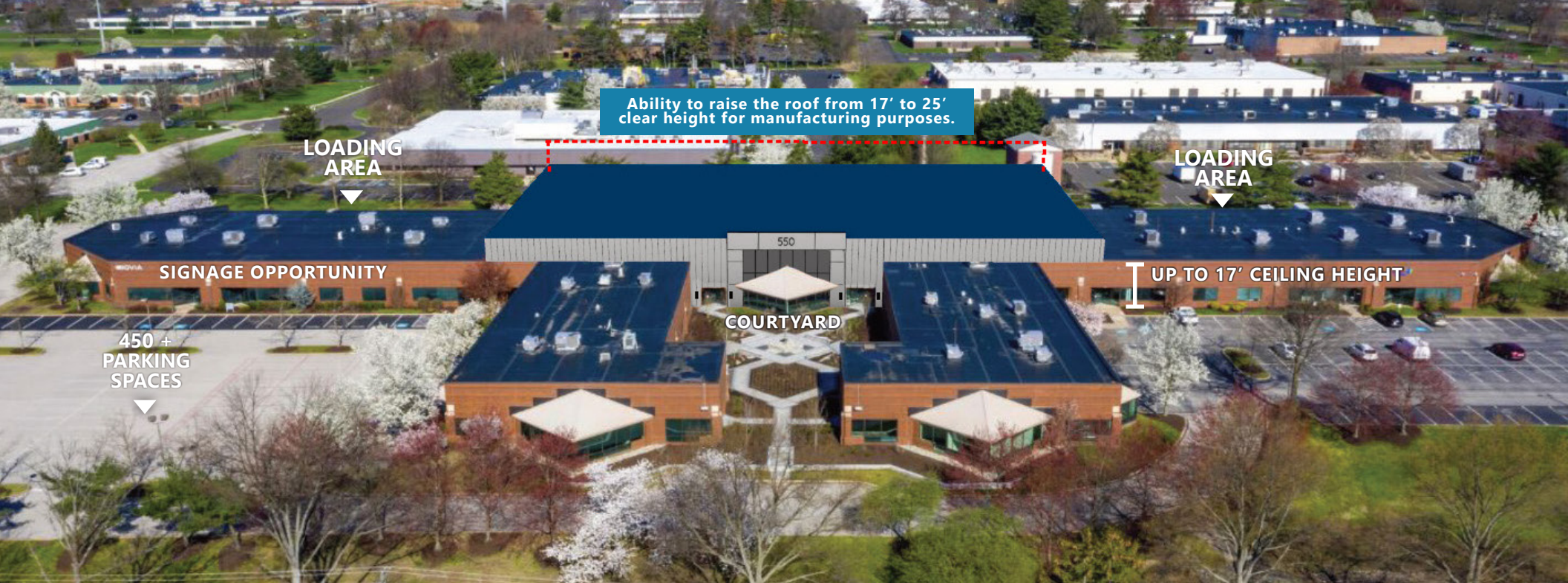


SCIENTIFIC SPACE AVAILABLE +

550 Blair Mill Road, Horsham, PA
87,000 SF Of Lab/ Office/ R&D



Ability to raise the roof from 17' to 25' clear height for manufacturing purposes.

LOADING AREA

LOADING AREA

SIGNAGE OPPORTUNITY

UP TO 17' CEILING HEIGHT

450 +
PARKING
SPACES

COURTYARD

INCENTIVES:

KEYSTONE INNOVATION ZONE (KIZ) TAX CREDIT PROGRAM

An incentive program that provides tax credits to for-profit companies less than eight years old operating within specific targeted industries within the boundaries of a Keystone Innovation Zone (KIZ). With a total pool of up to \$15 million in tax credits available to KIZ companies annually, the KIZ tax credit program significantly contributes to the ability of young KIZ companies to transition through the stages of growth.

BUSINESS PRIVILEGE TAX (BPT)

The Business Privilege and/or Mercantile Tax has been levied by the Municipality and/or School District in which a business is located and is based on the gross receipts of such a business.

PROJECT OVERVIEW

550 Blair Mill Rd is a single story 97,123 SF building centrally located in Horsham, PA. This building is undergoing a complete transformation to meet the needs of the Philadelphia area's rising life science demand. Current zoning allows for multiple life science uses including R&D and manufacturing.

Up to 17' high ceilings with ability to raise to 25' for manufacturing purposes, heavy floor load capacity, and multiple loading docks, check many of the boxes for GMP manufacturing requirements. The building boasts its own unique private courtyard as well as ample parking. The building sits within close proximity to major retailers and restaurants, and has convenient access to the Pennsylvania Turnpike via the Route 611 Interchange & Virginia Drive. Additional enhancements include improved power and HVAC dunnage. WB-67 Truck turn around study completed for 53' truck bed.

Pennsylvania offers two incentive programs, **Keystone Innovation Zone (KIZ) Tax Credit Program**, an incentive program that provides tax credits to for-profit companies less than eight years old operating within specific targeted industries within the boundaries of a Keystone Innovation Zone (KIZ). With a total pool of up to \$15 million in tax credits available to KIZ companies annually, the KIZ tax credit program significantly contributes to the ability of young KIZ companies to transition through the stages of growth; and **Business Privilege Tax (BPT)**, The Business Privilege and/or Mercantile Tax has been levied by the Municipality and/or School District in which a business is located and is based on the gross receipts of such a business.

Nearby companies include:



ROHTO-MENTHOLATUM
RESEARCH LABORATORIES





INFRASTRUCTURE & IMPROVEMENTS

97,123 SF

Total Square Footage

6" Concrete

Slab on Grade

40 RTU's

HVAC

Up To 17' Clear

Ceiling Height
(Ability to raise to 25' feet)

Generator

Site ready for tenant
generator

40'

Column Spacing

5,000 Amps

Upgraded Electrical

3" Inch Line

Domestic Water Line

2" Gas Line

Natural Gas

**Horsham
Business
Park District**

Property Zoning

New Roof

in place as of 2023

2 Dock Bays

Loading Access

WB-67

Semi-trailer accessible
WB-67 Truck turn around study
completed for 53' truck bed



Ownership:

Founded in 1966, Spaulding and Slye Investments has a proven track record of successful investments nationwide with a strategic focus in life science real estate within the Mid-Atlantic and New England markets. SSI presents a deep resume of permitting, developing, repositioning and leasing life science assets including laboratory/R&D, GMP manufacturing, and flex/R&D. Since 2000, SSI has acquired, entitled and developed approximately 1 million square feet of life science product, outperforming our tenants' and investors' expectations. SSI's pipeline currently includes 1.4 million square feet of potential new development and acquisitions, including a substantive focus in the Philadelphia region.

Project Team:

South Duvall is a commercial real estate investor based out of Rockville, MD focusing on value-add properties and select stabilized properties. Founded in 2017 by Robert Scheer, its principals have a two-decade track record of creating value through repositioning existing real estate assets throughout the Washington, D.C. Metro Area. While experienced in all asset classes, South Duvall is known for its expertise in Life Science, Health Care and Technology real estate.

Scheer Partners' Scientific Real Estate Practice specializes in developing real estate solutions for companies within this industry sector. We partner with our clients to define and implement a strategy and then develop real estate solutions that best fit the company's specific business needs and growth. Scheer Partners has built an unparalleled reputation in the biotechnology, pharmaceutical, and lab-related industries for providing innovative real estate solutions. Scheer Partners' superior understanding of scientific facilities delivers more options to our clients, which have enabled them to achieve better transaction economics, and reduce capital costs while minimizing their out of pocket expense. Our reputation for success is proven in our track record; Scheer Partners has negotiated over 450 lab transactions, in excess of 8 million square feet.

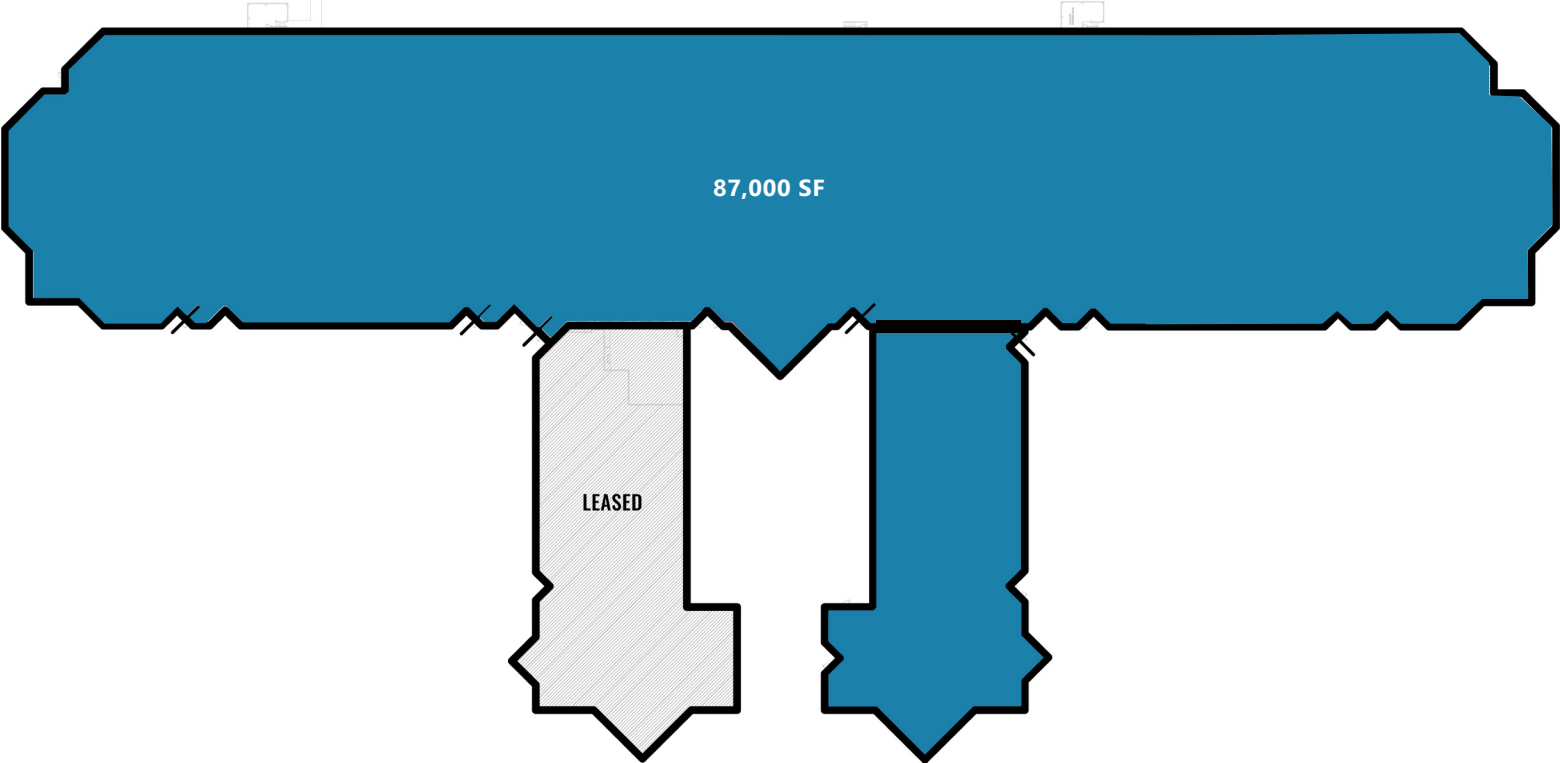


AMENITIES INCLUDE:

- » CHARGING STATIONS
- » FIBER ACCESS
- » COVERED SEATING

**ACTIVATED
COURTYARD**

BLOCKING PLAN



SCIENTIFIC SPACE AVAILABLE +

550 Blair Mill Road, Horsham, PA
87,000 Sf Of Lab/ Office/ R&D

FOR LEASING OPPORTUNITIES:

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