# BRIDGE POINT SOUTH PHILADELPHIA



6310 Passyunk Avenue | Philadelphia, PA



## **CLASS A DISTRIBUTION CENTER**



#### **HIGHLIGHTS**

- Access to the 7th largest U.S. MSA, and to 6.3 million people within a 60-minute drive
- · 10-Year Philadelphia Real Estate Tax Abatement
- Best-in-Class design offering a clear height of 40', excess car/ trailer parking, flexibility, and superior functionality
- Immediate access to I-76, I-95, I-476, New Jersey, PhilaPort and the Philadelphia International Airport

**AVAILABLE SPACE** 

487,590 SF

**CROSS-DOCK FACILITY** 

**DIVISIBLE** 

READY FOR OCCUPANCY

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# SITE PLAN & BUILDING SPECIFICATIONS ,, all BRIDGE

# 487,590 SF

- Divisible
- · Clear Height: 40'
- Loading Docks: 91 (9' x 10")
- Drive-in Doors: 4 (14' x 16')
- Car Parking: 244 car parking spaces
- Trailer Parking: 95 trailer spaces
- Truck Court: 185'
- Spec Office: To Suit
- · Building Dimensions: 480'd x 1,015'w
- · Site Size: 40.9 acres
- Column Spacing: 55'w x 50'd with 65'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 esals, bumpers, lights and 45,000 lb. levelers
- Power: 4,000 amp, 3-phase, 480V
- Construction: Precast concrete panels
- HVAC: Gas-fired Cambridge units; 60° inside when 0° outside







# POTENTIAL DEMISING PLAN BRIDGE

### **TENANT #1**

- Square Feet: ±97,081 SF (215'd x 425'w)
- · Loading Configuration: Single-side
- Dock Doors: 19 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 9 trailer spaces
- · Car Parking: 46 car parking spaces
- · Column Spacing: 55'w x 50'd with 65'd speed bays

## **TENANT #2**

- Square Feet: ±112,784 SF (265'd x 425'w)
- · Loading Configuration: Single-side
- Dock Doors: 23 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- · Trailer Parking: 33 trailer spaces
- Car Parking: 54 car parking spaces
- · Column Spacing: 55'w x 50'd with 65'd speed bays

## **TENANT#3**

- Square Feet: ±277,725 SF (480'd x 590'w)
- · Loading Configuration: Cross-dock
- Dock Doors: 49 (9' x 10')
- Drive-In Doors: 2 (14' x 16')
- Trailer Parking: 53 trailer spaces
- Car Parking: 144 car parking spaces
- Column Spacing: 55'w x 50'd with 65'd speed bays





## **ACCESSIBILITY & INFRASTRUCTURE**





## **HIGHLIGHTS**

**PHILAPORT** 



#1

MOST PRODUCTIVE PORT IN THE U.S.



54,805
JOBS GENERATED IN PENNSYLVANIA



\$305B



7.4M
METRIC TONNAGE
ANNUALLY



#1

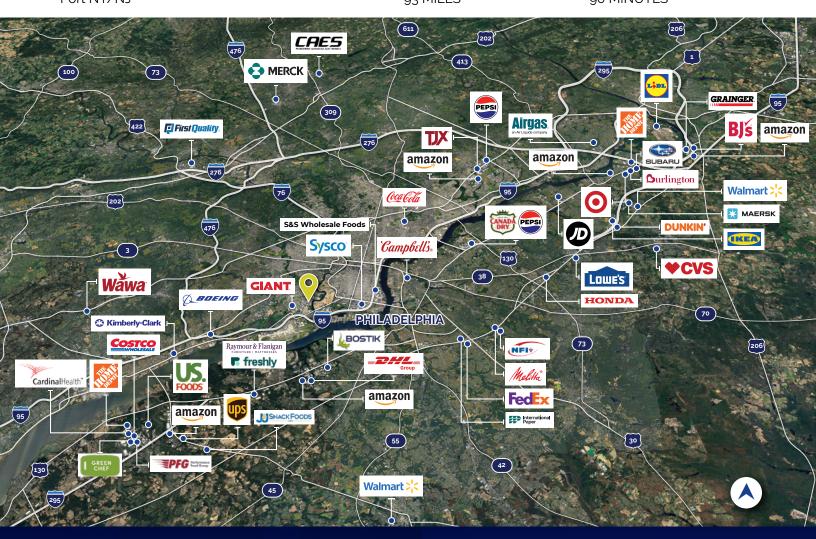
LARGEST REGRIGERATED PORT IN THE U.S.



# **LOCATION OVERVIEW**

# ,, all BRIDGE

LOCATION	MILES	MINUTES
Schuylkill Expressway (I-76)	1 MILE	3 MINUTES
I-95	2 MILES	5 MINUTES
Philadelphia International Airport	4 MILES	10 MINUTES
Walt Whitman Bridge	5 MILES	8 MINUTES
PhilaPort	5 MILES	10 MINUTES
Center City	6 MILES	16 MINUTES
Northeast Extension (I-476)	9 MILES	12 MINUTES
King of Prussia, PA	22 MILES	38 MINUTES
Pennsylvania Turnpike (I-276)	30 MILES	32 MINUTES
Port NY/N J	ga MII FS	90 MINUTES





## **LABOR & POPULATION**

## **15 MINUTES**

TOTAL POPULATION

380,357

TOTAL LABOR FORCE

200,835

BLUE COLLAR %

14.35%

UNEMPLOYMENT RATE

5.50%

## **30 MINUTES**

TOTAL POPULATION

2,367,661

TOTAL LABOR FORCE

1,186,743

BLUE COLLAR %

16.88%

UNEMPLOYMENT RATE

5.60%

## **60 MINUTES**

TOTAL POPULATION

6,222,430

TOTAL LABOR FORCE

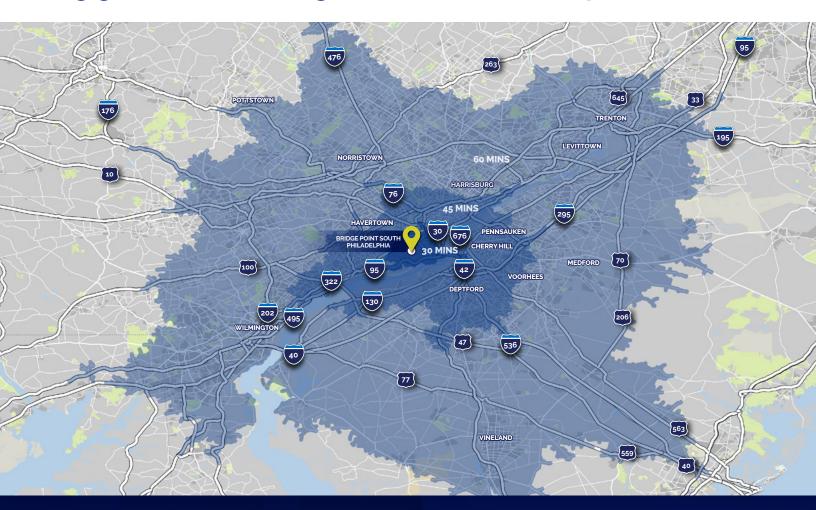
3,176,635

BLUE COLLAR %

16.76%

UNEMPLOYMENT RATE

4.80%







# 72+ 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	Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016	
Green Lease Leader with Gold Recognition	2023	Developer of the Year, NAIOP Chicago	2021, 2019, 2015	
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021	
BOMA TOBY Award, Miami & Southern Region	2023, 2022	Deal of the Year, NAIOP New Jersey	2020, 2018	
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019	
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018	
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011	
Industrial Project of the Year, NAIOP SoCal	2024, 2022	Project of the Year, NAIOP South Florida	2017	
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021	Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014	
Industrial TOBY Award Pacific Northwest Region	2024	Deal of the Year – San Francisco Business Journal	2024	
Industrial TOBY Award Seattle King County	2023			