



**5501 WHITAKER AVENUE
a/k/a 5400 LANGDON STREET
PHILADELPHIA, PENNSYLVANIA**

DESCRIPTION:

Premier facility consisting of 1,312,706+/- square feet, situated on 63.68+/- acres of land, strategically located adjacent to U.S. Route 1, affording outstanding access to the entire metropolitan Philadelphia vicinity.

The building configuration offers a logical conversion to multi-occupancy, with additional development opportunity.

CONSTRUCTION:

- Structural steel and masonry construction
- Exterior walls are brick faced
- Floors are reinforced concrete
- Roof is combination of EPDM and stone over coal-tar pitch

OFFICE SPACE:

Modern, attractive office space totaling 98,993+/- square feet; consisting of mostly open space, with ceiling heights to 12'+/-; multiple private offices, conference and meeting rooms; auditorium with stadium seating for over 200 and a cafeteria with seating for up to 75 people.

COLUMN SPACING:

Varies, mostly 37' x 40' and 40' x 25'. Three sections ("A, B, and C") are clear span.

CEILING HEIGHT:

Varies, 17' to 23' to underside of roof structure.

LIGHTING:

T-5 fluorescent lighting throughout warehouse.

LOADING:

164 tailgate loading docks. Most tailgate doors with pit levelers.

One (1) 10' x 12' drive in, with electrically operated overhead door.

PARKING:

Onsite, paved parking for nearly 900 vehicles, with ample paved yard for truck and trailer parking and staging.

HEATING:

Natural gas-fired roof top and ceiling-mounted forced-air package units service the warehouse, along with supplemental radiant units. Combination HVAC units serve the offices.

SPRINKLER SYSTEM:

100% sprinklered, wet system. Loading dock areas have a dry system.

FIBER CONNECTIVITY:	Served by Verizon, Comcast and Sunesys.
ELECTRICAL:	Dual-feed 13,200 volt primary services, with 480, 277, 240 and 120 volt service distributed throughout. 500 KVA diesel backup generator.
BATTERY CHARGER AREA:	Hook-ups for 100+/- forklift battery chargers.
FREIGHT ELEVATORS:	12,000 – 25,000 lb. hydraulic chain elevators; 5000 – 6000 lb. hydraulic drive elevators.
SECURITY:	Fully fenced site, with gated guard-house entry. Entire facility protected and monitored.
WATER:	Public, supplied by the City of Philadelphia via 6” and 8” domestic lines and 8” and 10” fire lines.
SEWER:	Public, supplied by the City of Philadelphia.
GAS SERVICE:	Supplied by Philadelphia Gas Works via a 4” high pressure gas line.
STORMWATER:	Complete storm water management system in place, newly-installed in 2014.
REAL ESTATE ASSESSMENT:	Total: \$27, 295,000 (2018)
REAL ESTATE TAXES:	Tax-exempt, per SID/KOZ benefits.
ZONING:	1-2 (Medium Industrial)
SPECIAL INDUSTRIAL DISTRICT:	“Keystone Opportunity Zone” benefits and exemptions in place through December 31, 2022.
PUBLIC TRANSPORTATION:	Septa Buses # 26 and K provide service nearby.
LOCATION:	Strategically centrally located in the City of Philadelphia, offering convenient access to all points throughout the City and Tri-State Region. US Route 1 offers direct access to I-76, I-95, I-276 (Pennsylvania Turnpike) and all bridges to New Jersey. Numerous nearby amenities include Walmart, Home Depot, Staples, Days Inn, multiple restaurants and affordable housing options.