



Existing cGMP Clinical Manufacturing Sublease Opportunity

# 4751 LEAGUE ISLAND

PHILA  PA

**NAVY  
YARD**  
PHILADELPHIA

Up to 82,000 SF Available | ISO-7 & ISO-8 Cleanrooms | Premier Navy Yard Location

 **CUSHMAN &  
WAKEFIELD**

# 4751 LEAGUE ISLAND



20+ acres of public parks  
and open space



1 mile of riverfront trail for  
walking and jogging



5 acres at Central Green  
with fitness stations,  
hammocks & seating



2.5–3.5 acres at Crescent Park  
for relaxation and gatherings




2.5 acres at League Island Park  
with sustainable landscaping



8 acres at Marine Parade  
Grounds for recreation  
and events

# INNOVATION in Full Bloom





# Flexible. Scalable. **READY FOR OCCUPANCY.**

Purpose-built to  
accelerate biotech and  
advanced therapeutics.



Up to 82,000 SF of flexible space, divisible  
for suites or full-building tenancy



Sublease Term: Through 2037



Part of a 4-building, 400,000 SF  
manufacturing campus with adjacent  
CDMO and testing services



Existing Gen 1 cleanrooms, cold room,  
support labs, and warehousing



Dedicated entrance option for  
larger tenants



Support office space integrated with R&D  
and manufacturing areas

# Engineered for **ADVANCED MANUFACTURING**

Designed to support cell,  
gene, & biologics innovation  
and manufacturing

4751 League Island Blvd delivers an  
efficient platform for companies  
seeking speed to market, streamlined  
operations, and a trophy location.

## Infrastructure Includes

GMP cleanroom suites with flexibility for clinical or  
commercial production

Support labs with controlled environments for process  
development

Cold storage, warehousing, and staging areas for  
streamlined operations

Robust utility systems supporting biotech processes

Expansion potential within the Navy Yard's growing life  
science campus



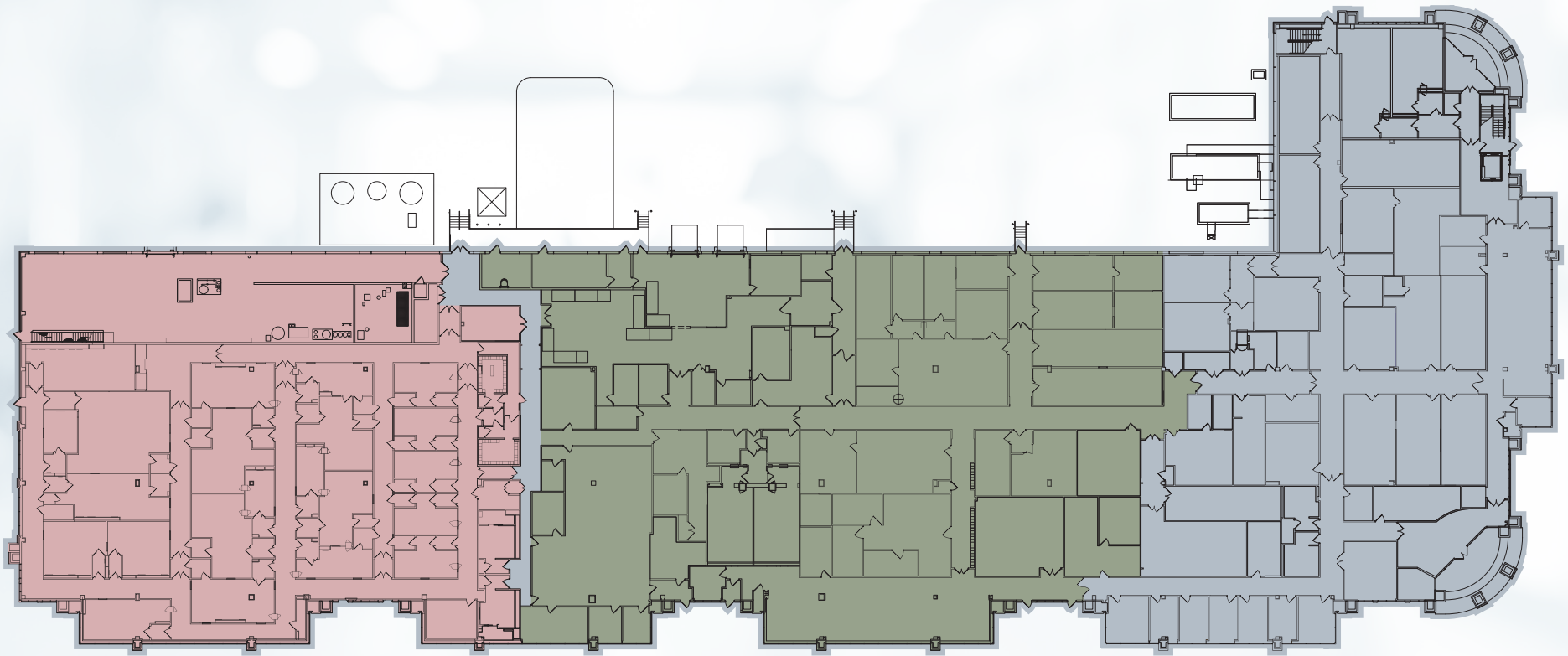
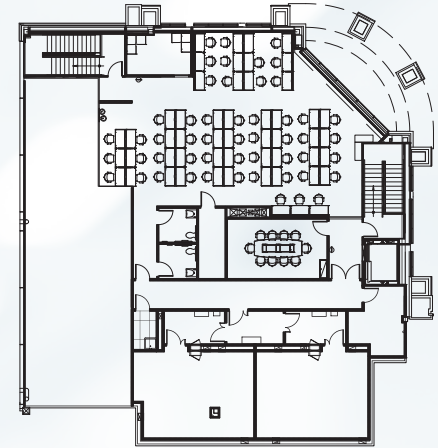
## Building Specifications

<b>Ceiling Height</b>	27' slab-to-slab heights
<b>HVAC</b>	ISO 8 rooms target 20 air changes per hour ISO 7 rooms target 36 air changes per hour Classification drawing attached for reference
<b>Installed Utilities</b>	compressed air, CO2, and N2
<b>Power</b>	Backup Generator – 1250 kva Battery Backup – 100 kVA Normal Power – 2x2000 kva transformer
<b>Loading Dock</b>	3 Bay Full Height Loading Dock
<b>Available Space</b>	2k SF of Warehouse Space 3 walk-in cold rooms Shipping/receiving office LN2 freezer space

# 4751 League Island

## FLOOR PLAN

- ISO-7/ISO-8 Clean Room Facilities Available Now
- Warehouse, Office, & Support Laboratory Spaces Available Now
- 20,000 SF for Future Expansion



# Philadelphia's **ADVANCED MANUFACTURING HUB**

## 200 Years in The Making



**1776**

Nation's first naval shipyard established in Philadelphia.



**Early 1900s**

One of America's largest naval shipyards; employed tens of thousands of workers.



**Today**

A 1,200-acre innovation community with 150+ companies, 15,000 employees, and a growing cluster of life science, defense, and creative industries.

**1801**

U.S. Navy moves operations to League Island, creating what became the Philadelphia Navy Yard.

**World War II**

Peak activity with over 40,000 workers producing battleships and aircraft carriers.

**Civil War Era**

Rapid expansion as a major site for shipbuilding and repair.

**1996**

Navy decommissions the shipyard; operations officially cease.

**Early 2000s**

Redevelopment begins under PIDC (Philadelphia Industrial Development Corporation), transforming the site into a mixed-use campus.

# The Best & **BRIGHTEST**

## Where Breakthroughs Scale

Navy Yard is home to leaders in cell and gene therapy, advanced biologics, and diagnostics — companies turning scientific breakthroughs into commercialized therapies that reach patients faster. This thriving ecosystem supports the full lifecycle of life science operations, from clinical manufacturing to large-scale production.

Navy Yard currently supports 980,000 SF of life sciences space, with 1.5M SF of planned life science manufacturing and 2.8M SF of planned office + lab buildout.



## Accessibility



**7 minutes**  
to Philadelphia  
International  
Airport



**10 minutes**  
to University City /  
30th St Station



**10 minutes**  
to Center City

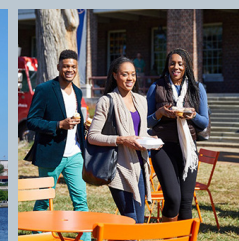


**Adjacent to**  
the Port of  
Philadelphia

## Lifestyle & Amenities



6.3 miles of  
waterfront, 20+  
acres of park  
space, certified  
arboretum



On-site dining,  
cafés, bars,  
and retail



Shuttle to Broad  
Street Subway  
(2 min ride /  
15 min walk)

# Where Talent **WANTS TO BE**

## A Day in the Life @ Navy Yard

### MORNING

#### Coffee & Connection

Grab a latte at Jharoka before diving into the day.

### MIDDAY

#### Lunch on the Lawn

Enjoy Shop 543, rotating food trucks, or a picnic in Central Green.

### AFTERNOON

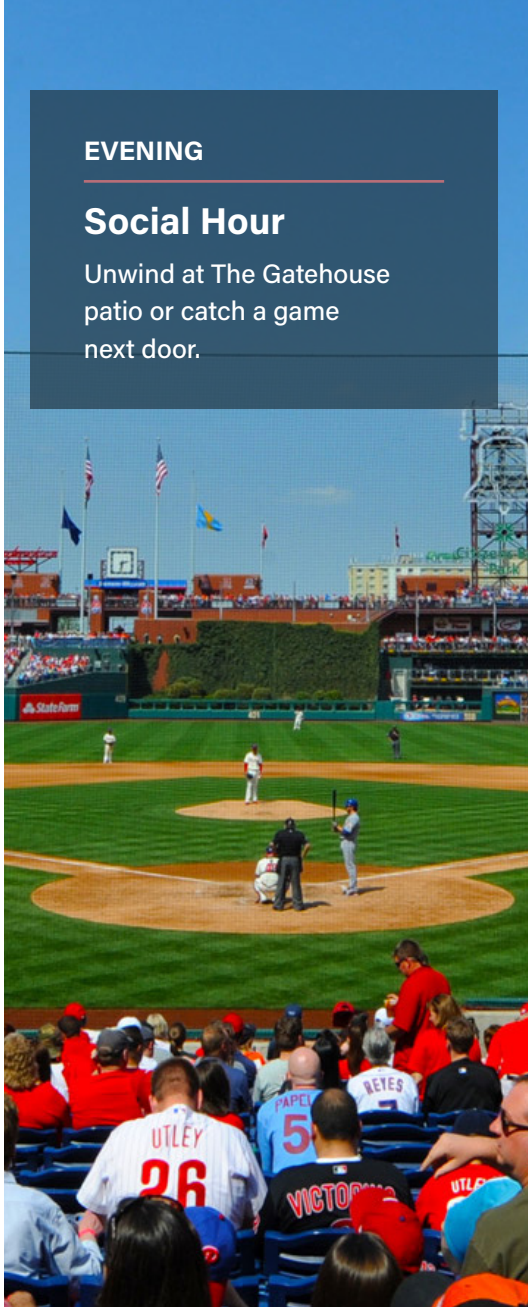
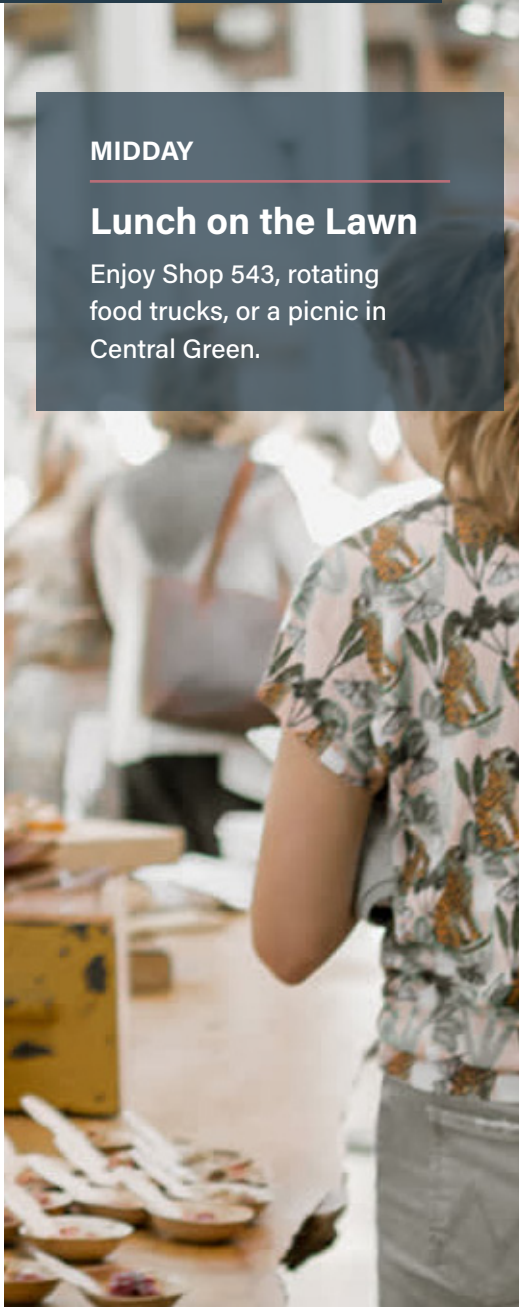
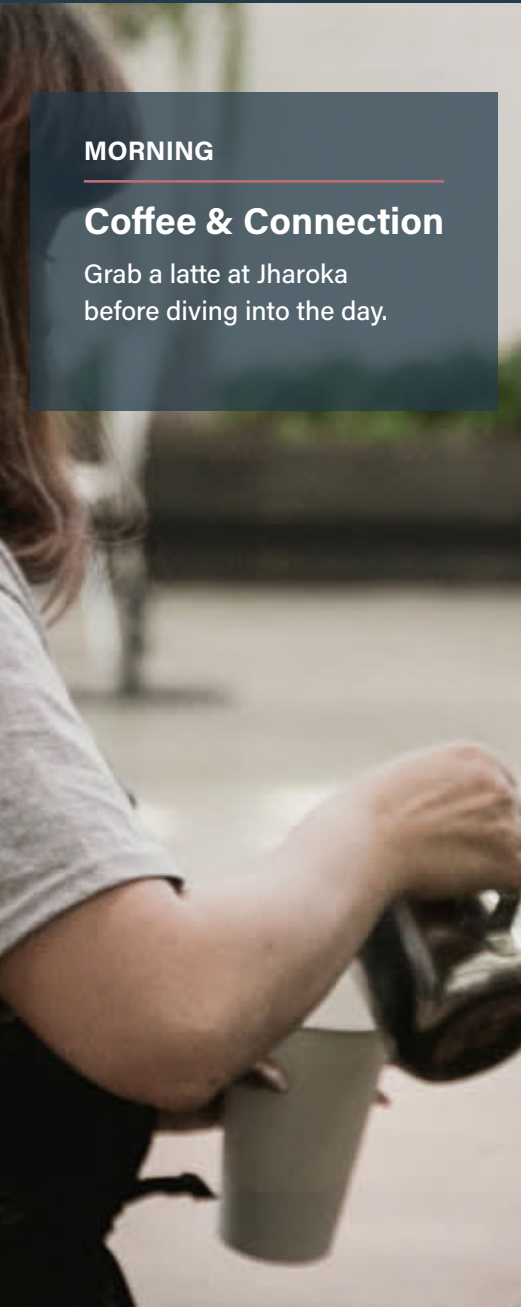
#### Recharge Outdoors

Walk the waterfront trail, stretch in a hammock, or meet in the park.

### EVENING

#### Social Hour

Unwind at The Gatehouse patio or catch a game next door.





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