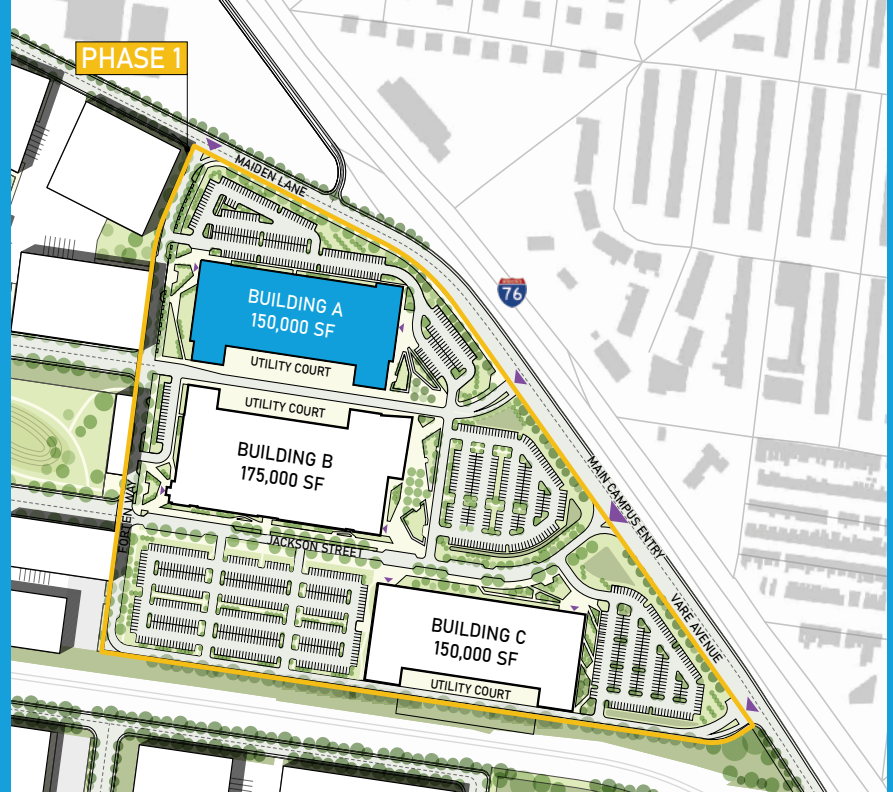


Available for Lease

Building A
+/- 150,000 SF
Approx. 10 AC

Delivering Q4 2025



3144 W. Passyunk Avenue, Philadelphia PA 19145

Building A BUILDING SPECIFICATIONS

3144 W. Passyunk Avenue, Philadelphia, PA 19145 • Site Size 10 AC • +/- 150,000 SQ FT

BUILDING TYPE	New Construction, Class A, R&D/Manufacturing
BUILDING AREA	+/- 150,000 RSF Ground Floor: 120,000 SF Mezzanine: 30,000 SF (expandable by 80,000 SF per Tenant specifications)
BUILDING DIMENSION	200' wide x 520' long with utility bump outs (see concept plan attached)
COLUMN SPACING	40' x 50'
CLEAR HEIGHT	36'
STRUCTURE	Steel structure with mezzanine consisting of steel beam framing with a 4-1/2" concrete slab designed to support 220 PSF. The roof structure consists of steel beam and joist framing that is designed to support 60 PSF. The roof structure is designed to accommodate larger interior utility loads within the steel beam framed internal bays of the building with the option to locally reinforce the outer joist framed bays to support additional utility loads.
ROOF	Fully adhered TPO membrane over fully insulated R-34 rigid insulation with internal roof drains.
BUILDING ENVELOPE	Exterior envelope to consist of a combination of curtainwall & storefront glazing, architectural precast, and rainscreen paneling.
FLOOR SLAB	The slab is to be poured as part of the tenant fit out. The building pad has been designed to accommodate a slab bearing capacity of up to 500 PSF.
DOCK DOORS	6 trailer high dock doors with mechanical levelers.
DRIVE IN DOORS	A single, trailer high, drive-in sized door.
DOCK EQUIPMENT	Mechanical levelers. Levelers to be 40,000 lb mechanically operated with exterior bumpers and vinyl dock seals.
AUTO PARKING	Surface parking - 2.0/1,000 SF
INTERIOR LIGHTING	Temporary lighting
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.
ELECTRICAL	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. Service will be terminated at (2) 3,000-amp switchboards with future MTM connection capability for added redundancy. The service is prepped with raceways to be expandable up to an additional 6,000-amp service. PECO is the service provider.
GAS	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 service provider.
WATER	Domestic water is a 6" service provided from a watermain to the building. The service can be upsized per Tenant specifications. Fire Service is sized per NFPA codes and provided from the watermain to the fire pump inside the building. Philadelphia Water Department (PWD) is the service provider.
SANITARY	Sanitary is an 8" service provided up to the building. All sanitary lines are below grade and gravity discharged. The service can be upsized per Tenant specifications. Philadelphia Water Department (PWD) is the service provider.
TELECOM	Empty conduits provided from the right of way to the demarcation point within the Tel/Data room.
LEED CERTIFICATION	Base building core and shell designed to be LEED certifiable. LEED Silver can be accomplished with coordination on tenant fit out.

For more information, contact:

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