



5000 Richmond

Philadelphia
Pennsylvania

5000 RICHMOND ST.

Leading-Edge Logistics

Set against a suburban backdrop within Philadelphia’s densely-populated urban core, 5000 Richmond is a true best-of-both-worlds distribution location. The development combines modern logistic operations with superior inbound/outbound access and proximity to public transportation – accommodating efficient loading, parking, and circulation and unlocking access to customers and labor across the East Coast, and ports beyond.

Q4 2024 delivery

● **411K SF**
cross-dock building

● **348K SF**
single side-load building

10+ acres of riverfront green space

Qualified Opportunity Zone

67-acre site

10-year real estate tax abatement on building improvements

40' clear height

19137

PHL

5000 RICHMOND ST.

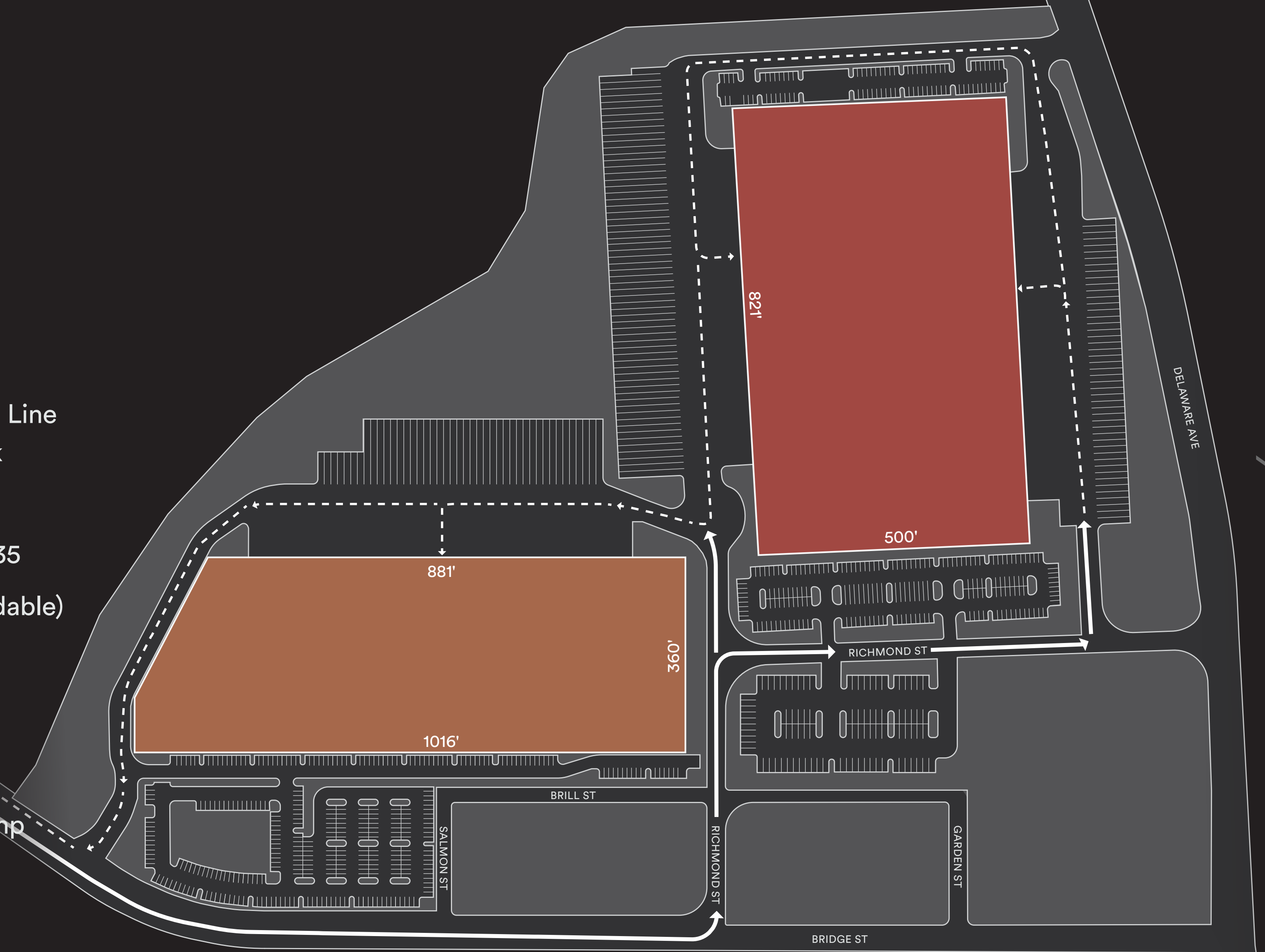


BUILDING A

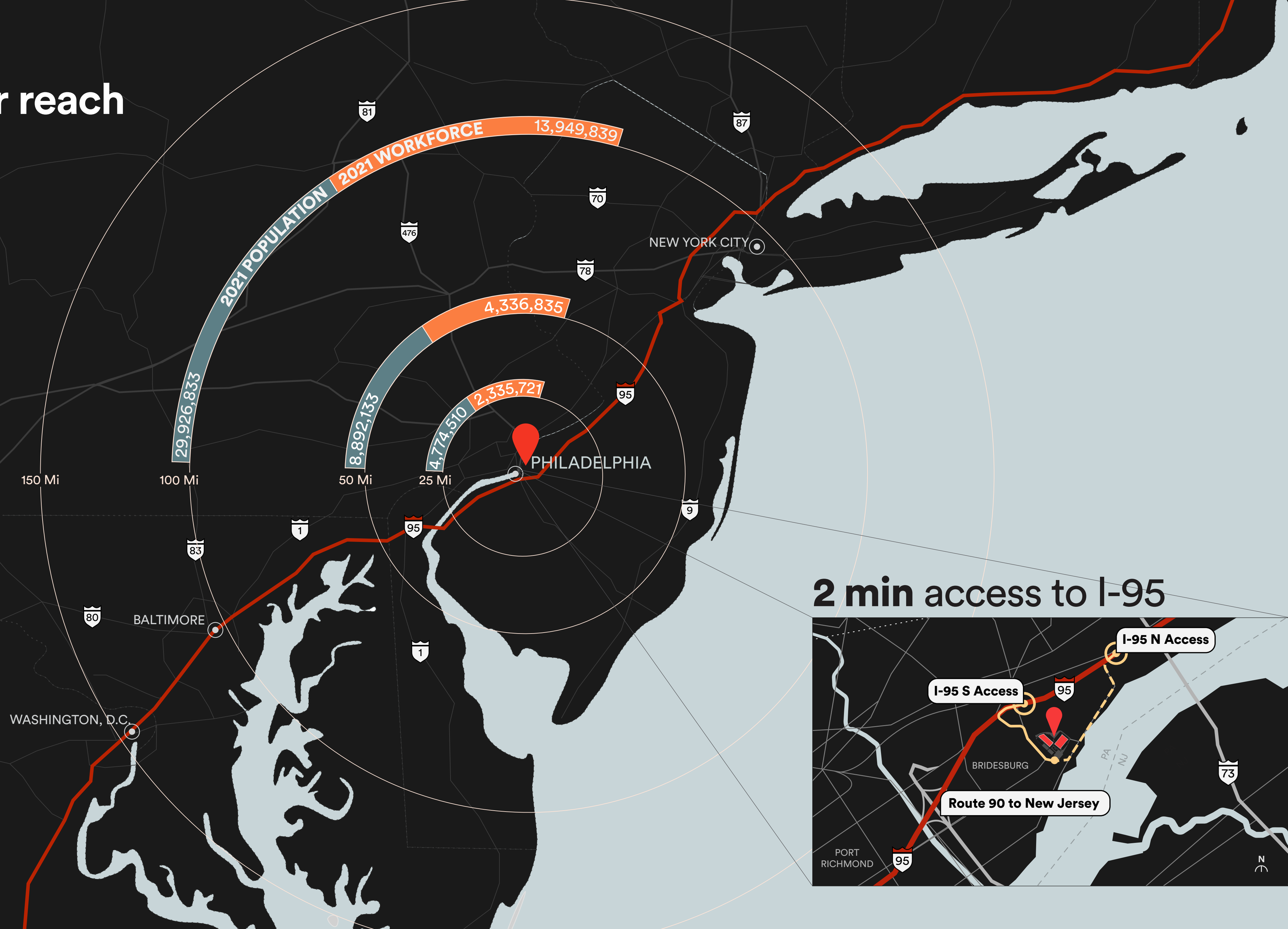
BUILDING B

BUILDING AREA	348,210 SF
BUILDING DIMENSIONS	881'+ x 360'
COLUMN SPACING	50' X 56' Typical 60' Speed Bay
TRAILER PARKING	81 Stalls
AUTO PARKING	342 Stalls
LOADING DOCK DOORS	42 Doors
DRIVE-IN DOORS	2 Doors
CLEAR HEIGHT	40' At First Column Line
TRUCK COURT	135' + Double Stack 60' Trailer Stalls
SLAB	8" Fiber Reinforced Minimum FF50/FL35
POWER	1500 Amps (Expandable) 277/480 3 Phase
LIGHTING	LED High Bay On Motion Sensor
HVAC	Gas Fired Heating And Exhaust Fans
FIRE PROTECTION	ESFR With Fire Pump And 10" Loop
ROOF	60 MIL TPO 20 Year Warranty

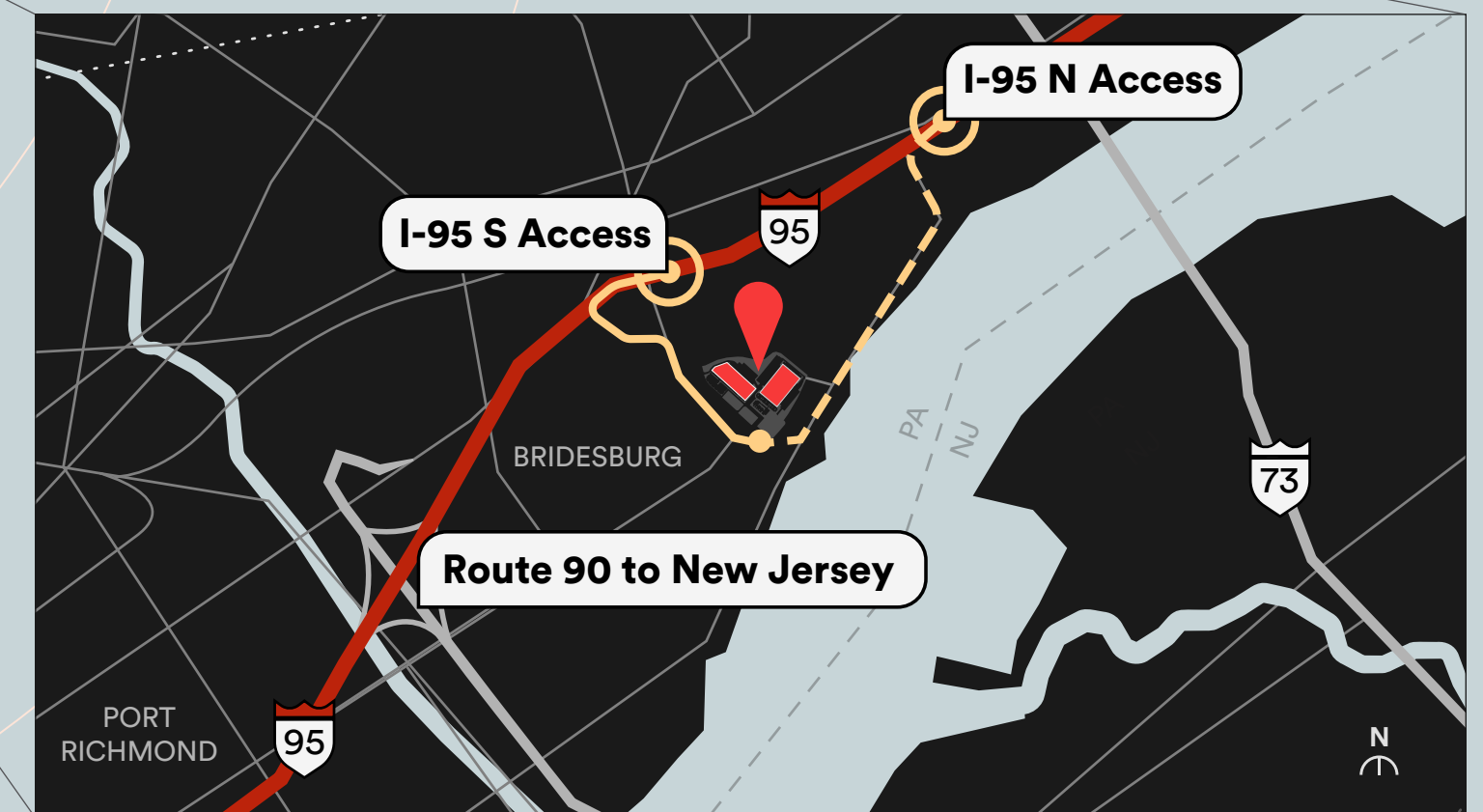
BUILDING AREA	411,000 SF
BUILDING DIMENSIONS	821' X 500'
COLUMN SPACING	50' X 56' Typical 60' Speed Bay
TRAILER PARKING	125 Stalls
AUTO PARKING	417 Stalls
LOADING DOCK DOORS	70 Doors
DRIVE-IN DOORS	4 Doors
CLEAR HEIGHT	40' At First Column Line
TRUCK COURT	135' + Double Stack 60' Trailer Stalls
SLAB	8" Fiber Reinforced Minimum FF50/FL35
POWER	1500 Amps (Expandable) 277/480 3 Phase
LIGHTING	LED High Bay On Motion Sensor
HVAC	Gas Fired Heating And Exhaust Fans
FIRE PROTECTION	ESFR With Fire Pump And 10" Loop
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Expand your reach



2 min access to I-95



Greater Philadelphia's Best Last-Mile Location

- Direct access to the 6th largest city in the US
- 2 miles to Betsy Ross & Tacony-Palmyra Bridges
- 2 miles to Tioga Marine Terminal
- 5 miles to Center City
- 10 miles to the East Coast's fastest-growing port (Packer Avenue Marine Terminal)
- \$6+ billion annual e-commerce spending within 60 min



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DH Property Holdings has deep experience in the development of best-in-class logistics facilities in challenging urban infill environments. Having developed the first multi-story industrial building on the east coast, DHPH now has more than 6 million square feet, or over \$2 billion, of Class-A urban warehouses complete or underway throughout the Northeast, including New York, Boston, and Philadelphia.



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