



The Bellwether
District

AN hrp PROJECT

14+MSF

Master Planned Campus

Innovation Campus



3144 W. Passyunk Ave.
Philadelphia, PA

thebellwetherdistrict.com

Owner/Developer



Listing Agent





Master Planned Innovation Campus

3.5M+ SF
250 acres
16 MW of power

Phase 1 | Three speculative
manufacturing buildings
designed/entitled totaling
475,000 SF allows for vertical
construction commencement
December 2025. All plans can
be modified to-suit.

PHASE 1

MAIDEN LANE

BUILDING A

BUILDING B

JACKSON STREET

BUILDING C

76

VARE AVENUE

34th STREET

FORTEN WAY

Phase 1 Aerial Overview



Building A Specifications (Commencing Q4 2025)

| | |
|-----------------|--|
| Land Area | Approx. 10 AC |
| Building Size | +/- 150,000 RSF Ground Floor: 120,000 SF Mezzanine: 30,000 SF (expandable by 80,000 SF per Tenant specifications) |
| Column Spacing | 40' x 50' |
| Clear Height | 36' |
| Dock Doors | 6 trailer high dock doors with mechanical levelers |
| Drive-In Doors | (1) 14' x 16' electronically operated drive-in door |
| Car Parking | Surface parking - 2.0/1,000 SF; expandable to Tenant's need |
| Fire Protection | NFPA compliant wet sprinkler system designed to Ordinary Hazard Group 2 with mains sized for higher hazards. Non-proprietary integrated fire alarm system and panel. Includes electric fire pump with battery back-up. |
| Power | Building supplied with dual 13.2kV underground services with automatic transfer. Distribution equipment consists of (2) 2000 kVA metered transformers supplying 480/277V power to an 6,000-amp service. |
| LEED | Base building core and shell designed to be LEED certifiable. LEED Silver can be accomplished with coordination on tenant fit out. |



Building B Specifications (Commencing Q4 2025)

| | |
|-----------------|--|
| Land Area | Approx. 10 AC |
| Building Size | +/- 175,000 RSF Ground Floor: 145,000 SF Mezzanine: 30,000 SF (Expandable by 100,000 SF per Tenant specifications) |
| Column Spacing | 40' x 50' |
| Clear Height | 36' |
| Dock Doors | 6 trailer high dock doors with mechanical levelers |
| Drive-In Doors | (1) 14' x 16' electronically operated drive-in door |
| Car Parking | Surface parking - 2.0/1,000 SF; expandable to Tenant's need |
| Fire Protection | NFPA compliant wet sprinkler system designed to Ordinary Hazard Group 2 with mains sized for higher hazards. Non-proprietary integrated fire alarm system and panel. Includes electric fire pump with battery back-up. |
| Power | Building supplied with dual 13.2kV underground services with automatic transfer. Distribution equipment consists of (2) 2500 kVA metered transformers supplying 480/277V power to an 8,000-amp service. |
| LEED | Base building core and shell designed to be LEED certifiable. LEED Silver can be accomplished with coordination on tenant fit out. |



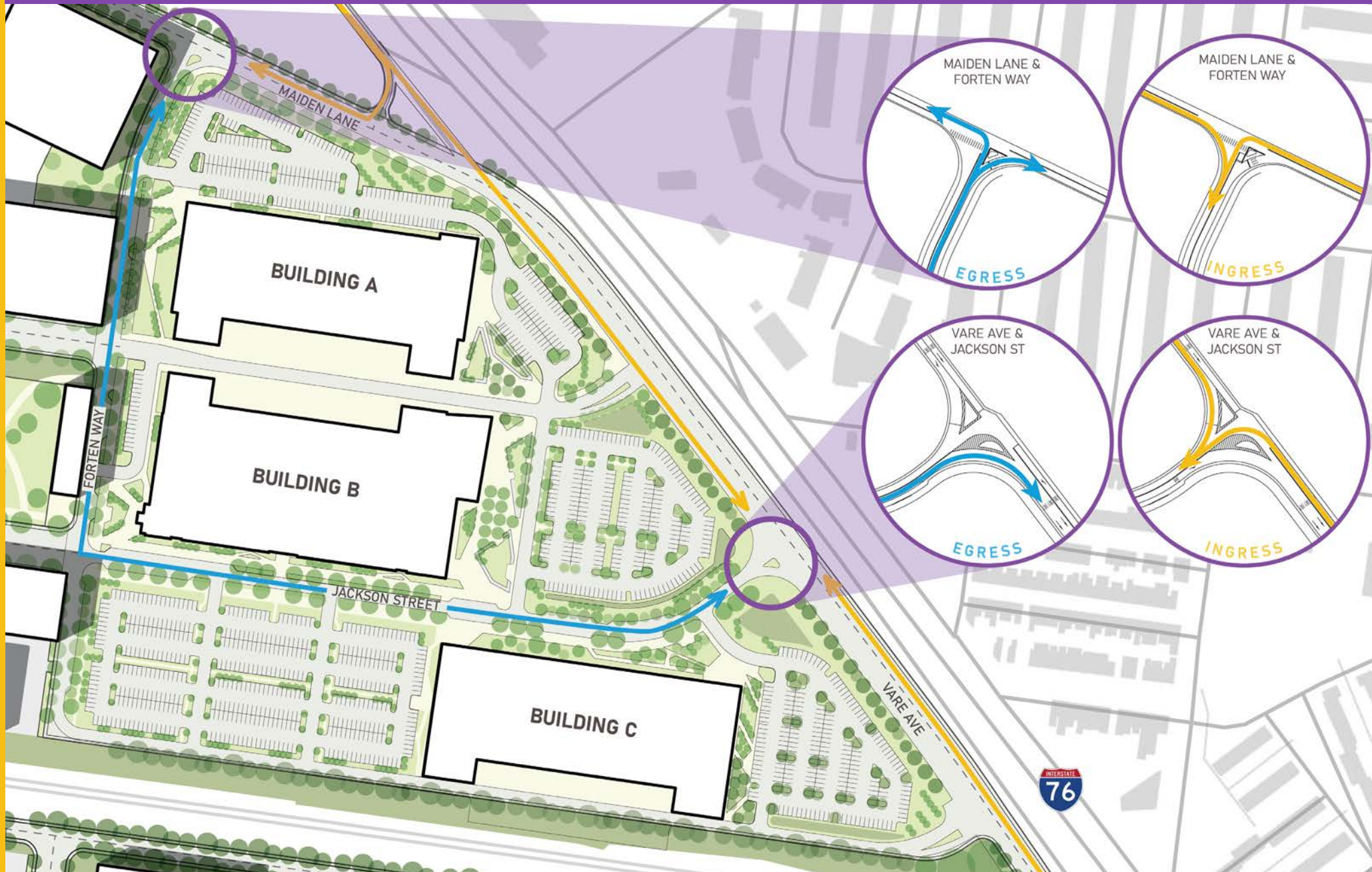
Building C Specifications (Commencing Q4 2025)

| | |
|-----------------|--|
| Land Area | Approx. 10 AC |
| Building Size | +/- 150,000 RSF Ground Floor: 120,000 SF Mezzanine: 30,000 SF (expandable by 80,000 SF per Tenant specifications) |
| Column Spacing | 40' x 50' |
| Clear Height | 36' |
| Dock Doors | 6 trailer high dock doors with mechanical levelers |
| Drive-In Doors | (1) 14' x 16' electronically operated drive-in door |
| Car Parking | Surface parking - 2.0/1,000 SF; expandable to Tenant's need |
| Fire Protection | NFPA compliant wet sprinkler system designed to Ordinary Hazard Group 2 with mains sized for higher hazards. Non-proprietary integrated fire alarm system and panel. Includes electric fire pump with battery back-up. |
| Power | Building supplied with dual 13.2kV underground services with automatic transfer. Distribution equipment consists of (2) 2000 kVA metered transformers supplying 480/277V power to an 6,000-amp service. |
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Site Access Overview

Egress & Ingress





Access to Greater Philadelphia's Top Talent Pool



72K

Life Sciences Employees

>\$1B

NIH Funding Annually

#1

For NIH Grants for cell and gene therapy

7

Medical Schools

55+

Cell and Gene Therapy R&D Companies

15

Medical Centers



#2

Cell and Gene Therapy Hub in U.S.

1st FDA

Approved Cell & Gene Therapies

Sources of New Talent

Approximately 3,000 biomedical & biological sciences degrees conferred each year



Workforce Development Programs

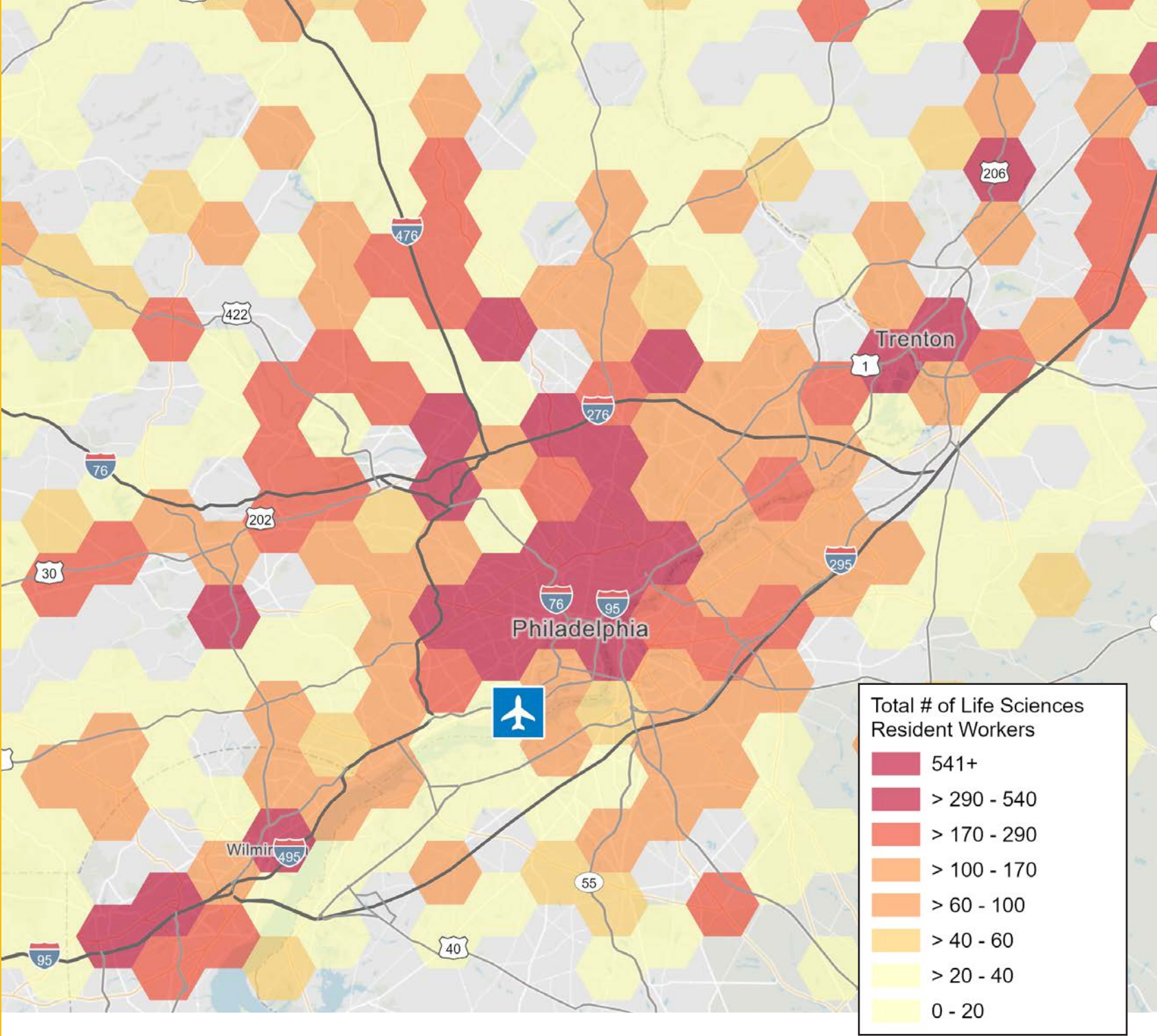
World-class training for bioprocessing technicians available



Access To Top Talent

Access to **50M+** people within a 5hr drive.

More than 72,000 people are employed in life sciences across Greater Philadelphia. The talent pool is deep, with more than 800,000 people across the region holding STEM degrees.



Economic Highlights

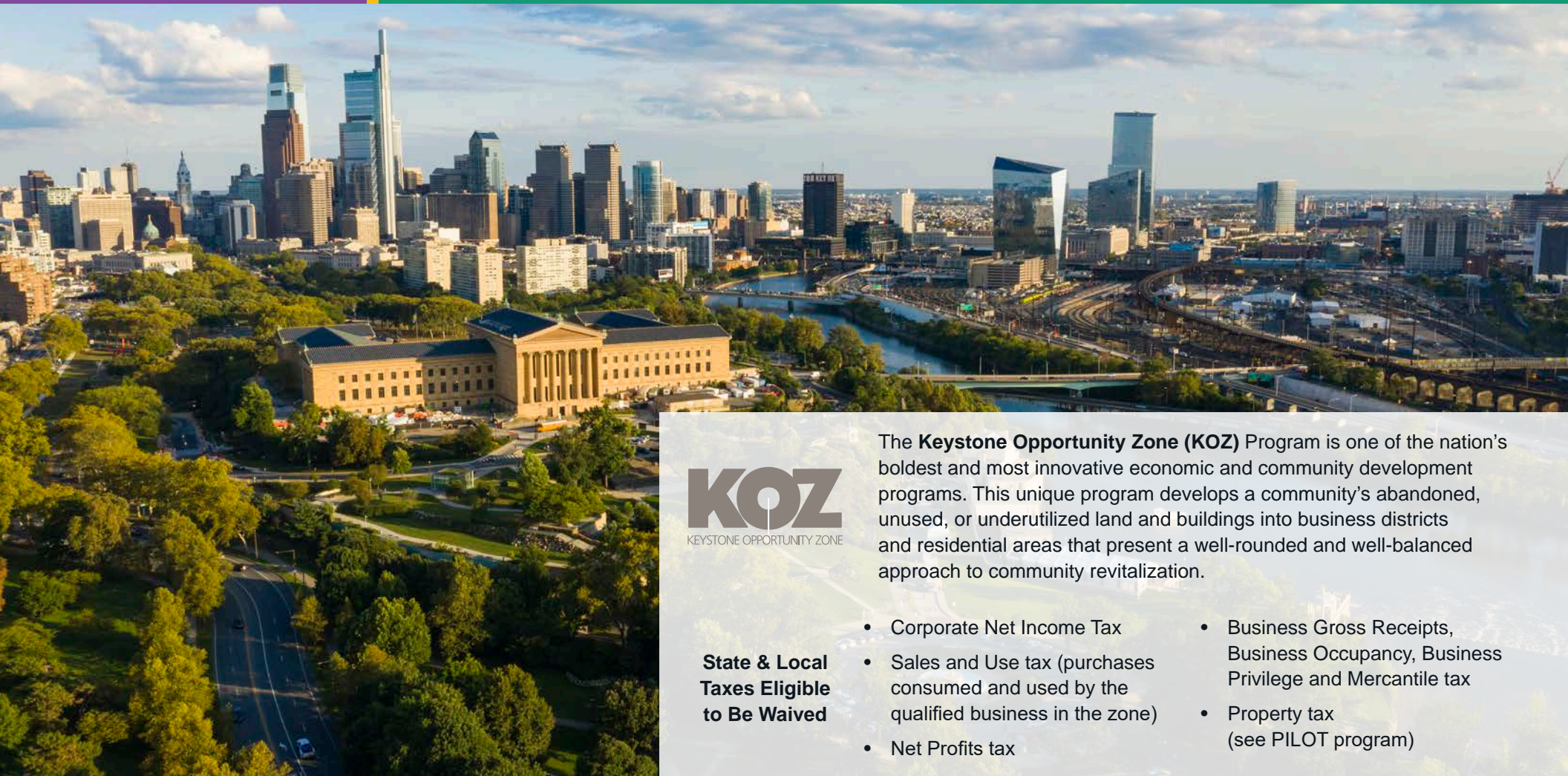
PILOT Program (Payment in Lieu of Taxes)

The City of Philadelphia offers tax abatement programs that provide the opportunity for users to significantly reduce their real estate taxes at the property.

FTZ (Foreign-Trade Zone) Designation

The Bellwether District site is eligible for a FTZ designation which is supported by PhilaPort as the grantee of the local FTZ. Each Tenant is required to apply for approval with the FTZ board and U.S. Customs based on their specific use.

U.S. Foreign Trade-Zones encourage activity and investment in the United States. FTZ are secured, designated locations around the United States in or near a U.S. Customs Port of Entry where foreign and domestic merchandise is generally considered to be in international commerce and outside of U.S. Customs territory.



State & Local Taxes Eligible to Be Waived

The **Keystone Opportunity Zone (KOZ)** Program is one of the nation's boldest and most innovative economic and community development programs. This unique program develops a community's abandoned, unused, or underutilized land and buildings into business districts and residential areas that present a well-rounded and well-balanced approach to community revitalization.

- Corporate Net Income Tax
- Sales and Use tax (purchases consumed and used by the qualified business in the zone)
- Net Profits tax
- Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile tax
- Property tax (see PILOT program)

About Us



HRP Group is a vertically integrated, multi-strategy real estate investment firm specializing in complex redevelopment projects. Founded in 2011, HRP Group's mission is to transform obsolete industrial sites into modern logistics infrastructure, vibrant mixed-use destinations, and pioneering innovation campuses. With each of its redevelopment projects, HRP Group takes a holistic approach to value creation that prioritizes community, environmental, and economic sustainability.

What We Stand For



Community

We connect to communities through open dialogue, civic participation, charitable giving and neighbor-centric planning.



Environment

Our projects surpass environmental standards, incorporate green tech and integrate significant sustainability measures.



Economy

We support local economies by creating long-term jobs and recruiting locally in order to grow our neighborhoods.





→ thebellwetherdistrict.com



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