

Q2 2025 DELIVERY

Rockefeller Group Logistics Center ON THE **BOULEVARD**

15000 ROOSEVELT BOULEVARD, PHILADELPHIA, PA

PA **KOZ**
KEYSTONE OPPORTUNITY ZONE



TWO-BUILDING DISTRIBUTION PARK

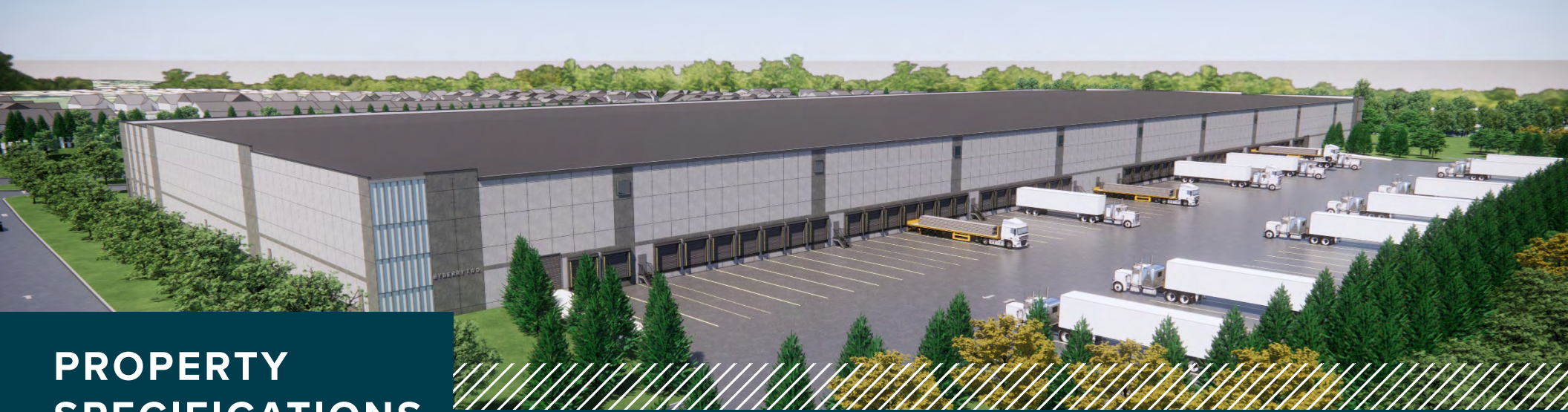
318,696 SF & 338,208 SF

ROCKONTHEBLVD.COM

ROCKEFELLER
GROUP

PCCPT

CBRE

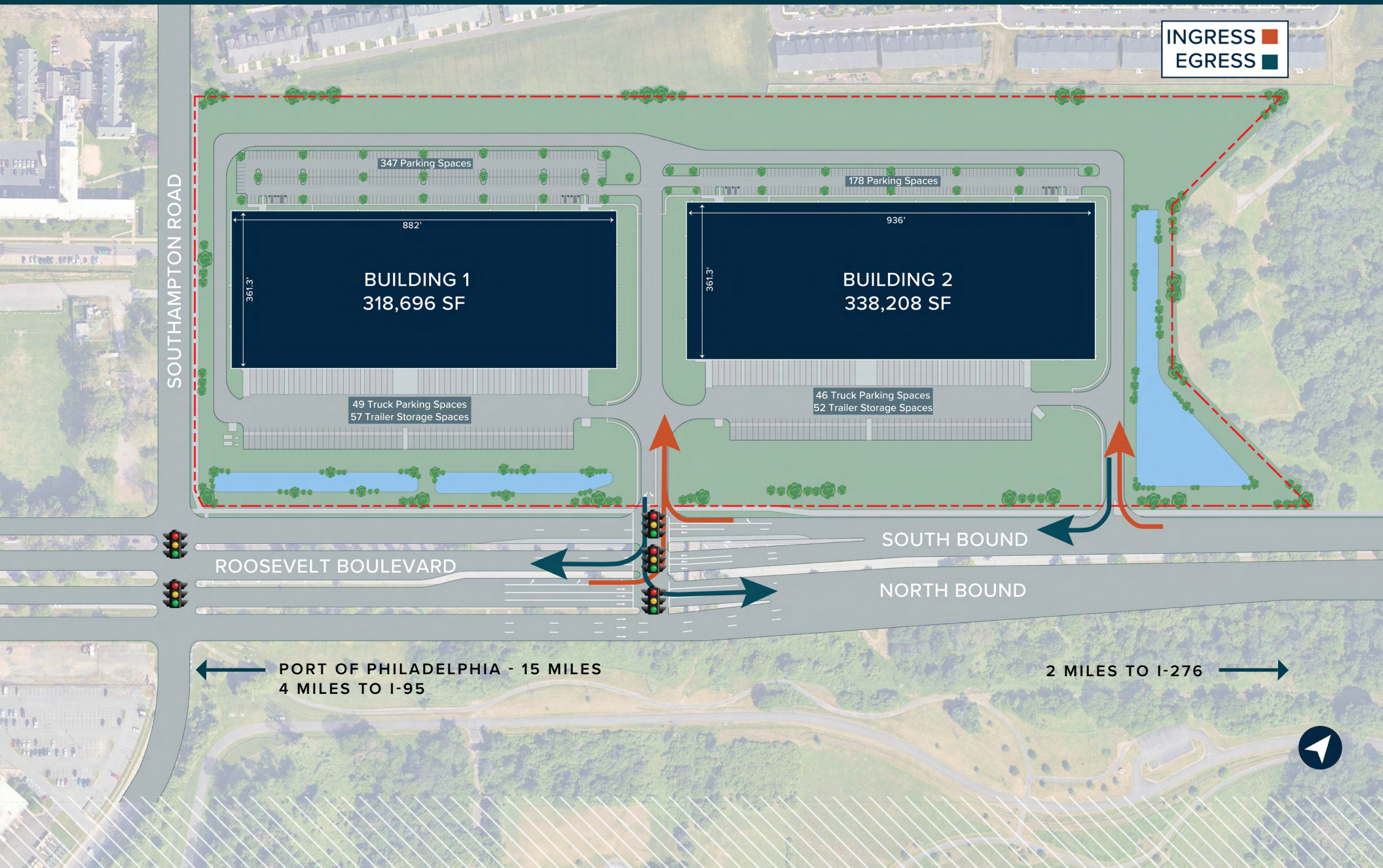


PROPERTY SPECIFICATIONS

	BUILDING 1	BUILDING 2
TOTAL BUILDING SF	318,696	338,208
BUILDING DIMENSIONS	DEPTH: 361' WIDTH: 882'	DEPTH: 361' WIDTH: 936'
CLEAR HEIGHT	36'	36'
COLUMN SPACING (TYPICAL)	54' W X 50' D WITH 60'8" SPEED BAY	54' W X 50' D WITH 60'8" SPEED BAY
DOCK DOORS	49	46
DRIVE-IN DOORS	2	2
CAR PARKING	347	178
TRAILER PARKING	57	52
SLAB	7" THICK, 4,000 PSI CONCRETE, FLOOR SLAB LOAD OF 800 PSF	7" THICK, 4,000 PSI CONCRETE, FLOOR SLAB LOAD OF 800 PSF
POWER	4,000-AMP, 277/480-VOLT, 3-PHASE, 4-WIRE; EXPANDABLE UPON REQUEST	4,000-AMP, 277/480-VOLT, 3-PHASE, 4-WIRE; EXPANDABLE UPON REQUEST
FIRE PROTECTION	ESFR	ESFR

SITE PLAN

15000 ROOSEVELT BOULEVARD, PHILADELPHIA, PA



PA

NJ

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ON THE BOULEVARD
15000 ROOSEVELT BOULEVARD, PHILADELPHIA, PA

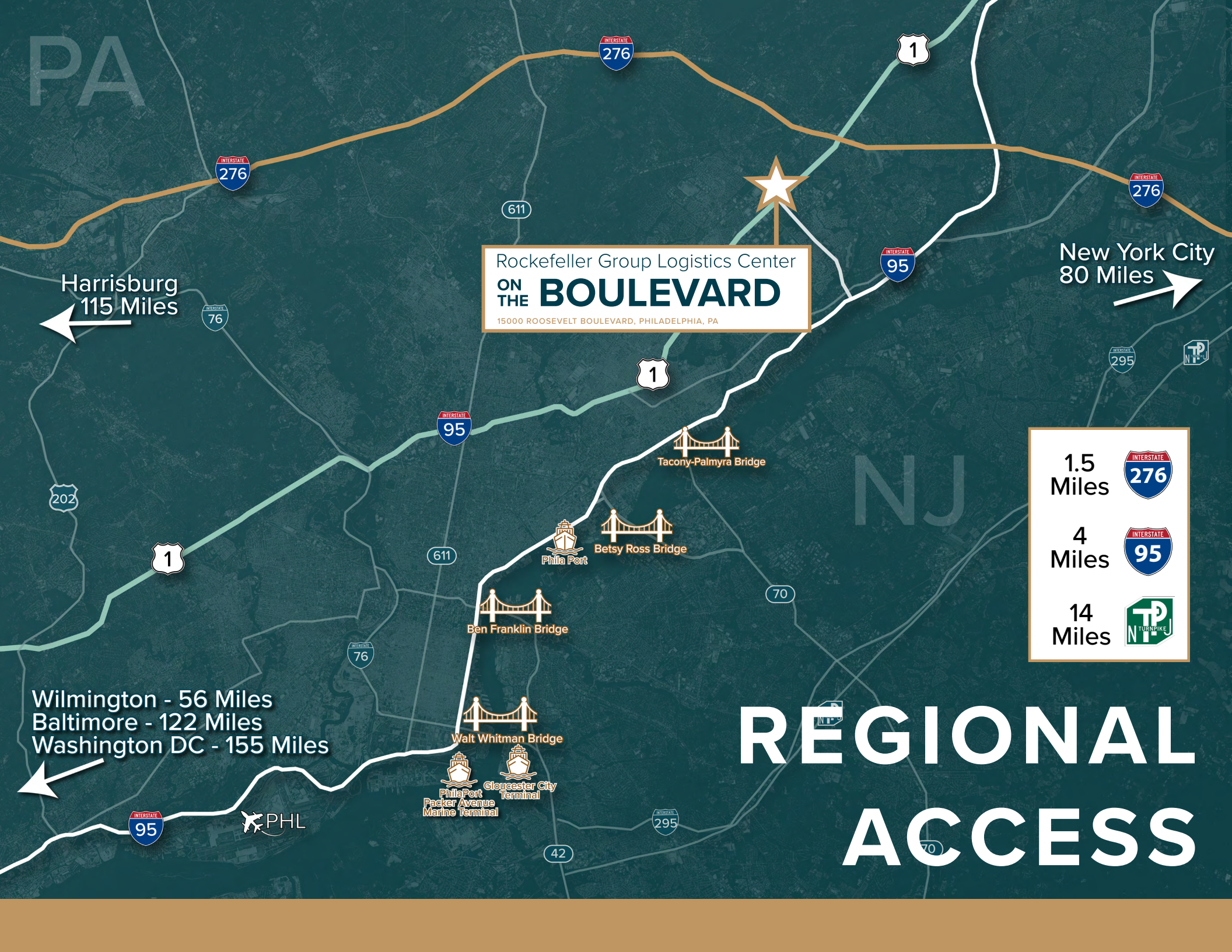
New York City
80 Miles

Harrisburg
115 Miles

Wilmington - 56 Miles
Baltimore - 122 Miles
Washington DC - 155 Miles

1.5 Miles	
4 Miles	
14 Miles	

REGIONAL ACCESS



LABOR & DEMOGRAPHICS WITHIN A 30-MINUTE DRIVE



2,222,477
TOTAL POPULATION



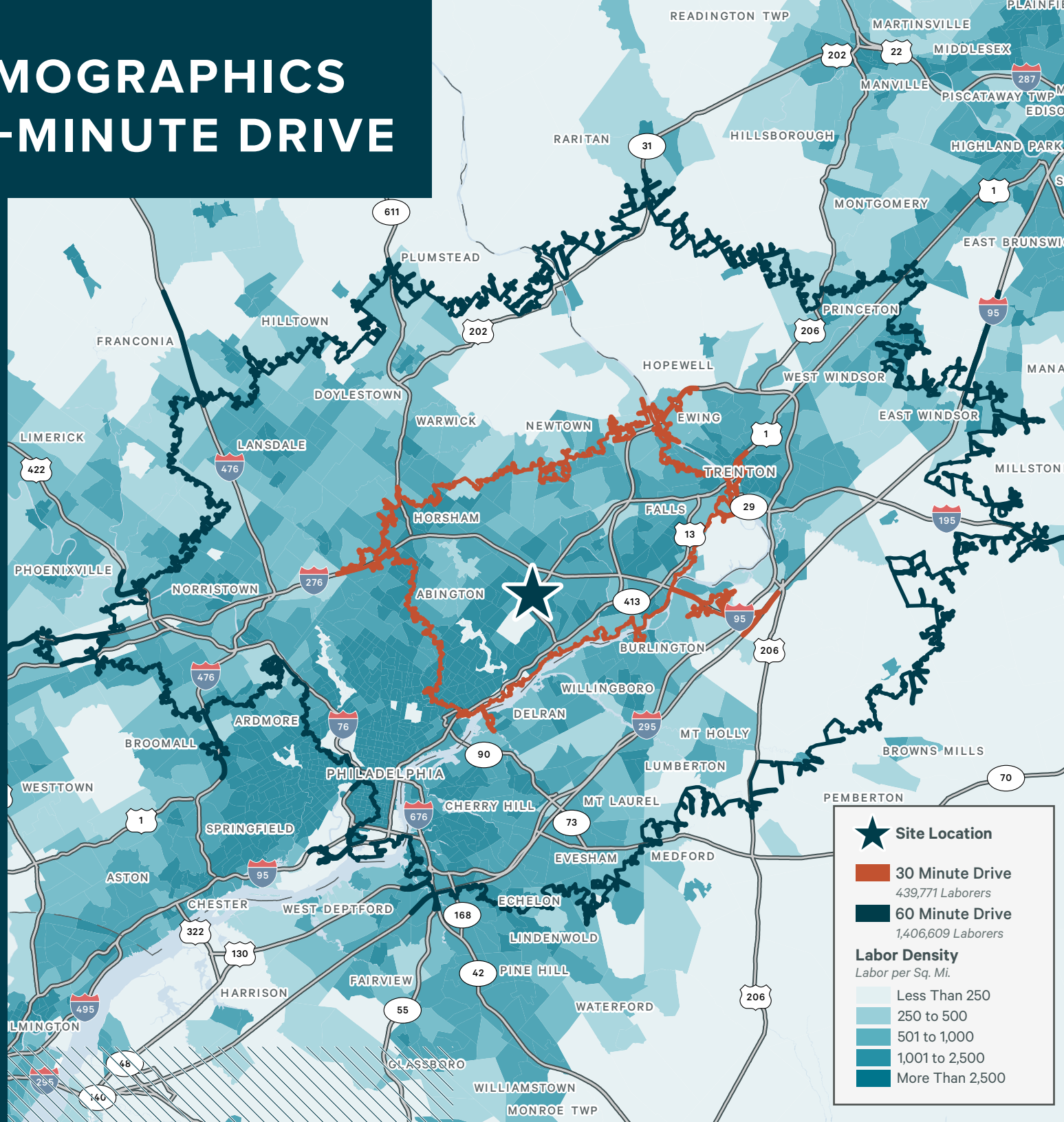
439,771
LABOR FORCE











206,319
BLUE COLLAR



60,824
TRANSPORTATION
& WAREHOUSING
WORKFORCE



-  **Site Location**
-  **30 Minute Drive**
439,771 Laborers
-  **60 Minute Drive**
1,406,609 Laborers
- Labor Density**
Labor per Sq. Mi.
-  Less Than 250
-  250 to 500
-  501 to 1,000
-  1,001 to 2,500
-  More Than 2,500



[CLICK FOR MORE DETAILS](#)

INCENTIVES

KEYSTONE OPPORTUNITY ZONE (KOZ) THROUGH 2033

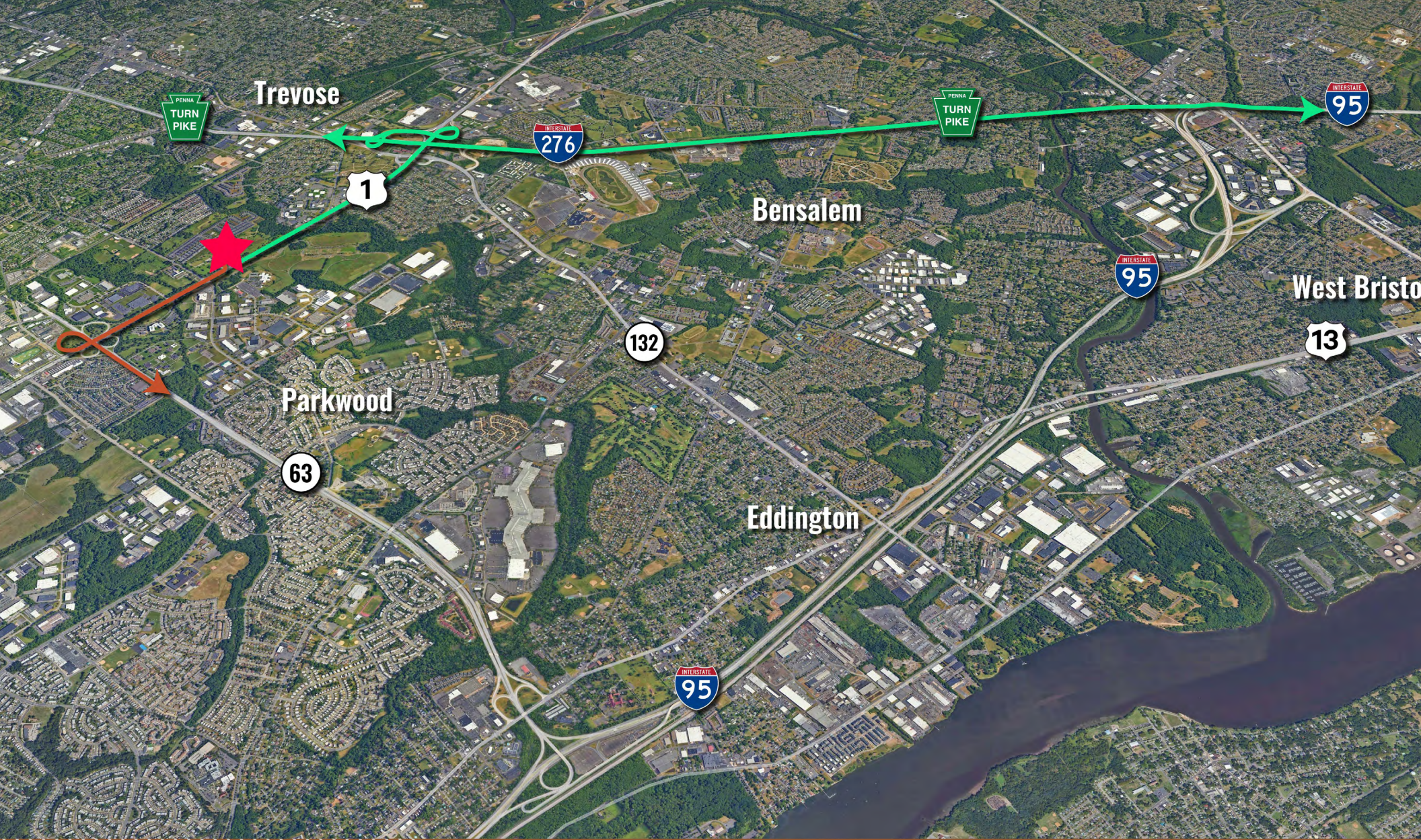
TOTAL TAXES ON ECONOMIC ACTIVITY IN THE KOZ ARE SIGNIFICANTLY REDUCED THROUGH CREDITS, WAIVERS AND BROAD-BASED TAX ABATEMENTS. THESE BENEFITS REDUCE OR ELIMINATE THE FOLLOWING TAXES:

PHILADELPHIA

- REAL ESTATE TAXES
- USE AND OCCUPANCY TAX
- EARNED INCOME / NET PROFITS TAX
- BUSINESS GROSS RECEIPTS, BUSINESS OCCUPANCY, BUSINESS PRIVILEGE AND MERCANTILE TAX
- SALES TAX (PURCHASES EXCLUSIVELY USED AND CONSUMED BY THE QUALIFIED BUSINESS IN THE ZONE)

PENNSYLVANIA

- CORPORATE NET INCOME TAX
- PERSONAL INCOME TAX
- SALES AND USE TAX (PURCHASES CONSUMED AND USED BY THE QUALIFIED BUSINESS IN THE ZONE)
- MUTUAL THRIFT INSTITUTION TAX
- BANK AND TRUST COMPANY SHARES TAX



HIGHWAY ACCESS

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LICENSED REAL ESTATE BROKER

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