

# BARTRAM'S MILE

DISTRIBUTION CENTER

1646 S. 51ST ST. PHILADELPHIA, PA



**162,000** SF Warehouse Building

Well-Capitalized, Local Ownership

**Q3 2024 Delivery**





## PROPERTY SPECIFICATIONS

Size

**162K SF**

Dock High Doors

**41**

Trailer Storage Spaces

**18**

Warehouse Size

**146K SF**

Building Height

**36'**

Associate Parking Spaces

**172**

Office

**BTS**

Zoned

**I-2**

Column Spacing

**50' x 50'**

# LOCATION OVERVIEW

- » Immediate Workforce
- » Population Reach
- » Connectivity to I-76 - Access via Grays Ferry Ave / 1.2 Miles
- » I-95- Access via Lindbergh Blvd/ 3.18 Miles
- » Philadelphia Int'l Airport- 4.9 Miles
- » PhilaPort- 9.9 Miles



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**A**  
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**DELCO LOGISTICS CENTER**  
EDDYSTONE, PA

770,000 SF "spec" industrial development project; acquired in 2018 and completed in 2022. Largest spec industrial development project in Delaware County.

*Website: <http://www.delcologisticscenter.com/>*



**SONO**  
PHILADELPHIA, PA

Redevelopment of entire city block in Philly's Northern Liberties neighborhood. Re-leased existing warehouse building to Yards Brewery, City of Philadelphia Archives and Target; constructed a 49 unit apartment building with 11,000 SF of retail. Acquired the Property in 2014 and finished construction/lease-up in 2022.

*Website: <https://theblockatsono.com/>*



**1 & 2 GEOFFREY DRIVE**  
FAIRLESS HILLS, PA

In December 2021, Alliance acquired a 405,000 SF Class B industrial building with an adjacent 60,000 SF manufacturing building. After the existing tenant vacated, Alliance leased the warehouse building to a leading 3PL on a five year lease term. As part of the lease, Alliance will be demolishing the existing manufacturing building and building 250 trailer storage spaces.



**6300 BRISTOL PIKE**  
LEVITTOWN, PA

150,000 sf industrial building acquired 2019 and 100% leased to an e-commerce company.



**401 DOMINO LANE**  
PHILADELPHIA, PA

130,000 SF industrial building acquired in 2018. After a short leaseback from the Seller, Alliance completed base building improvements and leased the Property to Philabundance under a long-term lease.



**175 DEROUSSE AVENUE**  
PENNSAUKEN, NJ

175,000 SF "spec" industrial redevelopment that was 100% pre-leased prior to completion in March of 2022.

*Link to time lapse video: <https://m.youtube.com/watch?v=Vo6l3VBglhs>*



**3900 COLUMBIA AVENUE**  
LINWOOD, PA

Alliance acquired 36,000 SF of existing flex-industrial buildings in March of 2022. As of June 2022, Alliance has broken ground on a "spec" 40,000 SF flex industrial building. Distance from Subject Property: 2.8 miles.

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Philadelphia Intl Airport  
**4.5 Miles**

Greenwich Intermodal  
**6.1 Miles**

Walt Whitman Bridge  
**9.5 Miles**

Betsy Ross Bridge  
**10.6 Miles**

Commodore Barry Bridge  
**19.4 Miles**

Interstate 476  
**11.1 Miles**

Interstate 295  
**12.8 Miles**

Benjamin Franklin Bridge  
**5.4 Miles**

Northeast Phila Airport  
**18.3 Miles**

Penn Terminals  
**11.1 Miles**

Interstate 95  
**3.2 Miles**

Interstate 76  
**1.7 Miles**

Interstate 676  
**2.2 Miles**

PhilaPort  
**9.9 Miles**

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