

CUSHMAN & WAKEFIELD

LOVETT INDUSTRIAL

176,105 SF AVAILABLE

50,000-176,105 SF (DIVISIBLE)

11301 ROOSEVELT BOULEVARD

PHILADELPHIA, PA 19154

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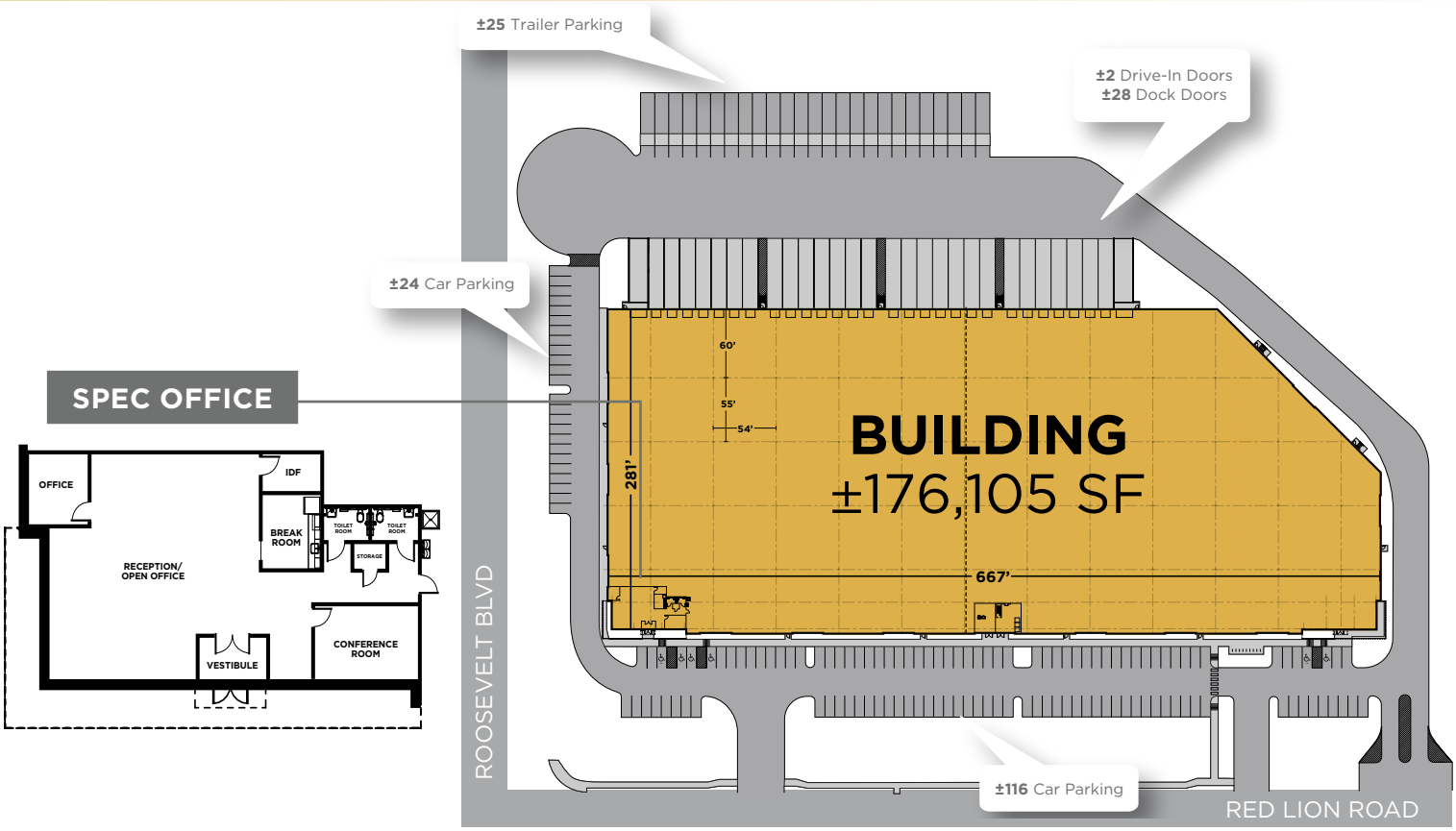
LOCAL ACCESS
11301 Roosevelt Boulevard



CORPORATE NEIGHBORS

TJX
FedEx Ground
pci PHARMA SERVICES
DHL
UNITED STATES POSTAL SERVICE
amazon
QUAKER VALLEY FOODS

SITE SPECIFICATIONS



36' CLEAR HEIGHT

131 CAR PARKING SPACES

I-2 MEDIUM INDUSTRIAL ZONING

28 DOCK DOORS

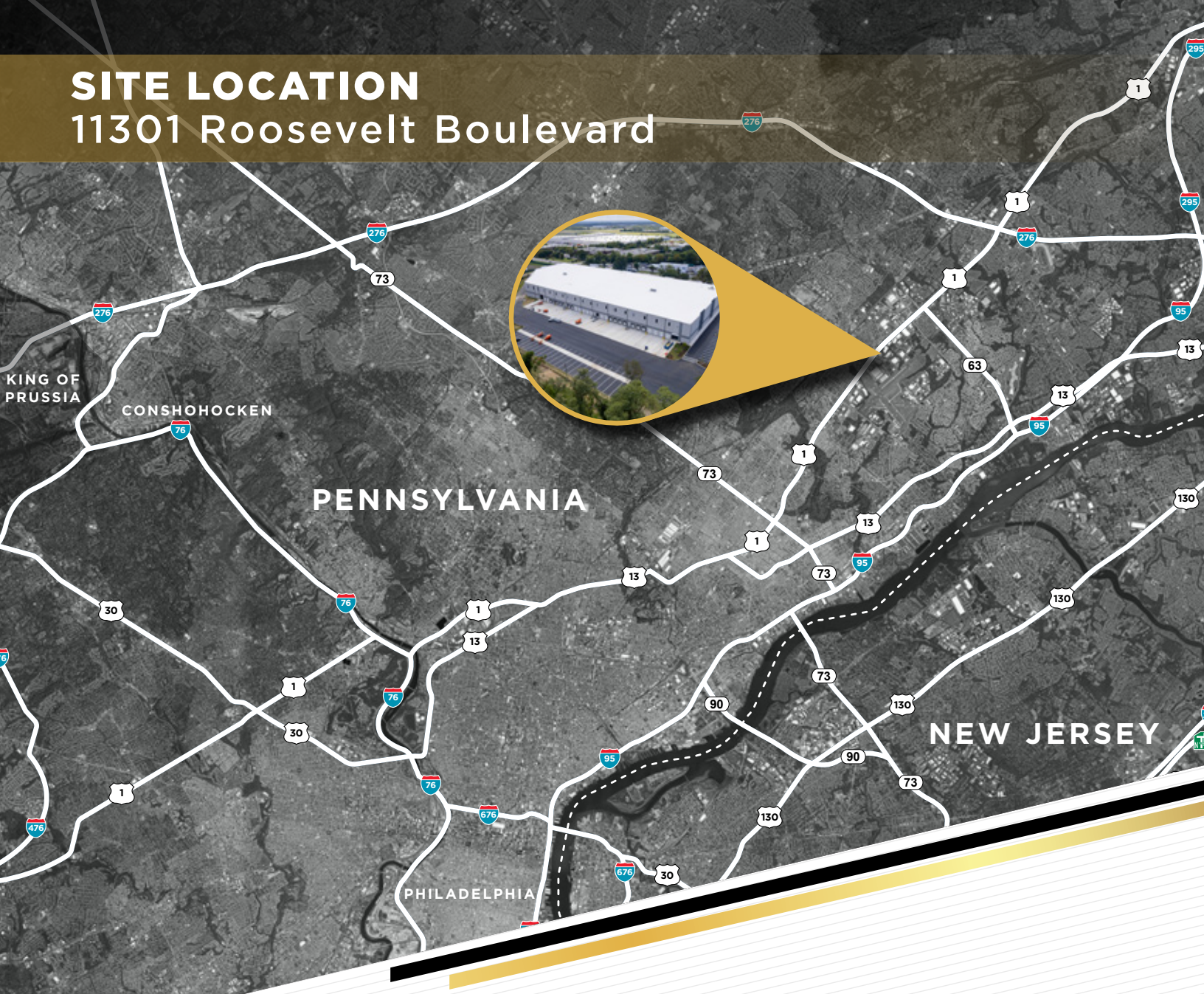
25 TRAILER STALLS

2 DRIVE-IN DOORS

SPECS

Building Size:	176,105 SF Total (50,000 - 176,105 SF Divisible)	**Building Depth:**	280'
Acreage:	14.5 Acres	**Car Parking:**	131 Spaces
Office SF:	±2,300 SF	**Trailer Parking:**	25 Stalls
Clear Height:	36'	**Sprinkler System:**	ESFR
Loading Docks:	28	**Lighting:**	LED
Drive-In Doors:	2	**Power:**	2,000 AMPS, 277/480v (expandable)
Column Spacing:	54' x 55'	**Zoning:**	I-2 (Medium Industrial)

SITE LOCATION
11301 Roosevelt Boulevard



DEMOGRAPHICS

203,321+ BLUE COLLAR POPULATION	2,128,952 POPULATION	$75,303 MEDIAN INCOME	87,324+ WAREHOUSE WORKERS

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