

For Lease FULLY APPROVED - READY TO BREAK GROUND

100,000 SF - 407,500 SF



CECIL 95

ELIGIBLE
ALTERNATIVE
FRAMEWORK
FOREIGN
TRADE ZONE
(FTZ 74)



PANATTONI®



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SITE PLAN

- 100,000 - 407,500 SF Class A Cross Dock
- Dimensions 815'L x 500'W
- 54'W x 60'D Speed bays
- 54'W x 54'D interior bays
- 40' 0" clear
- (40) 9'x10' dock doors with 40,000 lbs mechanical pit levelers (with an additional 50+/- KOs)
- (4) 12'x16' oversized drive ins
- ESFR sprinkler system
- LED lighting
- 221 total car parking
- 98 total trailer parking



CECIL 95



Building 1
100,000-407,500 SF

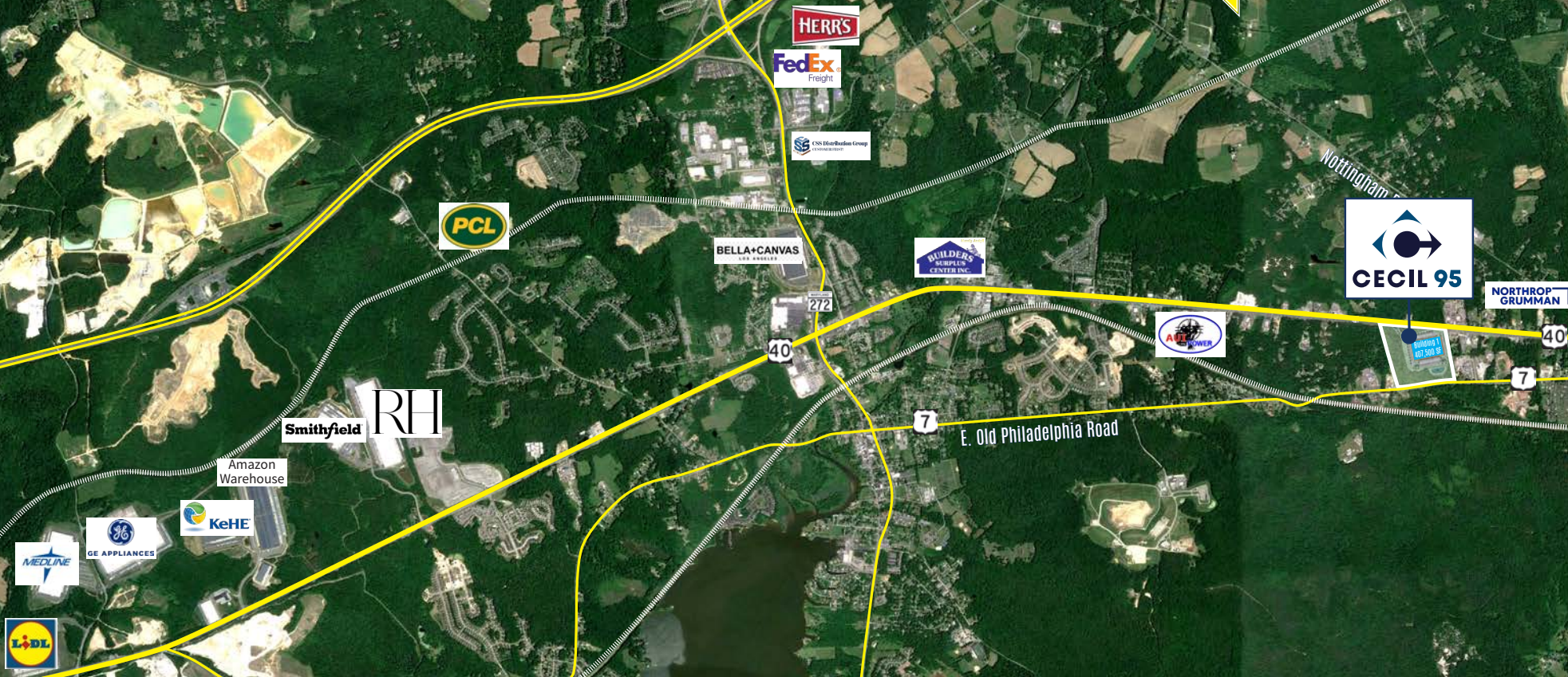
E. Old Philadelphia Road



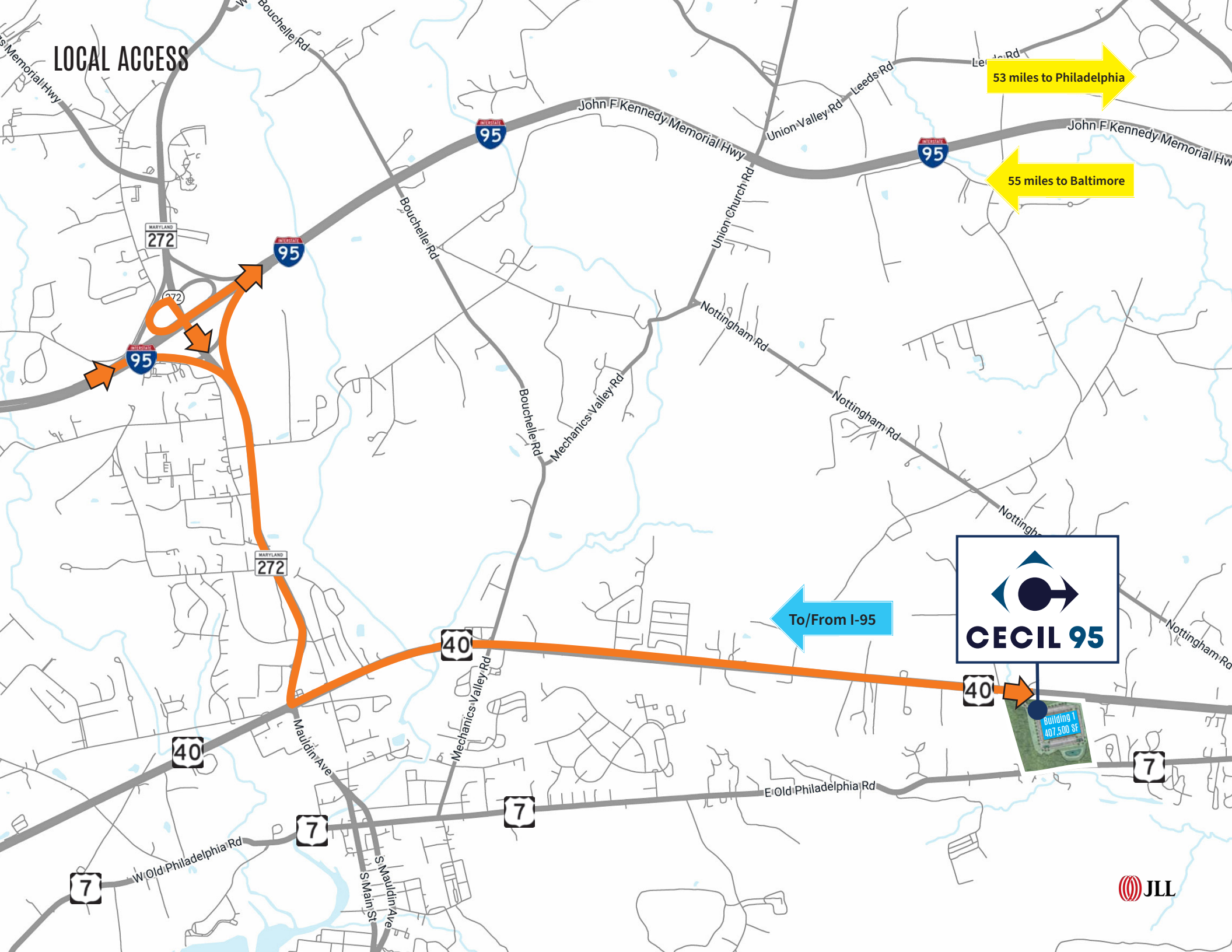
CORPORATE NEIGHBORS

53 miles to Philadelphia

55 miles to Baltimore



LOCAL ACCESS



53 miles to Philadelphia

55 miles to Baltimore

To/From I-95



CECIL 95



REGIONAL ACCESS

4 miles to
I-95

28 miles to
Port of Wilmington

42 miles to
Philadelphia International
Airport

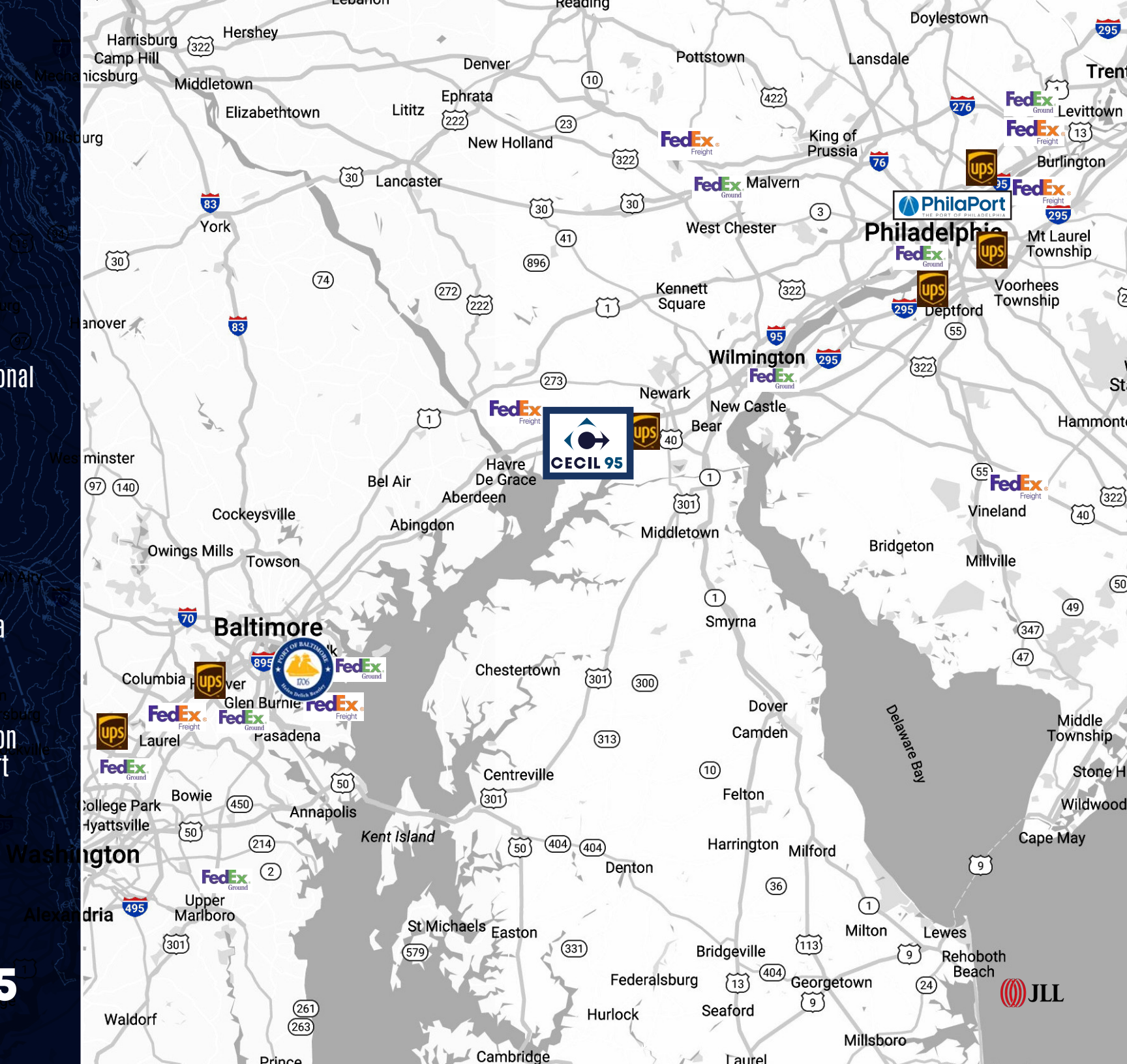
45 miles to
Port of Baltimore

55 miles to Port of Philadelphia

**59 miles to
Baltimore-Washington
International Airport**



CECIL 95



45 MINUTE DRIVE TIME



1,281,473
TOTAL POPULATION



657,473
WORKFORCE



47,856
TRANSP./WAREHOUSE EMPLOYEES



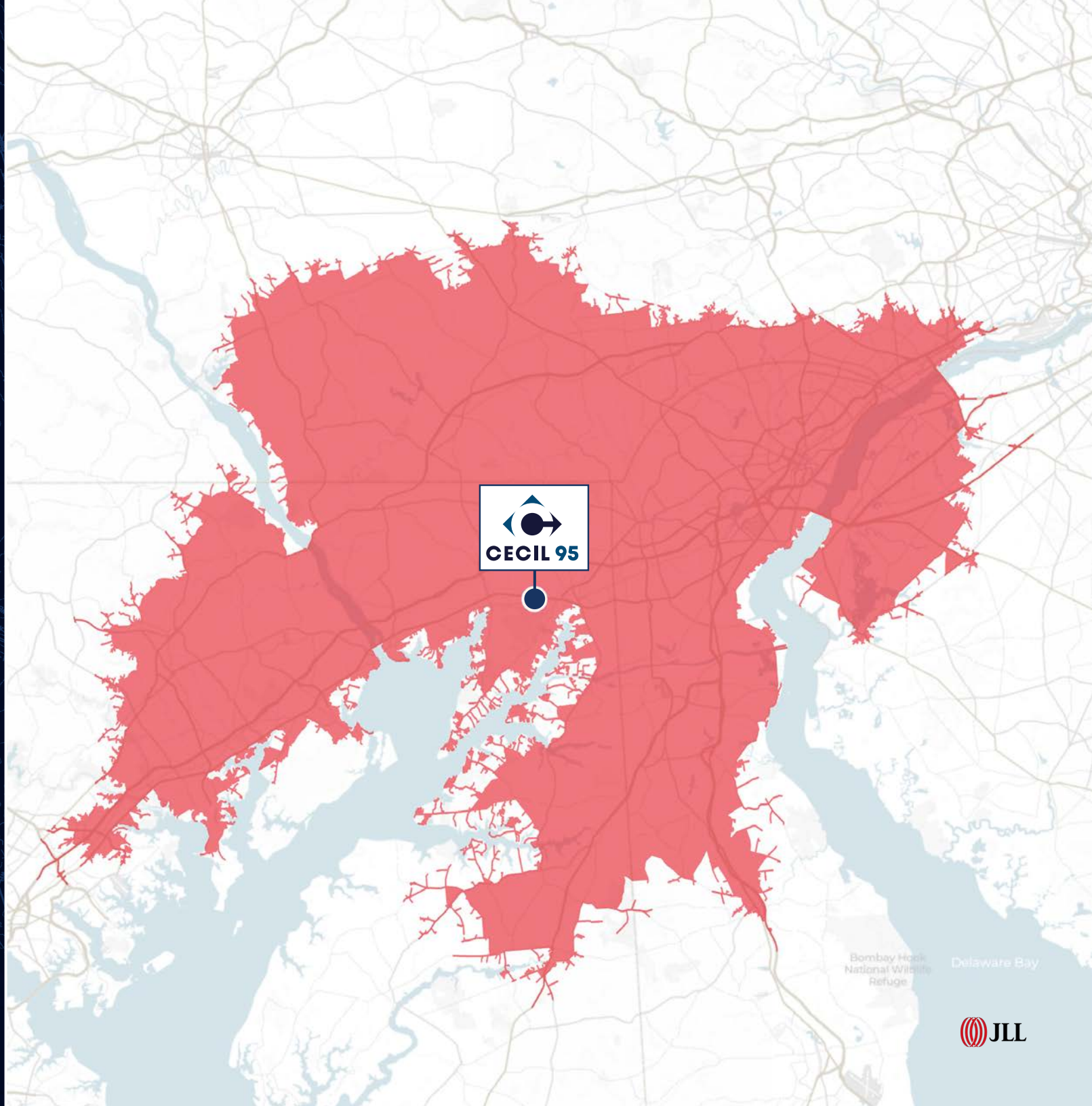
\$93,454
MEDIAN HOUSEHOLD INCOME



\$53.44 BILLION
ANNUAL BUDGET EXPENDITURES



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