

BRIDGE POINT SOUTH PHILADELPHIA

BRIDGE

6310 Passyunk Avenue | Philadelphia, PA



CLASS A DISTRIBUTION CENTER

PROUDLY PURSUING

LEED
CERTIFICATION



THE PROJECT IS REGISTERED WITH THE CERTIFICATION GOAL OF LEED GOLD

HIGHLIGHTS

- Access to the 7th largest U.S. MSA, and to 6.3 million people within a 60-minute drive
- 10-Year Philadelphia Real Estate Tax Abatement
- Best-in-Class design offering a clear height of 40', excess car/trailer parking, flexibility, and superior functionality
- Immediate access to I-76, I-95, I-476, New Jersey, PhilaPort and the Philadelphia International Airport

AVAILABLE SPACE

487,590 SF

CROSS-DOCK FACILITY

Divisible

DELIVERY DATE

Q3 2024

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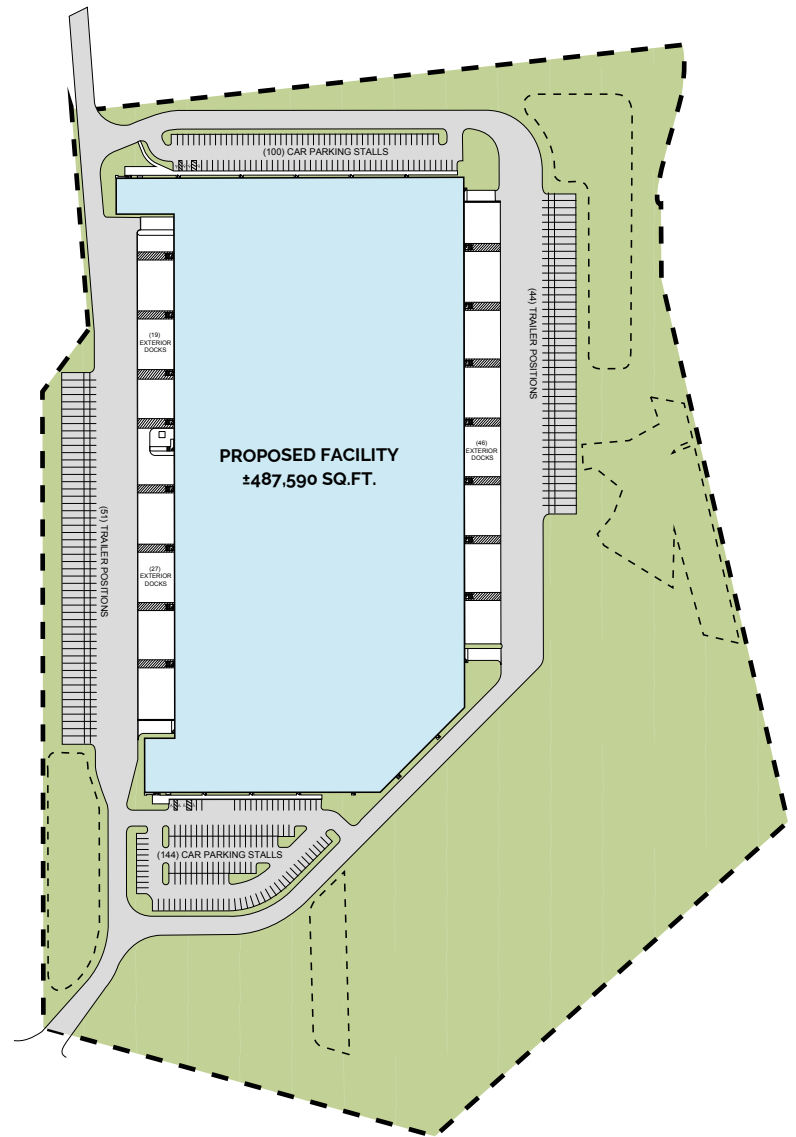


SITE PLAN & BUILDING SPECIFICATIONS



487,590 SF

- Divisible
- Clear Height: 40'
- Loading Docks: 91 (9' x 10')
- Drive-in Doors: 4 (14' x 16')
- Car Parking: 244 car parking spaces
- Trailer Parking: 95 trailer spaces
- Truck Court: 185'
- Spec Office: To Suit
- Building Dimensions: 480'd x 1,015'w
- Site Size: 40.9 acres
- Column Spacing: 55'w x 50'd with 65'd speed bays
- Floor: 8" thick unreinforced concrete slab
- Roof: Single ply, 60-mil TPO, R-30 roof insulation
- Fire Protection: ESFR
- Lighting: LED motion activated; 25 F.C.
- Dock Equipment: All dock doors fully equipped with seals, bumpers, lights and 45,000 lb. levelers
- Power: 4,000 amp, 3-phase, 480V
- Construction: Precast concrete panels
- HVAC: Gas-fired Cambridge units; 60° inside when 0° outside





HIGHLIGHTS



PHILADELPHIA

7th largest MSA in the U.S.

within a 24-hour drive to 69.8% of the Canadian and U.S. population



PHILAPORT

Fastest growing U.S. port in 2020 based on TEU container volume

over \$500MM committed to modernization efforts



PHILADELPHIA INTERNATIONAL AIRPORT

Plans to expand air cargo footprint by 136 acres and triple cargo capacity

Location	Miles	Minutes
Schuylkill Expressway (I-76)	1 mile	3 minutes
I-95	2 miles	5 minutes
Philadelphia International Airport	4 miles	10 minutes
Walt Whitman Bridge	5 miles	8 minutes
PhilaPort	5 miles	10 minutes
Center City	6 miles	16 minutes
Northeast Extension (I-476)	9 miles	12 minutes
King of Prussia, PA	22 miles	38 minutes
Pennsylvania Turnpike (I-276)	30 miles	32 minutes
Port NY/NJ	93 miles	90 minutes



15 MINUTES

TOTAL POPULATION

635,784

TOTAL LABOR FORCE

318,422

BLUE COLLAR %

16%

UNEMPLOYMENT RATE

6.0%

30 MINUTES

TOTAL POPULATION

2,614,488

TOTAL LABOR FORCE

1,285,714

BLUE COLLAR %

17%

UNEMPLOYMENT RATE

6.3%

60 MINUTES

TOTAL POPULATION

6,308,047

TOTAL LABOR FORCE

3,227,555

BLUE COLLAR %

18%

UNEMPLOYMENT RATE

5.2%



74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

HEADQUARTERS

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www.bridgeindustrial.com