

BRIDGE POINT PHILADELPHIA

2951 Orthodox Street | Philadelphia, PA

 **BRIDGE**

AVAILABLE FOR IMMEDIATE OCCUPANCY



TWO BUILDING DEVELOPMENT

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 6.2 million people within a 60-minute drive
- 10-Year Philadelphia Real Estate Tax Abatement
- Best-in-Class design offering 36' and 40' clear heights, excess car/trailer parking, flexibility, and superior functionality
- Immediate access to I-95 and New Jersey, as well as site visibility from I-95 and the Betsy Ross Bridge

AVAILABLE SPACE

740,701 SF

CROSS-DOCK FACILITY

148,611 SF

NOW LEASED

Divisible

KYLE LOCKARD

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LARRY MAISTER

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JEFF LOCKARD

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NATE DEMETSKY

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BUILDING 2

740,701 SF

Divisible

Clear Height: 40'

Exterior Docks: 113 (9' x 10")

Drive-in Doors: 4 (14' x 16')

Car Parking: 415 car parking spaces

Trailer Parking: 141 trailer spaces

Truck Court: 130'

Spec Office: 2,500 SF

Building Dimensions: 650'd x 1,157'w

Site Size: 62.2 acres

Column Spacing: 55'w x 44'6"d with 68'd speed bays

Floor: 8" thick unreinforced concrete slab

Roof: Single ply, 60-mil TPO, R-30 roof insulation

Fire Protection: ESFR

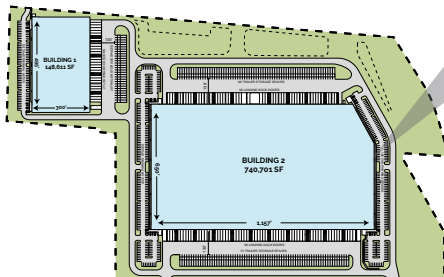
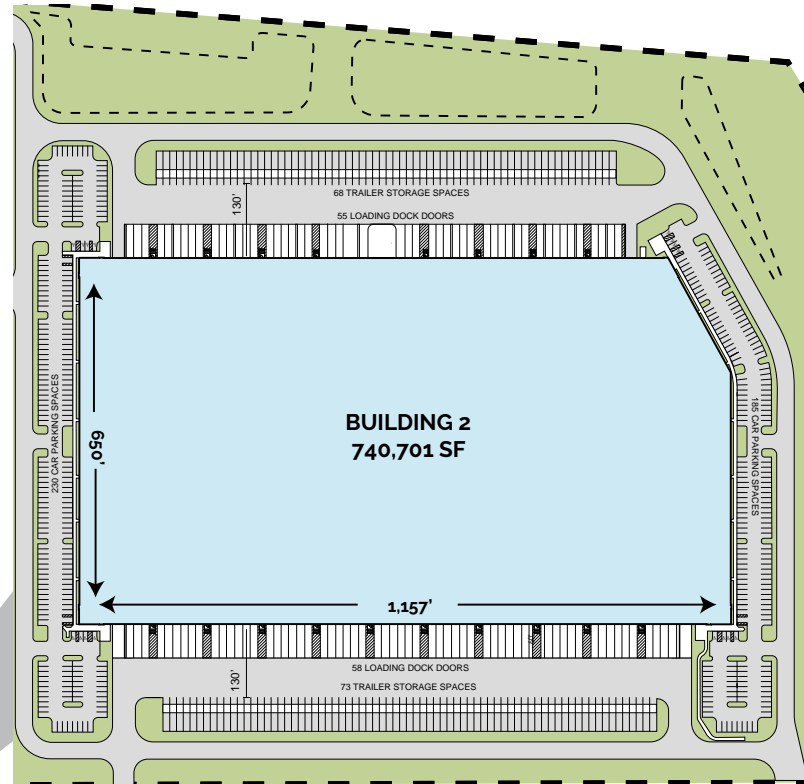
Lighting: LED motion activated; 25 F.C.

Dock Equipment: All dock doors fully equipped with seals, bumpers, lights and 35,000 lb. levelers

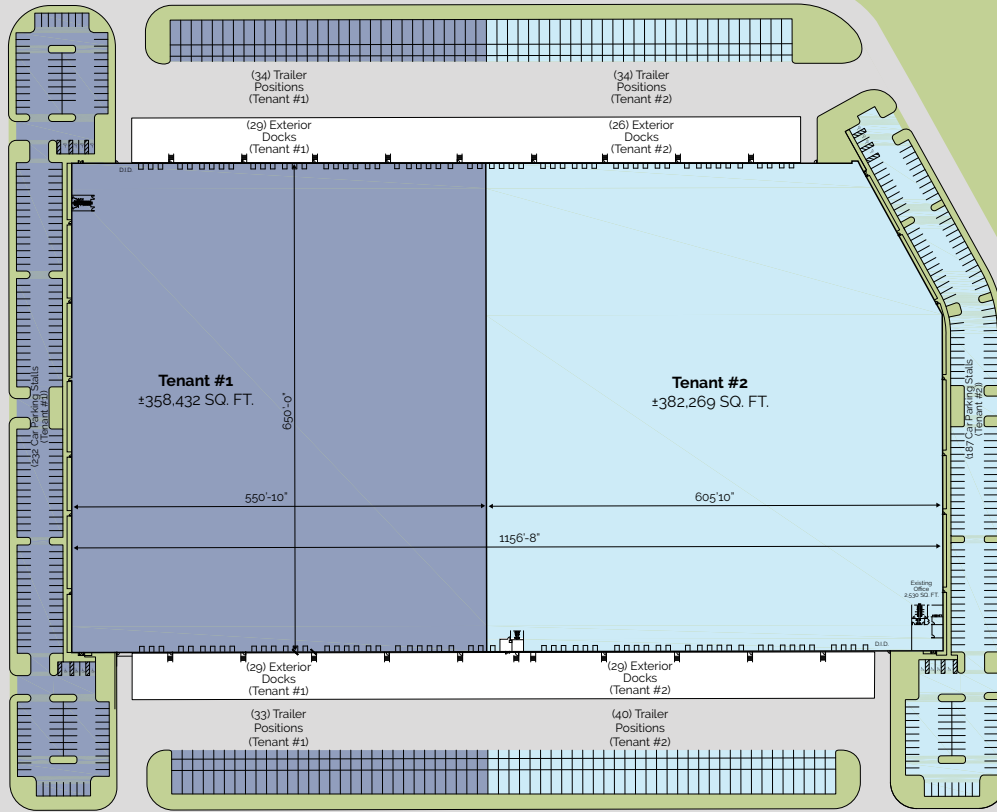
Power: 4,000 amp, 3-phase, 480V

Construction: Precast concrete panels

HVAC: Gas-fired Cambridge units



DEMISING PLAN - OPTION 1

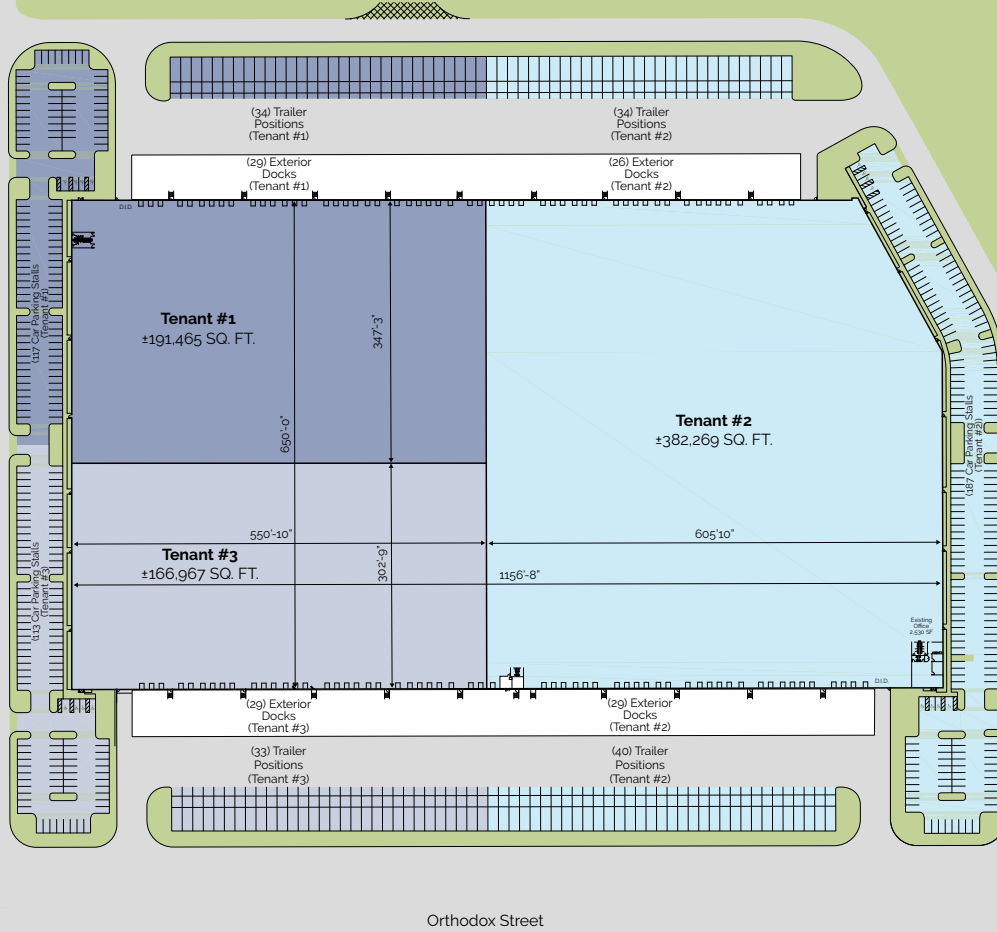


- Tenant #1**
- Square Feet: ±358,432 SF (650'd x 550'10"w)
 - Loading Configuration: Cross-dock
 - Dock Doors: 58 (9' x 10')
 - Drive-In Doors: 2 (14' x 16')
 - Trailer Parking: 67 trailer spaces
 - Car Parking: 232 car parking spaces
 - Column Spacing: 55'w x 44'6"d with 68'd speed bays

- Tenant #2**
- Square Feet: ±382,269 SF (650'd x 605'10"w)
 - Loading Configuration: Cross-dock
 - Dock Doors: 55 (9' x 10')
 - Drive-In Doors: 2 (14' x 16')
 - Trailer Parking: 74 trailer spaces
 - Car Parking: 187 car parking spaces
 - Column Spacing: 55'w x 44'6"d with 68'd speed bays



DEMISING PLAN - OPTION 2



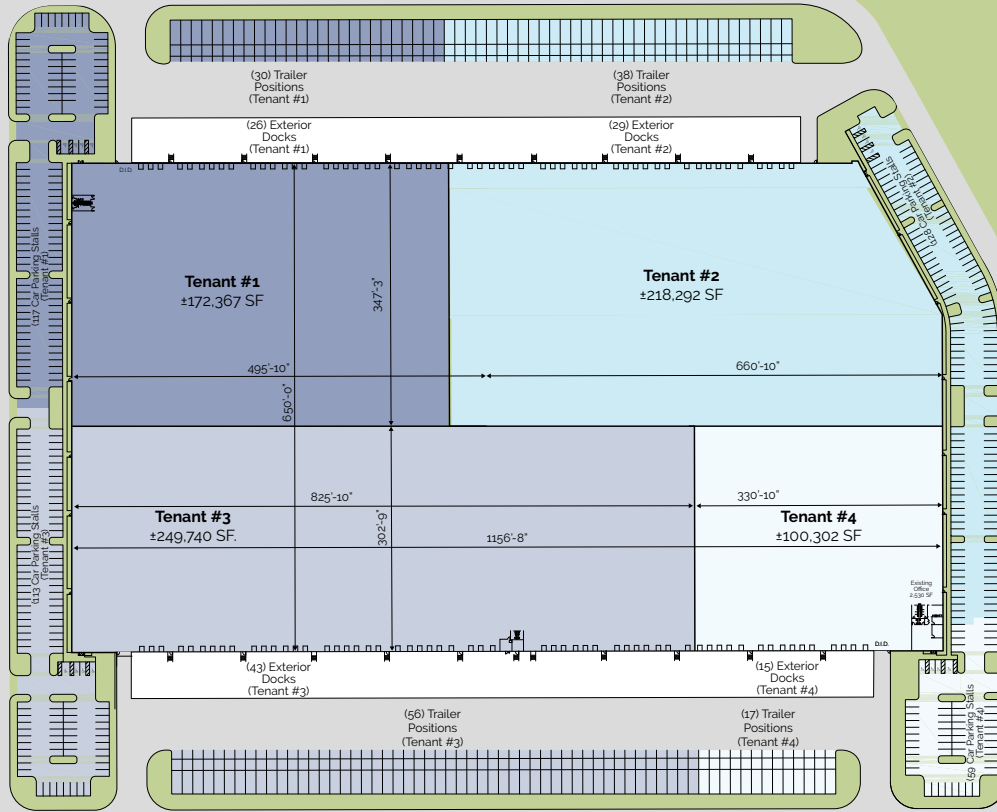
- ### Tenant #1
- Square Feet: ±191,465 SF (347'3"d x 550'10"w)
 - Loading Configuration: Single-side
 - Dock Doors: 29 (9' x 10')
 - Drive-In Doors: 1 (14' x 16')
 - Trailer Parking: 34 trailer spaces
 - Car Parking: 117 car parking spaces
 - Column Spacing: 55'w x 44'6"d with 68'd speed bays

- ### Tenant #2
- Square Feet: ±382,269 SF (650'd x 605'10"w)
 - Loading Configuration: Cross-dock
 - Dock Doors: 55 (9' x 10')
 - Drive-In Doors: 2 (14' x 16')
 - Trailer Parking: 74 trailer spaces
 - Car Parking: 187 car parking spaces
 - Column Spacing: 55'w x 44'6"d with 68'd speed bays

- ### Tenant #3
- Square Feet: ±166,967 SF (302'9"d x 550'10"w)
 - Loading Configuration: Single-side
 - Dock Doors: 29 (9' x 10')
 - Drive-In Doors: 1 (14' x 16')
 - Trailer Parking: 33 trailer spaces
 - Car Parking: 113 car parking spaces
 - Column Spacing: 55'w x 44'6"d with 68'd speed bays



DEMISING PLAN - OPTION 3



Orthodox Street

Tenant #1

- Square Feet: ±172,367 SF (347'3"d x 495'10"w)
- Loading Configuration: Single-side
- Dock Doors: 26 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 30 trailer spaces
- Car Parking: 117 car parking spaces
- Column Spacing: 55'w x 44'6"d with 68'd speed bays

Tenant #2

- Square Feet: ±218,292 SF (347'3"d x 660'10"w)
- Loading Configuration: Single-side
- Dock Doors: 29 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 38 trailer spaces
- Car Parking: 128 car parking spaces
- Column Spacing: 55'w x 44'6"d with 68'd speed bays

Tenant #3

- Square Feet: ±249,740 SF (302'9"d x 825'10"w)
- Loading Configuration: Single-side
- Dock Doors: 43 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 56 trailer spaces
- Car Parking: 113 car parking spaces
- Column Spacing: 55'w x 44'6"d with 68'd speed bays

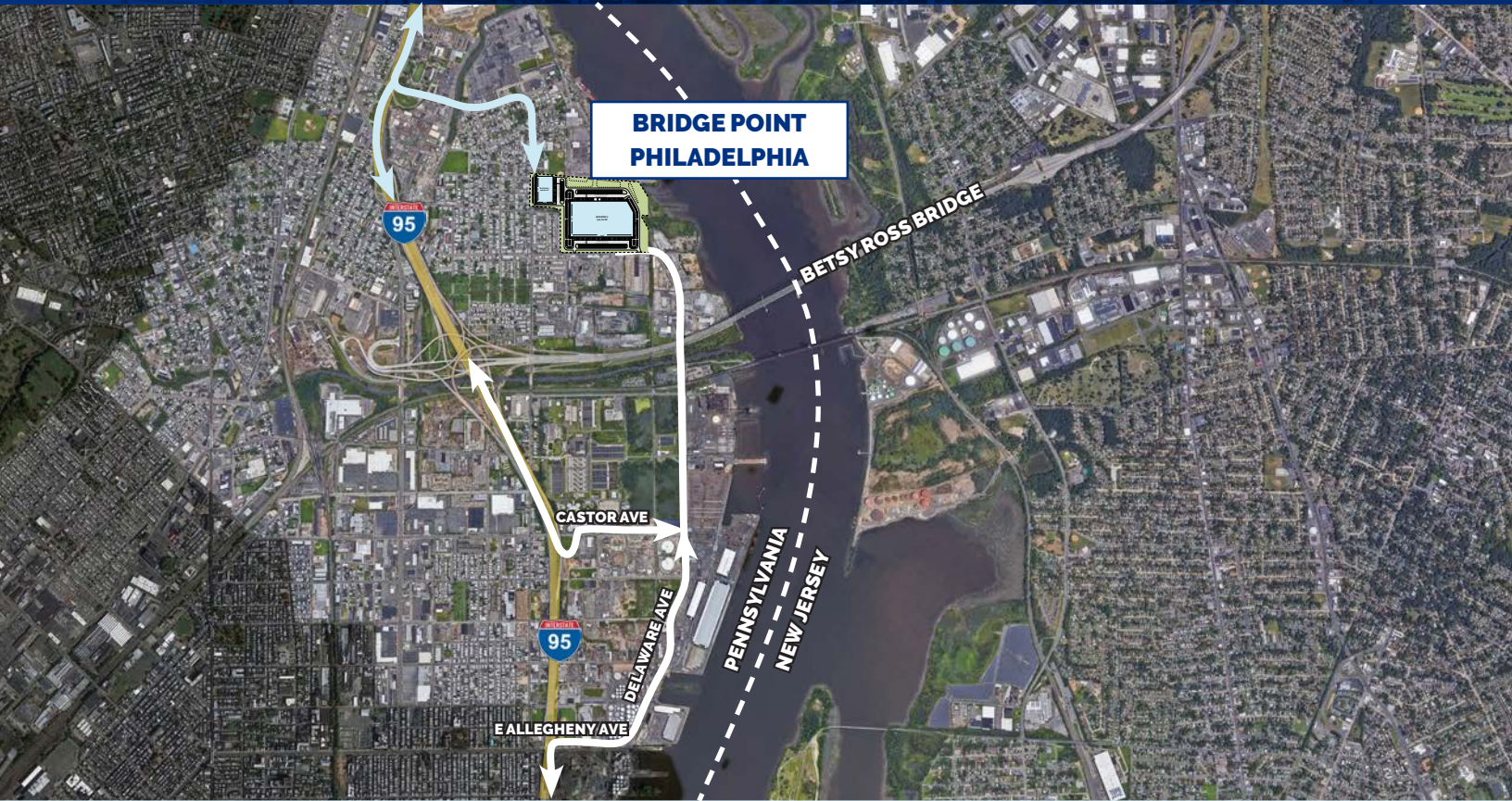
Tenant #4

- Square Feet: ±100,302 SF (302'9"d x 330'10"w)
- Loading Configuration: Single-side
- Dock Doors: 15 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 17 trailer spaces
- Car Parking: 59 car parking spaces
- Column Spacing: 55'w x 44'6"d with 68'd speed bays



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HIGHLIGHTS



PHILADELPHIA

7th largest MSA in the U.S.

within a 48-hour drive to 50% 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
I-95	1 mile	3 minutes
Betsy Ross Bridge	1 mile	4 minutes
Center City	6 miles	10 minutes
Schuylkill Expressway (I-76)	7 miles	12 minutes
PhilaPort	9 miles	12 minutes
Philadelphia International Airport	15 miles	18 minutes
Pennsylvania Turnpike (I-276)	16 miles	22 minutes
Northeast Extension (I-476)	21 miles	23 minutes
King of Prussia, PA	26 miles	48 minutes
Port NY/NJ	80 miles	80 minutes



15 MINUTES

TOTAL POPULATION

602,440

TOTAL LABOR FORCE

286,496

BLUE COLLAR %

20%

UNEMPLOYMENT RATE

7.0%

30 MINUTES

TOTAL POPULATION

2,773,747

TOTAL LABOR FORCE

1,361,445

BLUE COLLAR %

18%

UNEMPLOYMENT RATE

6.2%

60 MINUTES

TOTAL POPULATION

6,258,581

TOTAL LABOR FORCE

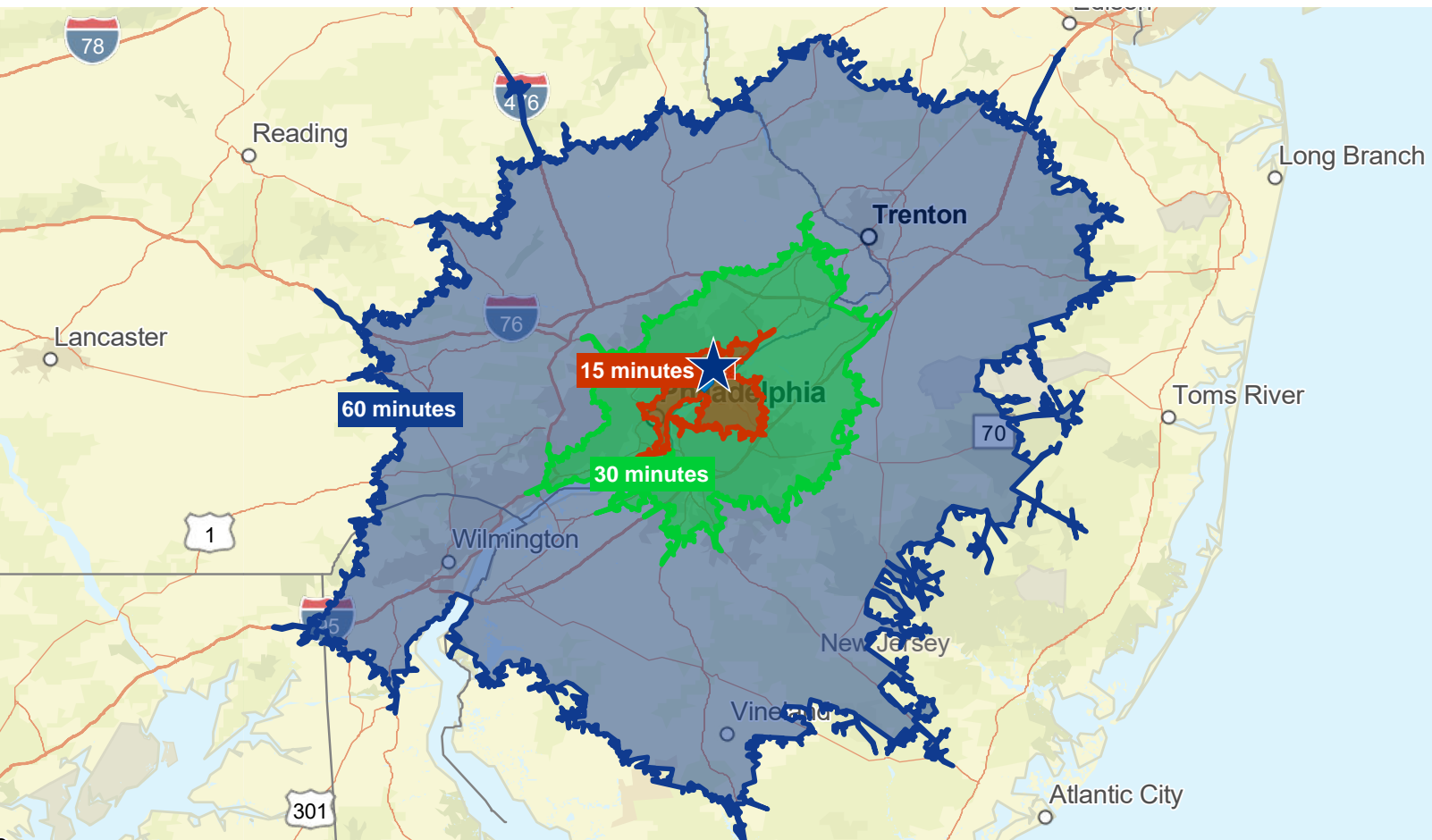
3,197,994

BLUE COLLAR %

17%

UNEMPLOYMENT RATE

5.1%



RENDERINGS

JLL BRIDGE



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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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