

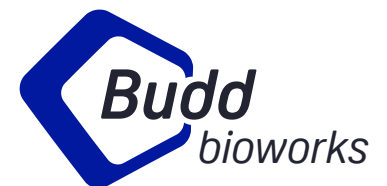
# Budd pioneer

3431 Fox Street, Philadelphia, PA 19129

## Where Cures *Come to Life*

**Pioneer** is where the biggest ideas at the Budd Bioworks campus will be fully realized with 154,000 square feet ready to mobilize for global scale pharmaceutical production. An additional 84,000 square feet is available for lease as QA/QC Lab, R&D and Office.

[buddbio.com](http://buddbio.com)



**PLYMOUTH GROUP**

Leasing Agent

**Colliers**

## At a Glance

### Budd pioneer



**238,000 SF**  
total Pioneer Building



**154,000 SF**  
cGMP manufacturing



**84,000 SF**  
QA/QC Lab, R&D and Office



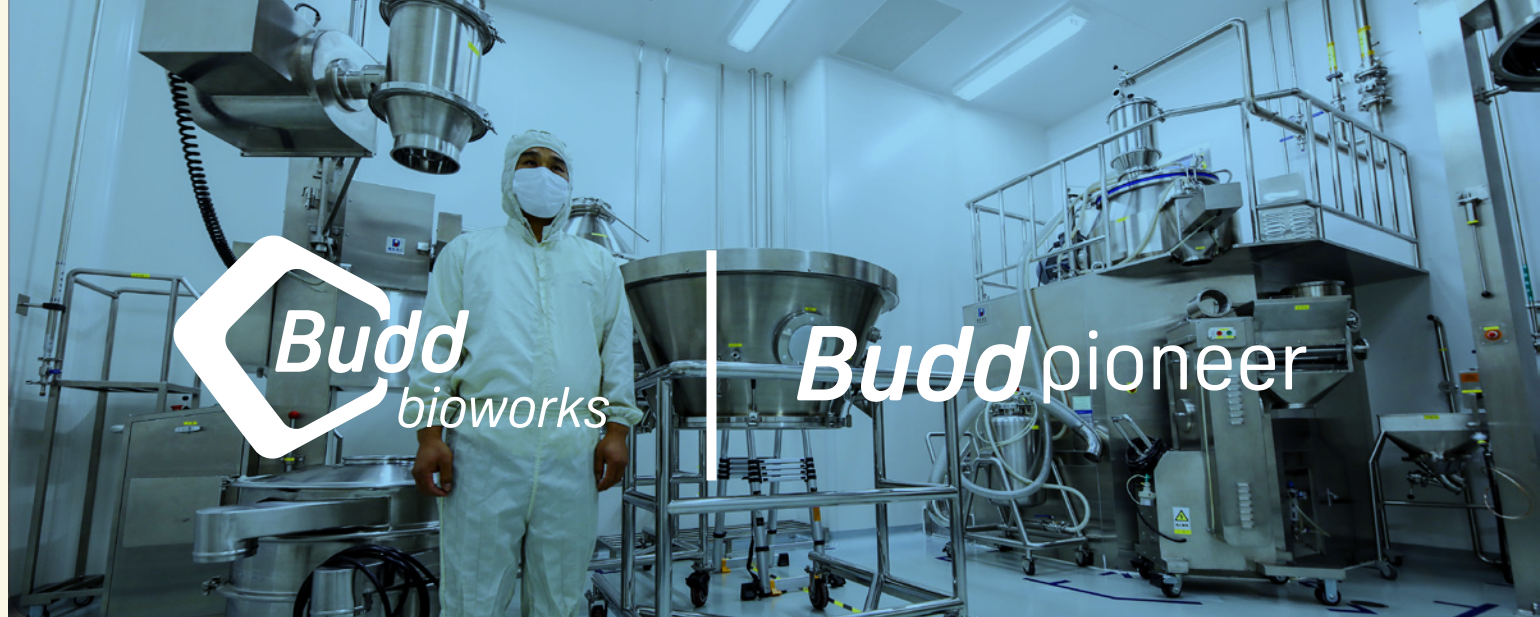
**1,700**  
parking spaces campuswide



**Campus Amenities**  
fitness center / courtyard



**Accessibility**  
Route 1 & 13 / SEPTA



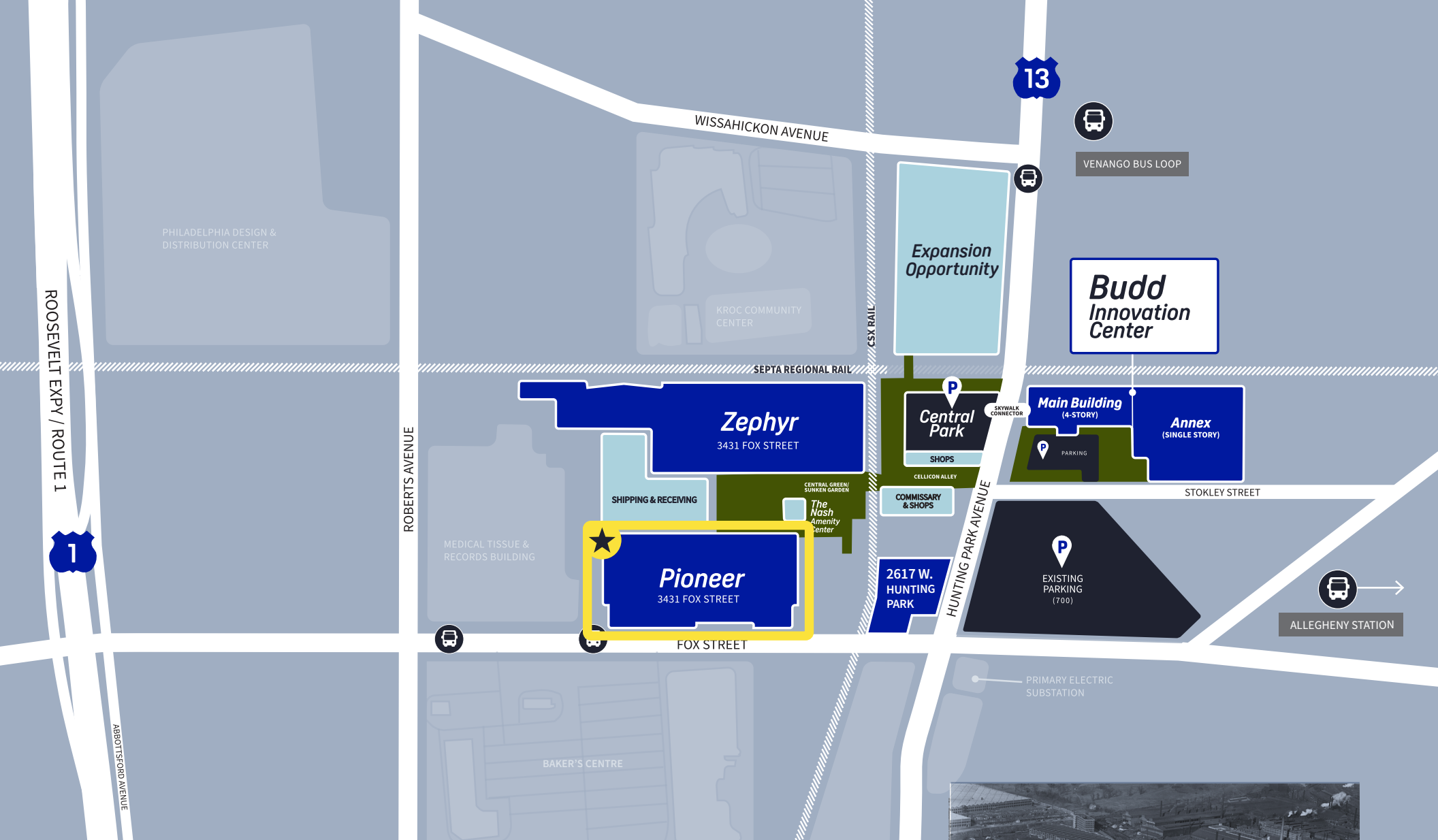
# Moving Science *Forward*

## Pioneer Highlights

- Located within Budd Bioworks, a proven strategic manufacturing campus with an exciting redevelopment plan
- Exceptional flexibility for tenant-driven custom design
- Secure, interior orientation with ample parking plan and truck access
- On-campus specialized infrastructure and planned partners to support biomedical firms, including biomedical workforce development
- Well capitalized, hands-on owner and development team engineered for science

## Location Highlights

- Central to the thriving Philadelphia biocluster with world class research institutions and talent. Just 15 minutes to University City
- Central East Coast location with efficient regional road access
- Approximately 15 miles to the Philadelphia International Airport
- Doorstep accessibility by public transportation
- Easily access suburban biomedical worker pools, with the largest expanse of free parking in the City of Philadelphia



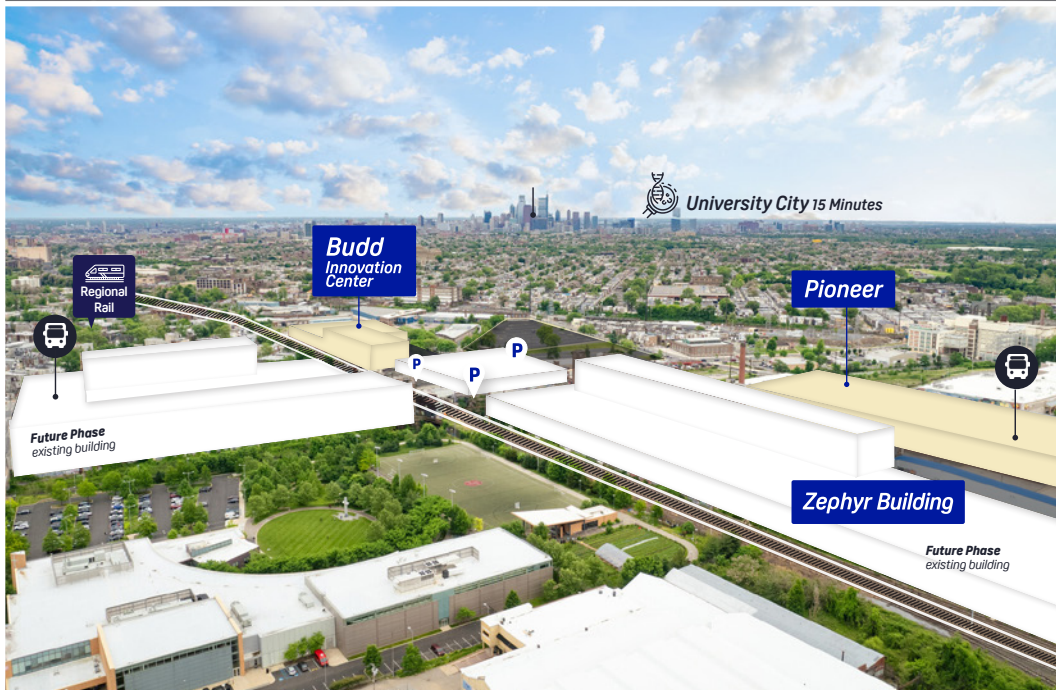
## Budd Campus

*Mass producing pioneering steel applications that revolutionized transit from the automobile to outer space is our heritage, accelerating critical cures to market is our future.*



# Budd pioneer

3431 Fox Street, Philadelphia, PA 19129



# Floor Plan

# FIRST FLOOR

154,000 SF cGMP Manufacturing  
Test Fit





# Pioneer Building Specifications

<b>Address</b>	3431 Fox Street, Philadelphia, PA 19129
<b>Building Description</b>	154,00 RSF in 1 story high bay space area 84,000 RSF on 2 floors in multi-story area 238,000 SF - Building Total
<b>Floor Structure</b>	16 inch concrete slab on grade
<b>Building Frame</b>	Steel frame with concrete slab on grade
<b>Building Envelope</b>	Brick façade, new EPDM roof, insulated glass windows
<b>Column Spacing</b>	<ul style="list-style-type: none"><li>• High Bay - 25' East/West, 75' North/South</li><li>• 2-Story - 25' X 25'</li></ul>
<b>Floor To Floor Height</b>	<ul style="list-style-type: none"><li>• High bay – 36' clear to underside of trusses, 65' to deck</li><li>• 2-Story – 14' clear to deck above</li></ul>
<b>Loading Dock</b>	(3) existing truck loading docks, additional provided as needed with docks/levelers
<b>Campus Parking</b>	<ul style="list-style-type: none"><li>• 920 proposed in a central parking facility on Hunting Park Avenue</li><li>• 740 outdoor parking spots accessed from Stokley Street</li><li>• 30 visitor parking spaces at BIC</li></ul>
<b>Electric Systems</b>	<ul style="list-style-type: none"><li>• 13.2 kV feeder to a 1,200A exterior switchgear</li><li>• (3) 2,500 kVA substations with MTM 4,000A switchboard.</li><li>• (2) 3MW emergency diesel fuel generators</li></ul>

## HVAC

- Cooling - 2.0 CFM/SQFT, 12 air changes/hour
- 100% outside air for lab/manufacturing uses
- Electric unit heating, cooling towers and chillers for cooling
- Areas on roof and in basement to address specialized equipment requirements

## Plumbing

Serviced by 8 inch main on Fox Street, with a second 12 inch main on Roberts Avenue if required

## Fire Safety

Full sprinkler and fire alarm coverage throughout the entire building

## ADA

Building is ADA compliant

## Utilities

**Electric:** PECO  
**Gas:** PGW  
**Water & Sewer:** Philadelphia Water Department  
**Tele/Data:** Comcast

## Lab Gases

Compressed air will be provided as part of base building infrastructure

## Utility Yard

Exterior utility yard with truck access for specialty gas storage tanks and emergency generators





## A community *for science*

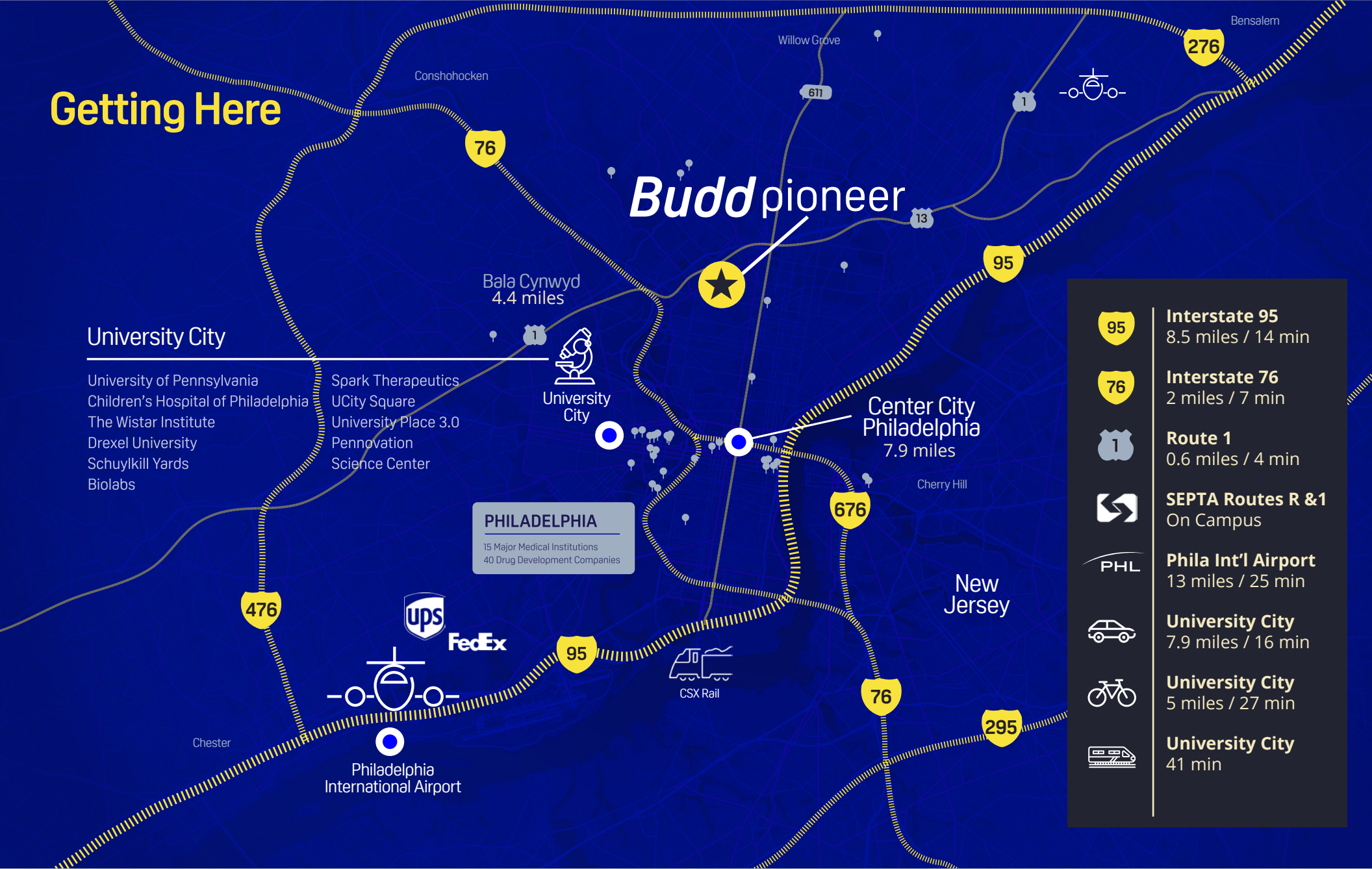
Our campus development plan has been thoughtfully conceived to provide for all the supporting services required by biomedical occupiers. Future tenants can anticipate on-site resources for the following:

### Planned and underway

- Analytical and QC/QA Testing
- Shared Instrument/Equipment Core
- Shared Animal Facility
- Incubator and Shared Lab
- Workforce Training
- Manufacturing Collaboration Center
- Cryo Storage
- Curated Lab Consumables & PPE Supply



# Getting Here



	<b>Interstate 95</b> 8.5 miles / 14 min
	<b>Interstate 76</b> 2 miles / 7 min
	<b>Route 1</b> 0.6 miles / 4 min
	<b>SEPTA Routes R &amp; 1</b> On Campus
	<b>Phila Int'l Airport</b> 13 miles / 25 min
	<b>University City</b> 7.9 miles / 16 min
	<b>University City</b> 5 miles / 27 min
	<b>University City</b> 41 min

## Proximity to Major Cities



**New York City**  
2hr 6min

**Baltimore**  
1hr 54min

**Washington, D.C.**  
3hr 8min

**Boston**  
5hr 11min

**Norfolk**  
5hr 23min

**Toronto**  
7hr 57min

## The Campus

Budd Bioworks is a 37-acre urban campus supporting a range of uses from discovery to production such as incubators, R&D, lab and pilot through commercial scale manufacturing.

Philadelphia's Cellicon Valley is the capital of cell and gene therapy with world-leading scientists and institutions. Budd, located just 15 minutes from its academic and research core, is a proven strategic manufacturing center with powerful infrastructure, climate resiliency and exceptional connectivity that fueled its legacy of mobilizing transformative ideas in transportation.

Offering the largest white box manufacturing spaces available for immediate buildout in Philadelphia today and biomedical workforce training programs delivered direct on site, the Budd Bioworks is a partner that can support and scale your cures, moving our partner firms towards the goals of tomorrow.

[buddbio.com](http://buddbio.com)

**Phase 1 Budd innovation center**  
Lab, R&D, Office 127,232 SF  
cGMP Manufacturing 79,744 SF  
Total 232,976 SF  
Largest expanse of free parking in the city  
Ready for Lease

**Philadelphia**  
Home to world class research UPenn, CHOP, Wistar and others  
8th largest talent market in the U.S. for life sciences  
Workforce of 750,000  
University City 15 Minutes

**Phase 1 Budd pioneer**  
cGMP Manufacturing 154,000 SF  
QA/QC Lab, R&D, Office 84,000 SF  
Total 238,000 SF  
Ready for Lease

Regional Rail

Future Phase existing building

Zephyr Building

Future Phase existing building

**37 ACRE URBAN BIO CAMPUS / 2.7 M SF OF SPACE / 10 PRIMARY BUILDINGS**



# PLYMOUTH GROUP

Contact our representatives for more information on leasing at Budd Bioworks:



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