



2400 WECCACOE AVENUE, PHILADELPHIA, PA

SOPHI

LOGISTICS CENTER

Everything Within Minutes

<http://properties.cbre.us/sophilogisticscenter>

LAST MILE SERVICE
Access to Philadelphia MSA population
of 6 million within a 15-minute drive

MAJOR RENOVATION UNDERWAY
283,500 SF

Q1 2020 DELIVERY

NO USE AND OCCUPANCY TAXES

NO STATE SALES TAX



BUILDING SIZE
283,500 SF

CEILING HEIGHT
24' to 33'

29 LOADING DOCKS
3 DRIVE-IN DOORS

NEW PARKING EXPANSION FOR
TRUCK/CAR COMBINATION

KOZ BENEFITS
THROUGH 12/31/28



BUILDING SIZE	283,500 SF
Warehouse	258,500 SF
Office	25,000 SF
LOT SIZE	13.5 acres
PARKING	200+ vehicles
AGE	1970's; 2019 renovation underway
CONSTRUCTION	Steel frame, metal deck roof, concrete reinforced floors
CEILING HEIGHT	24' to 33'
LOADING DOCKS	29 (expandable)
DRIVE-INS	3 (expandable)
RAIL	CSX, access to the Philadelphia Beltline
HVAC	Gas fired Cambridge units (roof mounted)
ELECTRIC	2,000 KVA; 4000A, 480/277v, 3p; HT service
FIRE PROTECTION	ESFR with K12 heads
WATER/ SEWER	Supplied by the City of Philadelphia
ZONING	I2 industrial
REAL ESTATE TAXES	\$165,765.71 (2019)

SoPhi
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LOCATION



Adjacent to UPS Customer/Distribution Center

Immediate access to the north/south entrance of Interstate 95

Immediate access to the Schuylkill Expressway (I-76) and the Walt Whitman Bridge

3 miles [10 Minutes] to Center City Philadelphia

7 miles to Philadelphia International Airport

97 miles to New York City

Excellent access to labor of all skill levels

Accessible to public transportation

Septa bus routes 7 and 25 at door and routes 29, 64 and 79 are nearby

Close proximity to retail/restaurants

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