$15.29**

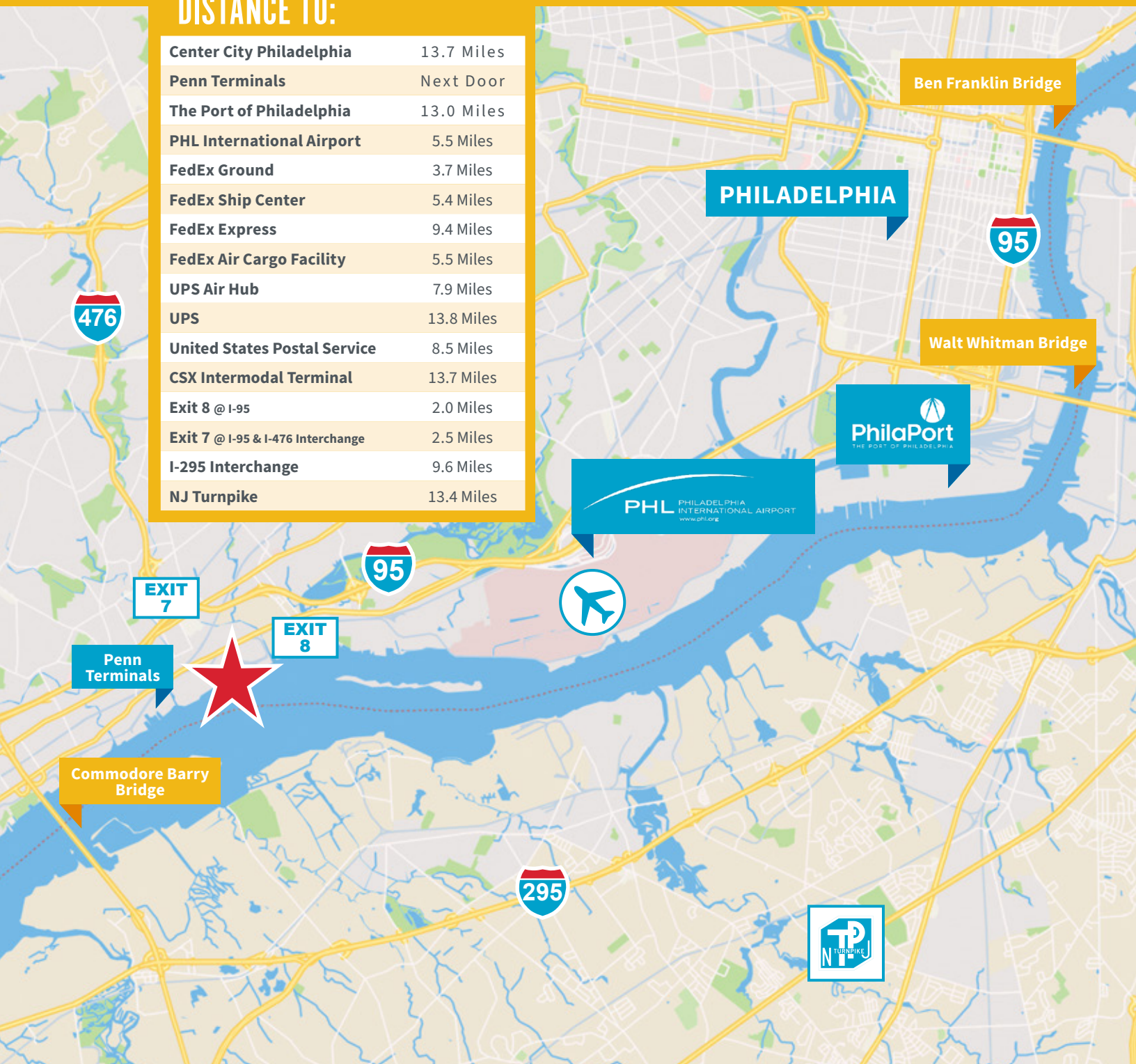
Warehousing  
Compatible Roles **\$12.94**

\*Labor cost is a measure of wages and is the median of all jobs in the occupation code no matter the experience level.



## DISTANCE TO:

Center City Philadelphia	13.7 Miles
Penn Terminals	Next Door
The Port of Philadelphia	13.0 Miles
PHL International Airport	5.5 Miles
FedEx Ground	3.7 Miles
FedEx Ship Center	5.4 Miles
FedEx Express	9.4 Miles
FedEx Air Cargo Facility	5.5 Miles
UPS Air Hub	7.9 Miles
UPS	13.8 Miles
United States Postal Service	8.5 Miles
CSX Intermodal Terminal	13.7 Miles
Exit 8 @ I-95	2.0 Miles
Exit 7 @ I-95 & I-476 Interchange	2.5 Miles
I-295 Interchange	9.6 Miles
NJ Turnpike	13.4 Miles



**CUSHMAN &  
WAKEFIELD**

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