



BOULEVARD

TRADE CENTER



1,312,706 SF ON ±63 ACRES | 5501 WHITAKER AVE, PHILADELPHIA, PA

PHILADELPHIA'S PREMIER LAST MILE LOCATION

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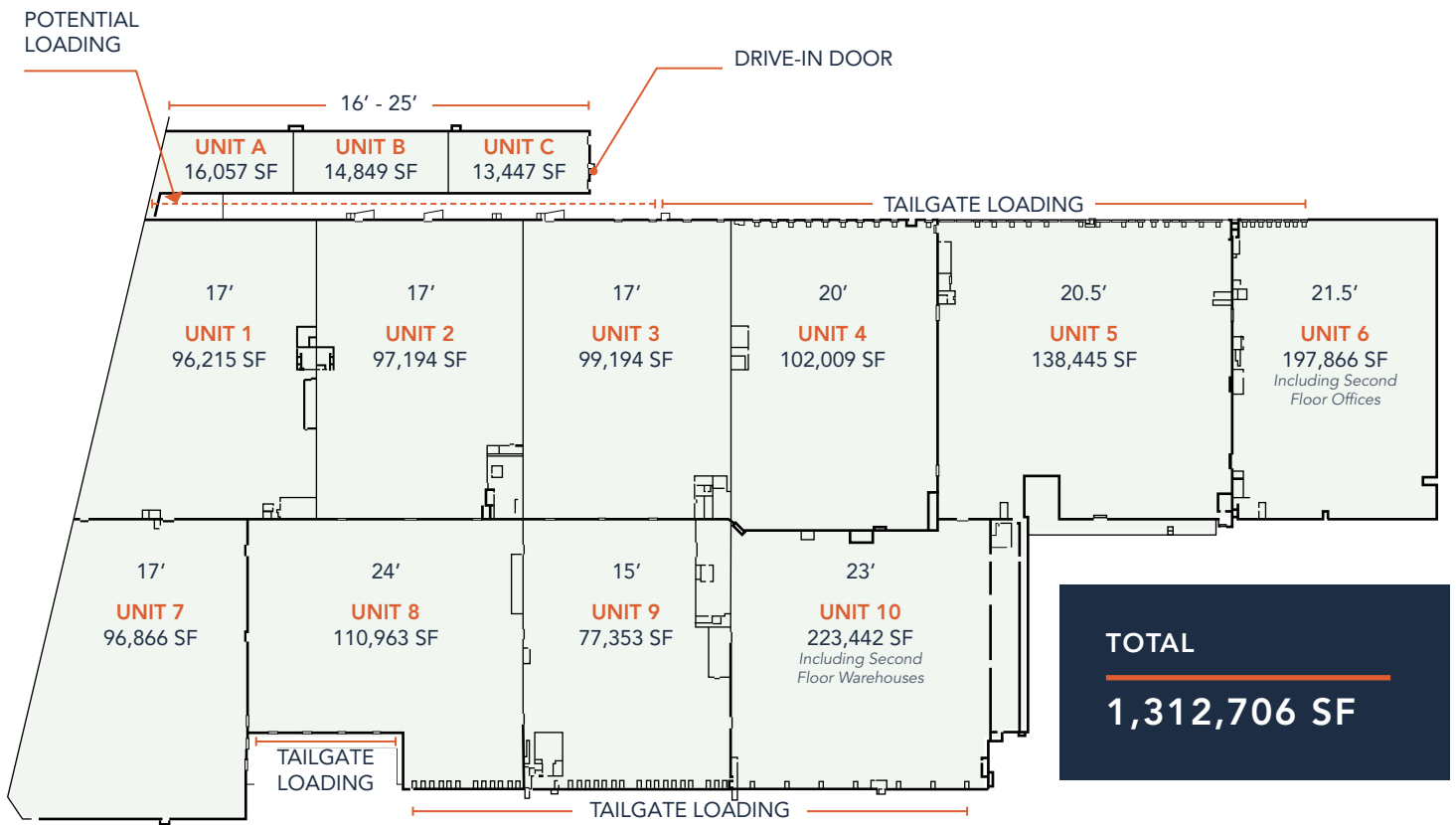
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BOULEVARD TRADE CENTER BUILDING PLAN



SPECIFICATIONS

LEASE RATE	Starting at \$7.50/SF NNN (except offices and 2nd floor)	DOCK DOORS	164
BUILDING SF	1,312,706 +/- SF	DRIVE-IN DOORS	One (1) 10' x 12' drive-in door
MINIMUM DIVISIBLE	100,000 +/- SF	PARKING	Ample auto & trailer
BUILDING DIMENSIONS	Varies by unit	FIRE PROTECTION	100% sprinklered (wet and dry systems)
COLUMN SPACING	Varies, mostly 37' x 40' and 25' x 40'; three sections (A, B, C) are clear span	LIGHTING	Upgraded T-5 lighting
CLEAR HEIGHT	Varies, mostly 17' to 24'	CONSTRUCTION	Steel and masonry; dual feed 13.2 KVA transformers; fully sprinklered and heated



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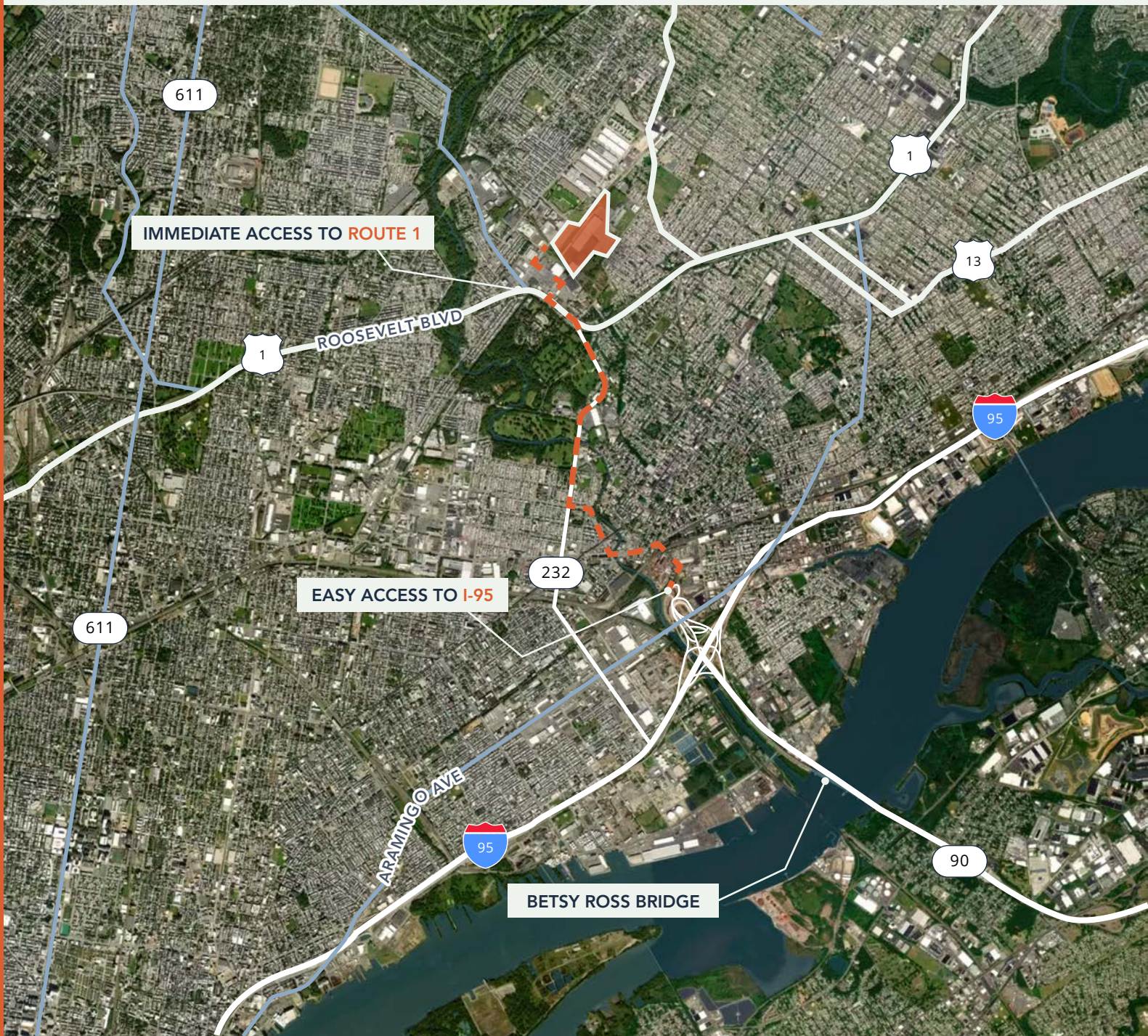
BOULEVARD TRADE CENTER

SITE ACCESS

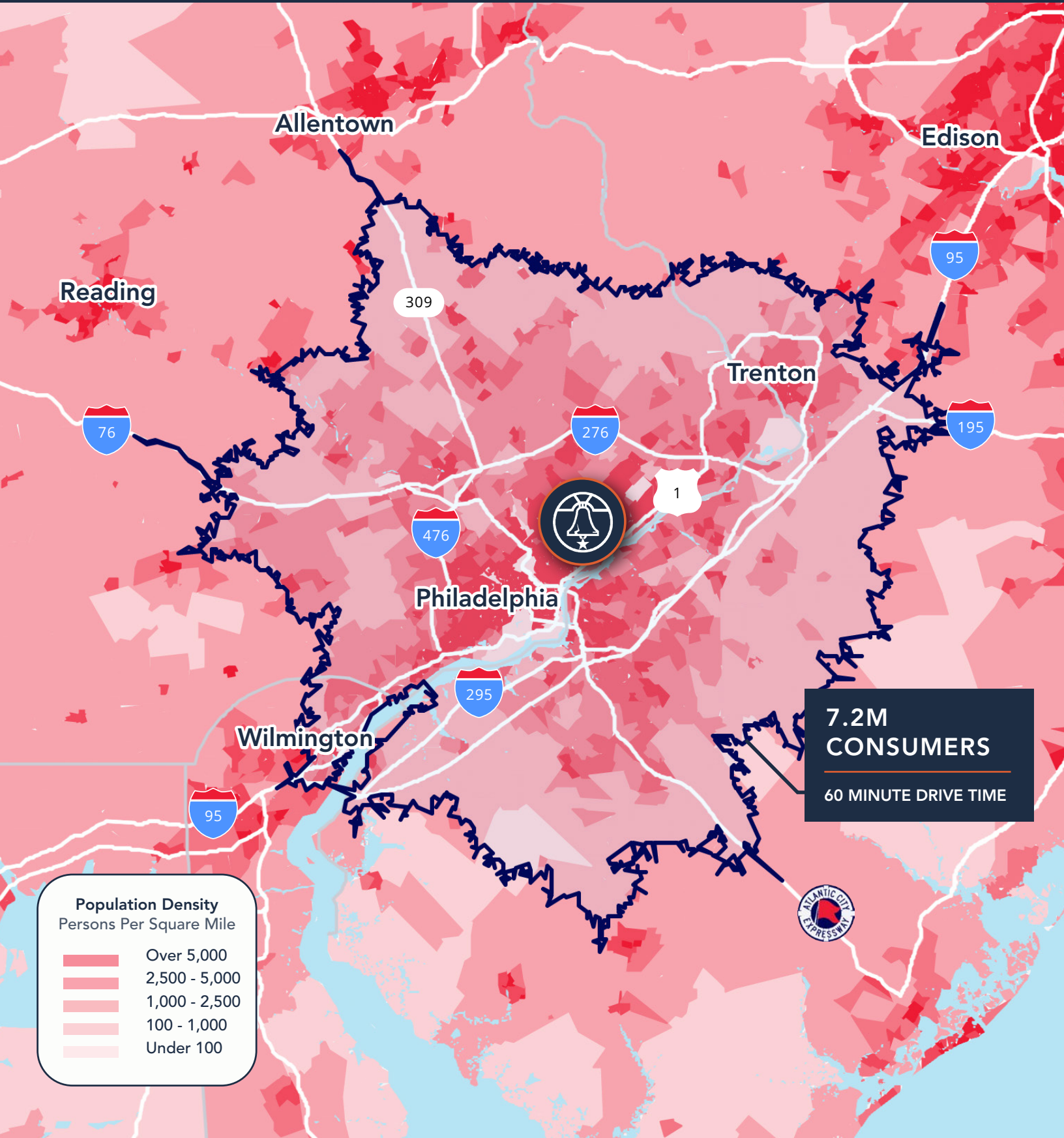
5501 Whitaker offers a prime, last-mile, centralized location.

The site has easy access to U.S. Route 1, I-76 and I-95 with just a 10 minute drive to Center City Philadelphia.

BETSY ROSS BRIDGE	10 miles
PHILADELPHIA INT'L AIRPORT	19 miles
PHILAPORT	5 miles
NORTHEAST PHILADELPHIA AIRPORT	8 miles
CENTER CITY, PHILADELPHIA	9 miles
I-76	10 miles



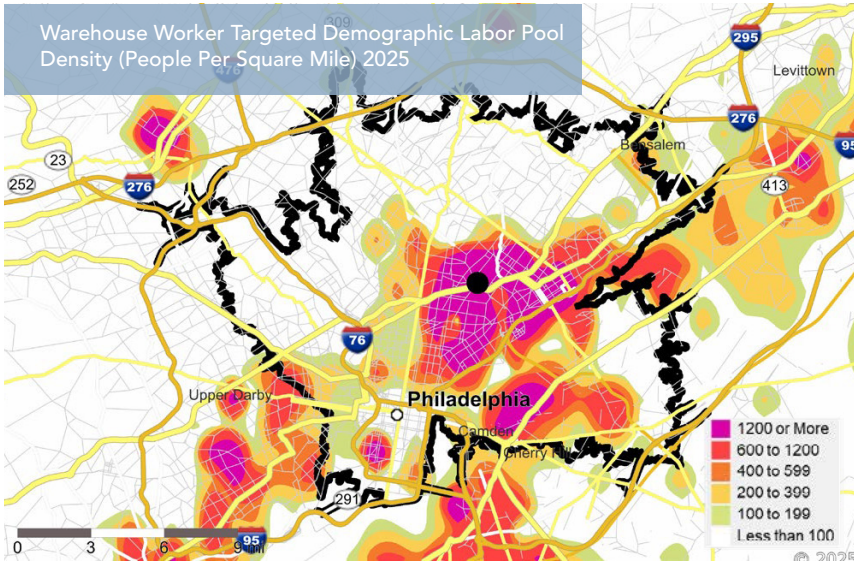
CONSUMER REACH AND DENSITY



BOULEVARD TRADE CENTER

LABOR PROFILE

Boulevard Trade Center provides access to a deep and available labor pool, featuring nearly 80,000 within the warehouse worker demographic labor pool and a 5-mile labor surplus of over 31,000. This pool is further deepened by 53,000 underemployed blue-collar workers seeking better opportunities. With a median household income nearly 6% below the national average, the market's competitive starting wage of \$22.13/hour for forklift operators provides a significant advantage in attracting local talent.



MARKET ADVANTAGES

SIGNIFICANT Volume of Underemployed

↑ **LARGE**
Warehouse Worker Pool

↑ **HIGHER**
Unemployment

↓ **LOWER**
Working Age
Participation Rate

↓ **LOW**
Area of Influence

LABOR STATISTICS | Q1 2025 (25 MINUTE DRIVE TIME)

5501 Whitaker Ave, Philadelphia		USA Benchmark
POPULATION	Total 1,838,145 % Change 2025-2030: 2.9%	Total N/A % Change 2025-2030: 2.2%
WAREHOUSE WORKER LABOR POOL	Total 79,929 Net Supply Demand Balance (5 miles): 31,275 Surplus	N/A
WORKING AGE PARTICIPATION RATE	76%	79%
JUNE 2025 UNEMPLOYMENT	Rate 5.4% Total 50,664	Rate 4.1% Total N/A
AREA AFFLUENCE MEDIAN HHI	Total \$71,818 Less than \$35k: 30.6%	Total \$76,141 Less than \$35k: 22.6%
BLUE COLLAR UNDEREMPLOYED	53,118	N/A
PART-TIME COLLEGE STUDENT ENROLLMENT	64,968	N/A
AVG. HOURLY STARTING WAGE FORKLIFT OPERATOR	\$22.13	\$20.66

BOULEVARD TRADE CENTER

SITE OVERVIEW





BOULEVARD

TRADE CENTER



Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

147.8 MSF

Current Industrial
Portfolio

\$19.8B

Total Capital Raised
Since Inception

4.5 MSF

Industrial Space
Under Development

111K

Est. Jobs Created -
Operational & Construction

14.5 MSF

Industrial Space
Leased in 2024

\$14.3M

Charitable Contributions
Since Inception

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