

# Available for Lease

Lot 16  
727,272 SF

Delivering Q1 2025

|                    |     |
|--------------------|-----|
| DOCK<br>DOORS      | 180 |
| TRAILER<br>PARKING | 246 |
| CAR<br>PARKING     | 497 |



3144 W. Passyunk Avenue, Philadelphia PA 19153



## Lot 16 Building Specifications

3144 W. Passyunk Avenue, Philadelphia, PA 19153 • Site Size 48.08 • 727,272 SQ FT

|                           |   |
|---------------------------|---|
| <b>BUILDING TYPE</b>      | Warehouse Facility – Cross Loaded   |
| <b>OFFICE AREA</b>        | (2) 5,000 SF Spec offices located at main employee entrances  |
| <b>BUILDING DIMENSION</b> | 1,404' long x 518' wide   |
| <b>COLUMN SPACING</b>     | Typical – 54' x 54', Speed Bays – 70' x 54'   |
| <b>CLEAR HEIGHT</b>       | 40' clear height at start of each speed bay column line   |
| <b>STRUCTURE</b>          | The exterior walls are insulated precast concrete panels with decorative reveals and accents. The structural steel system consists of steel columns, steel beams or joist girders and steel bar joists with bracing as required. The roof deck is G30 white shop primed bottom decking. Roof structure includes additional 5 PSF loading in anticipation for future solar panels. |
| <b>ROOF</b>               | 60 mil mechanically attached TPO over 2 layers of rigid insulation with staggered joints equaling an R-30 rating. The roof assembly includes a manufacturer's warranty of 20 years. Roof drainage is provided by exterior scuppers, downspouts, and overflows.  |
| <b>GLAZING</b>            | Storefront – 8 insulated & fully tempered glass windows; Clerestories – fully tempered; Curtainwall – 30' – fully tempered. – Current Design Differs – Glazing Premium Approved. See rendering for further reference.   |
| <b>FLOOR SLAB</b>         | 7" unreinforced slab - FF/FL to be 50/35.   |
| <b>DOCK DOORS</b>         | (180) 9' x 10' vertical lift dock doors. Doors to be heavy duty, insulated, and manually operated with a single vision panel and 50K cycle springs. Possible expansion with knock-out panels.   |
| <b>DRIVE IN DOORS</b>     | (4) 14' x 16' vertical lift drive in doors. Doors to be heavy duty, insulated, and electrically operated with a single vision panel   |
| <b>DOCK EQUIPMENT</b>     | (180) 7' x 8' mechanical levelers. Levelers to be 40,000 lb mechanically operated with exterior bumpers and vinyl seals   |
| <b>TRAILER STORAGE</b>    | 246 trailer storage stalls, subject to reduction if additional dock positions are desired. Trailer parking is striped and lit to code requirements with exterior LED fixtures. Knockouts to be added as trailer storage.  |
| <b>AUTO PARKING</b>       | 497 auto parking stalls striped and lit to code requirements with exterior LED fixtures.  |
| <b>INTERIOR LIGHTING</b>  | LED high bay fixtures, each with individual occupancy sensors, to provide average lighting levels of 30-foot candles at 3 feet above finished floor height with 15' whips for flexible layouts.   |
| <b>FIRE PROTECTION</b>    | NFPA compliant ESFR fire protection sprinkler system for open an open warehouse condition with an integrated fire alarm system. Fire alarm panel to be non-proprietary. Includes electric fire pump with battery back-up.   |
| <b>WAREHOUSE HEATING</b>  | Roof-mounted direct gas-fired industrial 100% makeup air units designed to provide 50°F indoors at 0°F outside ambient temperature for the warehouse space. Summer ventilation included   |
| <b>ELECTRICAL</b>         | (2) 4,000-amp, 480/270 volt, three (3) phase service is provided, expandable to 8,000 for a total of 16,000 amp. Raceways for 2nd service to be included. A house panel will be located in the electrical room with distribution panels through the warehouse as required for efficient distribution of power.  |
| <b>GAS</b>                | Natural gas service is provided from a gas main to the building. Service size to be dependent on loads necessary to meet specification and gas utility provider engineering specifications. Philadelphia Gas Works (PGW) is the gas utility company.  |
| <b>WATER</b>              | Domestic water service is a 4" service provided from a watermain to the building through an in-ground meter pit and above ground backflow prevention device. Fire Service is sized per NFPA codes and provided from the watermain to the fire pump inside the building. Service Provider is Philadelphia Water Department (PWD).  |
| <b>SANITARY</b>           | Sanitary lines currently designed in "E" shape throughout the building. All sanitary lines are below grade and gravity discharged. Sanitary is serviced by Philadelphia Water Department (PWD).   |
| <b>TELEPHONE / TECH</b>   | Empty Conduits provided from the right of way to the demarcation point within the electrical room. Low-voltage cabling by tenant.   |
| <b>WARRANTY</b>           | General Contractor to provide 2-year building warranty.   |
| <b>LEED CERTIFICATION</b> | Shell building to be LEED Silver  |

### For more information, contact:

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