

AVAILABLE IMMEDIATELY

CROWN 95

INDUSTRIAL CENTER
956 E. ERIE AVENUE, PHILADELPHIA, PA

KEYSTONE OPPORTUNITY ZONE THROUGH 2036



125,892 SF AND 103,073 SF AVAILABLE

WAREHOUSE/MANUFACTURING/DISTRIBUTION HUB

5,000 AMPS

AMPLE SECURED CAR AND TRUCK PARKING

TOTAL ESTIMATED OPEX

\$0.75/PSF

WWW.CROWN95.COM



PROMINENT SIGNAGE OPPORTUNITY



READY FOR OCCUPANCY

Crown 95 Industrial Center is a new manufacturing/warehouse/distribution facility offering 125K SF and 103K SF of modern industrial space and 3.5 acres of **secured parking** while boasting **heavy utilities, power** and **prominent signage** opportunities along highly trafficked Erie Avenue. Being in the 6th largest MSA in the country, this facility boasts a **robust workforce** and continues to be a growing hotspot for distribution and fulfillment in the heart of Philadelphia, PA. Just 1.5 miles to Interstate 95, 2 miles to Betsy Ross Bridge into NJ and within close proximity to major ports and Philly Airport, Crown 95 Industrial Center is strategically positioned to service local, regional and national manufacturing, warehouse and distribution users.



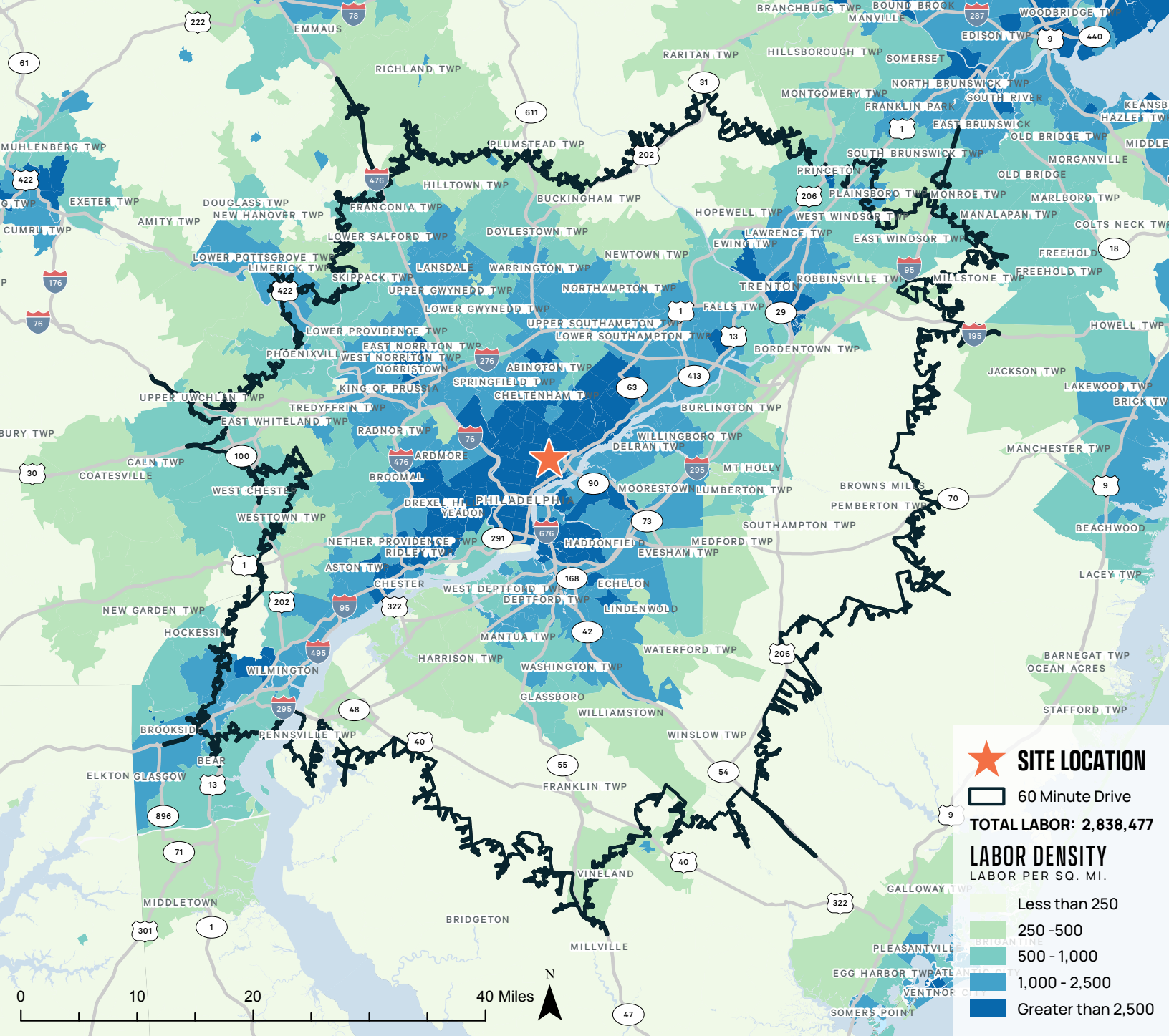
HEAVY POWER: 5,000 AMPS (EXPANDABLE)



SITE PLAN & SPECIFICATIONS

	UNIT A
AVAILABLE SPACE	±125,892 SF
OFFICE	±4,800 SF
CLEAR HEIGHT	36'
COLUMN SPACING	Up to 56' x 54' with 60' speed bays
DOCK DOORS	20
TRAILER PARKING	Up to 60
CAR PARKING	Up to 125
POWER	Up to 2,400 AMPs
ROOF	TPO w/ 20-year warranty
FIRE PROTECTION	ESFR
LIGHTING	LED

	UNIT C
AVAILABLE SPACE	±103,073 SF
OFFICE	±1,450 SF Proposed
CLEAR HEIGHT	28'-36'
COLUMN SPACING	40'x40'
DOCK DOORS	3
TRAILER PARKING	Up to 40
CAR PARKING	Up to 60
POWER	Up to 2,400 AMPs
ROOF	TPO w/ 20-year warranty
FIRE PROTECTION	ESFR
LIGHTING	LED



LABOR & DEMOGRAPHICS WITHIN 30 MINUTE DRIVE



2,629,805
TOTAL POPULATION



1,283,311
LABOR FORCE

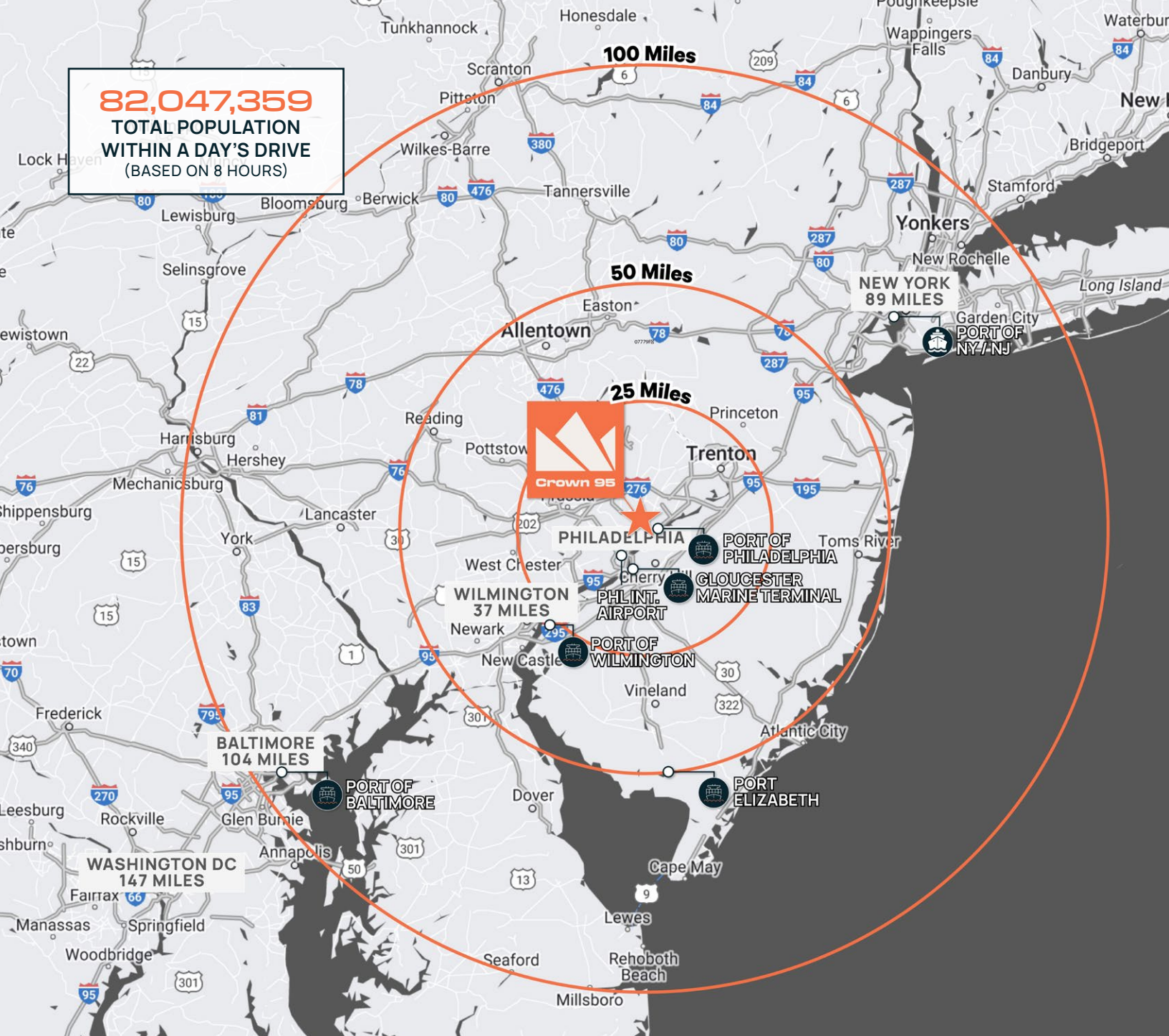


220,652
BLUE COLLAR



100,853
TRANSPORTATION
& WAREHOUSING
WORKFORCE

82,047,359
TOTAL POPULATION
WITHIN A DAY'S DRIVE
 (BASED ON 8 HOURS)



DISTANCES & DRIVE TIMES



6.2 MILES	14.4 MILES	90 MILES	104 MILES	147 MILES
CENTER CITY PHILADELPHIA	PHL INTL. AIRPORT	NEW YORK CITY	BALTIMORE	WASHINGTON, D.C.



2.4 MILES	12.3 MILES	37 MILES	57.6 MILES	89 MILES
PORT OF PHILADELPHIA	GLOUCESTER MARINE TERM.	PORT OF WILMINGTON	PORT ELIZABETH	PORT OF NY/NJ



TOTAL ESTIMATED OPEX
\$0.75/PSF

KEYSTONE OPPORTUNITY ZONE (KOZ)

Through credits, waivers and broad-based tax incentives, total taxes on economic activity in the KOZ are significantly reduced. KOZ extended through 2036.

THESE BENEFITS REDUCE OR ELIMINATE THE FOLLOWING TAXES:

PENNSYLVANIA

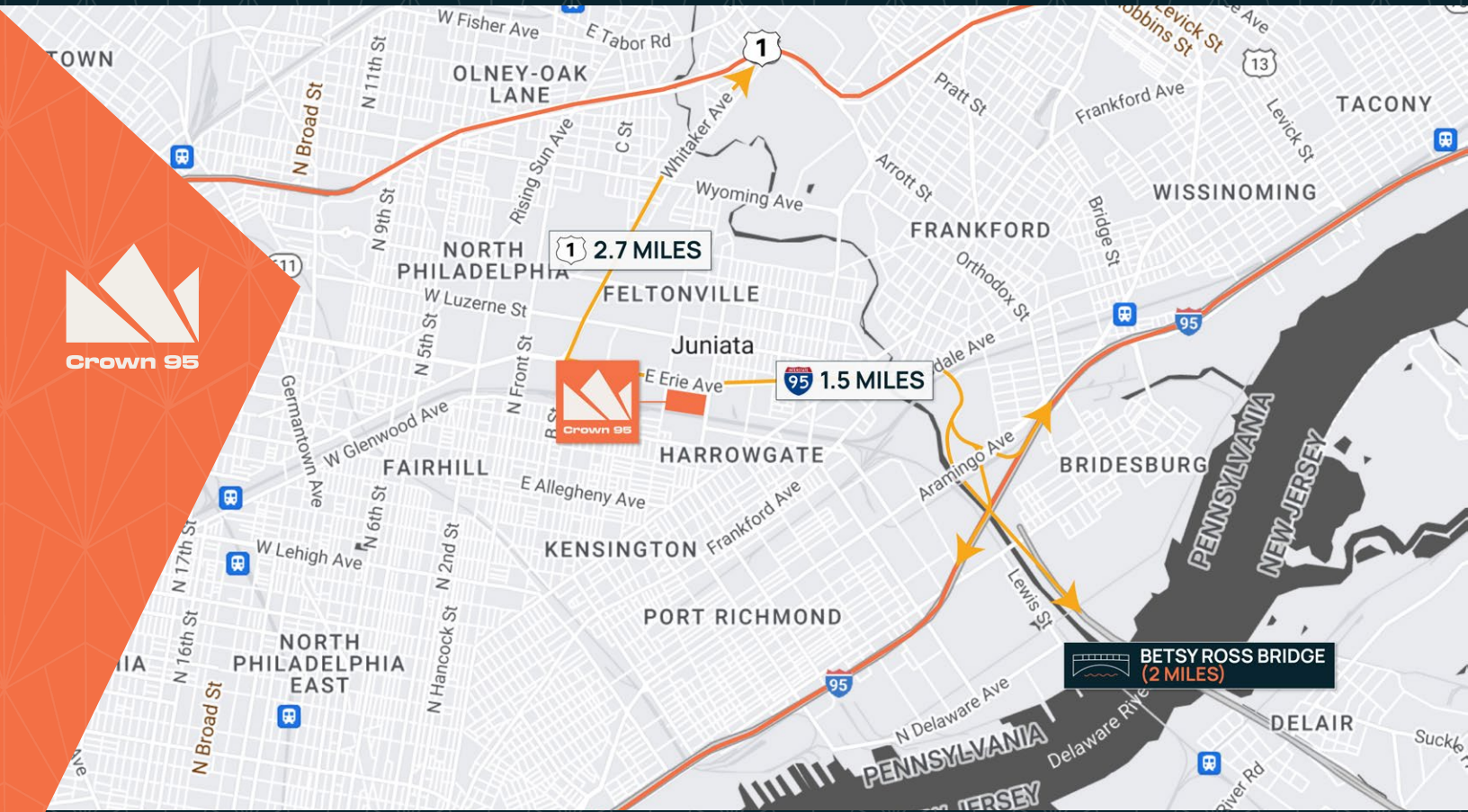
- Corporate net income tax
- Personal income tax
- Sales and Use tax (Purchases consumed and used by the qualified business in the zone)
- Mutual Thrift Institution tax
- Bank and Trust Company Shares tax

PHILADELPHIA

- Earned Income / Net Profits tax
- Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile tax
- Sales and Use tax (County/City; Purchases exclusively used and consumed by the qualified business in the zone)
- Property tax

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