

2500 LEAGUE ISLAND BOULEVARD

Award-Winning cGMP Space in the Philadelphia Navy Yard



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

Gattuso



130,307 SF on 6.50 AC
R&D Flex/Industrial space



Building can be subdivided to accommodate tenants from 40,000 SF to 130,000 SF



Designed by SITIO architects and targeting LEED v4 Silver Certification



Keystone Opportunity Zone (KOZ) Program: one of the top economic development strategies in the nation, qualified parcels grant users with state and local tax benefits.



Tap into Philadelphia's innovation ecosystem, renowned for being one of the leading talent hubs for biotech companies in the nation.



Knock-Out Panels for Customizable Loading Capabilities:
9' by 10' Dock Door Present



Opportunity to work with life sciences companies in the Navy Yard submarket



Ample Car Spaces on both sides of building



250 PSF live load capacity for the floor slab, with structurally upgraded roof (60 PSF) for tenant equipment



30' clear height with 40' by 50'/60' column width
Fire Protection: Wet Sprinkler System



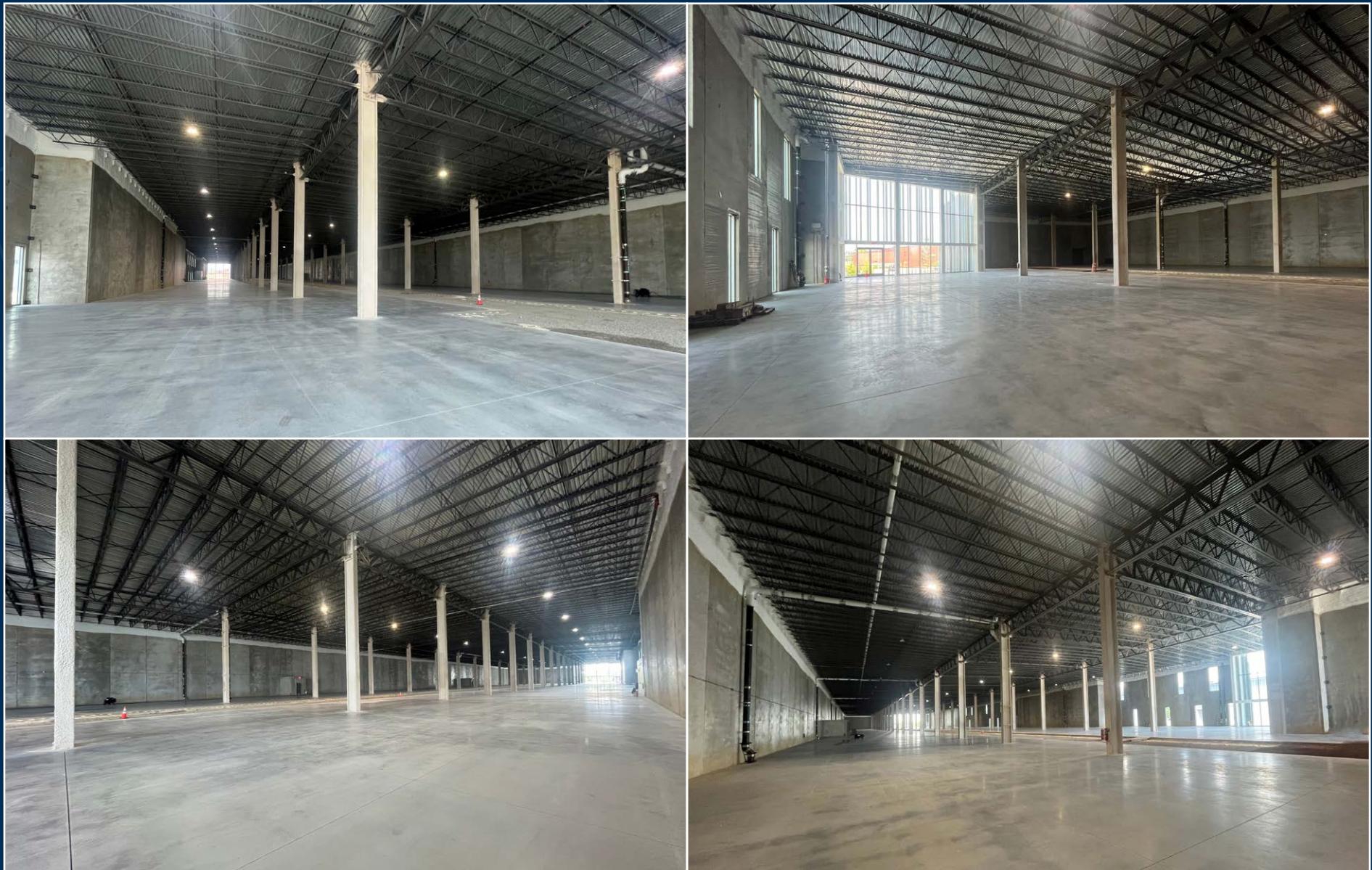
Dual circuit service to the site from the electric substation. Building serviced by a 1500kVa 13.2kv 480/277Y transformer, which can be upgraded to meet tenant requirements



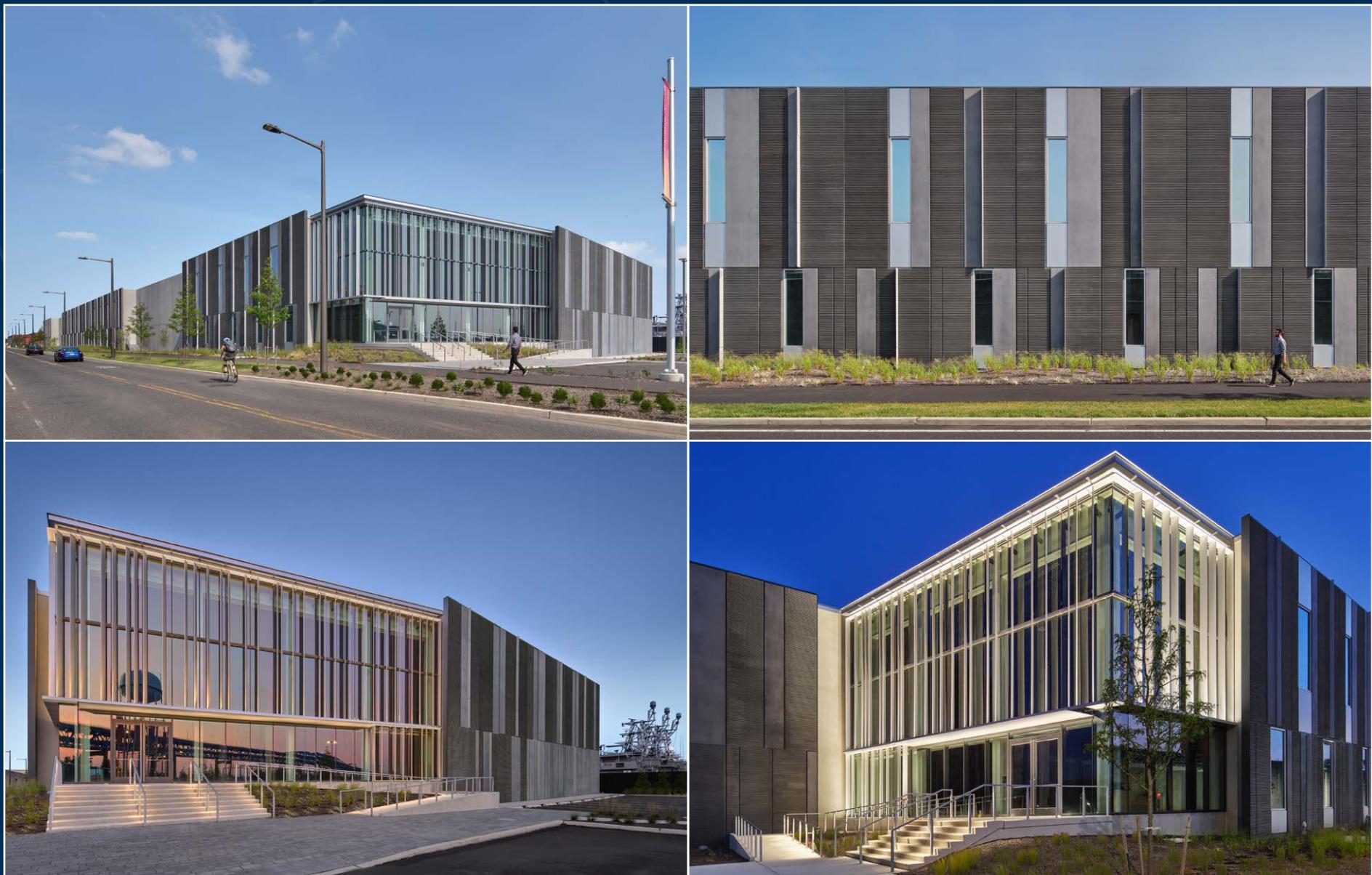
Direct/immediate connections available on-site to electric power, natural gas (high-pressure), water, wastewater/sewer and fiber/broadband



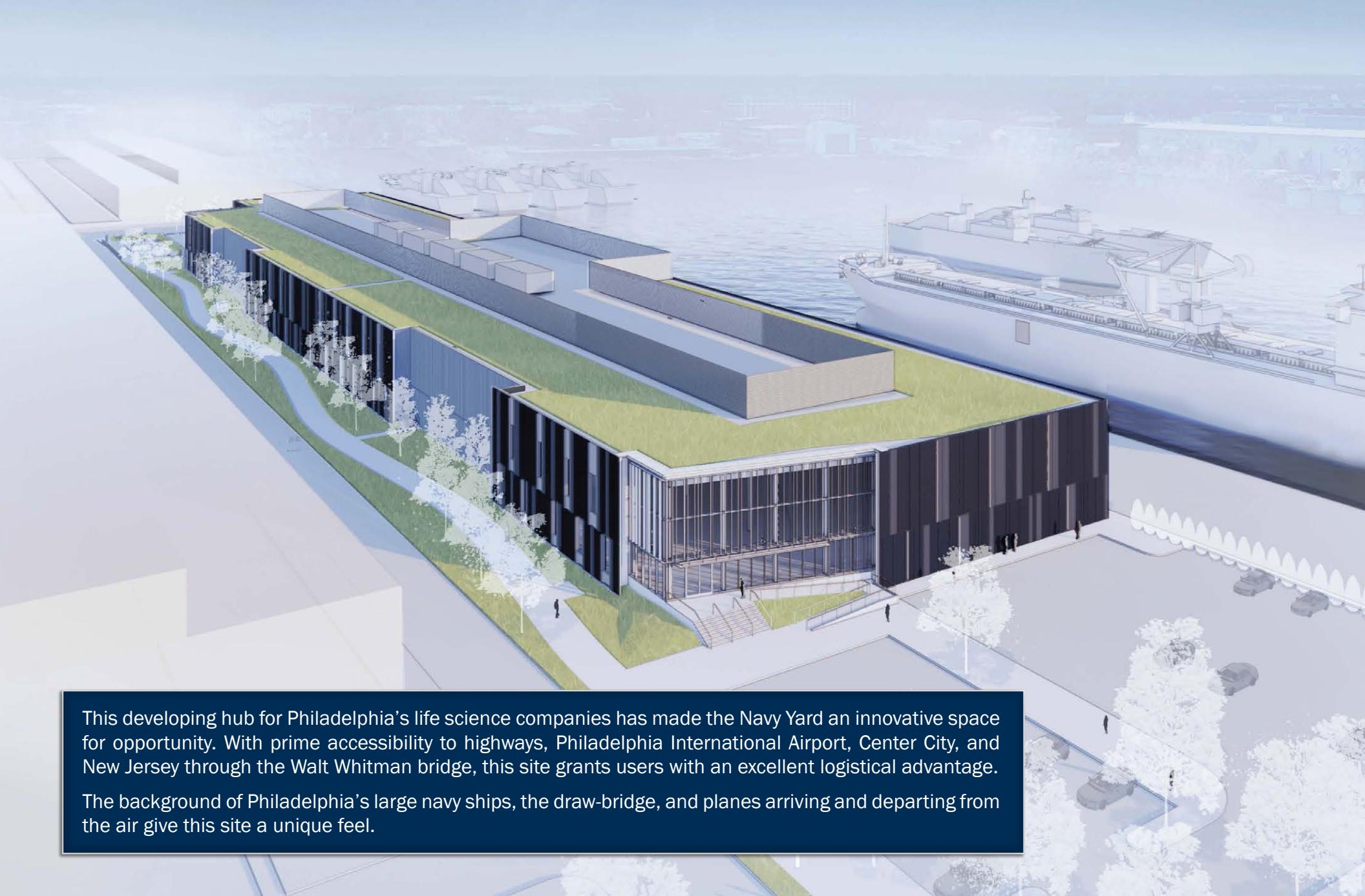
BUILDING SPECIFICATIONS



INTERIOR IMAGES



EXTERIOR IMAGES



This developing hub for Philadelphia's life science companies has made the Navy Yard an innovative space for opportunity. With prime accessibility to highways, Philadelphia International Airport, Center City, and New Jersey through the Walt Whitman bridge, this site grants users with an excellent logistical advantage.

The background of Philadelphia's large navy ships, the draw-bridge, and planes arriving and departing from the air give this site a unique feel.

PROPERTY SETTING



UNIVERSITY CITY

CENTER CITY

EXIT TO I-95

THE NAVY YARD

30TH STREET STATION

Distance: 6 miles

CENTER CITY, PHILADELPHIA

Distance: **6.8 miles**

NRG STATION
Distance: **1.3 miles**

2500 LEAGUE ISLAND BLVD.

EASTWICK STATION

Distance: **4.3 miles**

PHL INTERNATIONAL AIRPORT

Distance: 5 miles

WALT WHITMAN BRIDGE

LOCATION MAP

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