

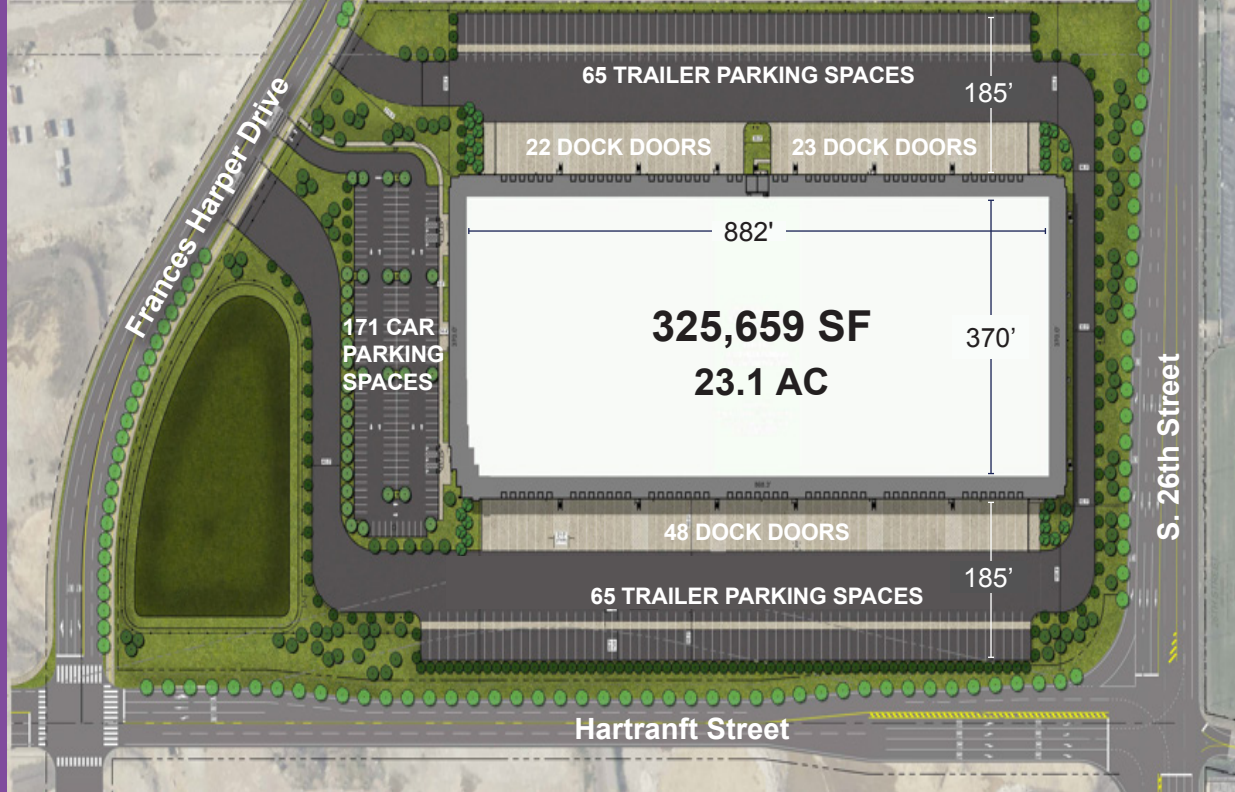
Available for Lease

Lot 1

325,659 SF

23.1 AC

Delivering Q1 2025



3144 W. Passyunk Avenue, Philadelphia PA 19145

LOT 1 BUILDING SPECIFICATIONS

3144 W. Passyunk Avenue, Philadelphia, PA 19145 • Site Size 23.1 AC • 325,659 SQ FT

BUILDING TYPE	Warehouse Facility – Cross Loaded
OFFICE AREA	To suit
BUILDING DIMENSION	882' long x 370' wide
COLUMN SPACING	Typical – 56' x 50'; Speed Bays – 60' x 56'
CLEAR HEIGHT	40' clear height at start of each speed bay column line.
STRUCTURE	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.
ROOF	Solar ready - 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 NDL warranty of 20 years. Roof drainage is provided by interior roof drains.
GLAZING	Storefront – 8 insulated & fully tempered glass windows; Clerestories – fully tempered; Curtainwall – 30' – fully tempered. See rendering for further reference.
FLOOR SLAB	7" unreinforced slab - FF/FL to be 50/35.
DOCK DOORS	(93) 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.
DRIVE IN DOORS	(3) 14' x 16' vertical lift drive in doors. Doors to be heavy duty, insulated, and electrically operated with a single vision panel.
DOCK EQUIPMENT	(93) 7' x 8' mechanical levelers. Levelers to be 40,000 lb mechanically operated with exterior bumpers and vinyl seals
TRAILER STORAGE	(130) 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.
AUTO PARKING	(171) auto parking stalls striped and lit to code requirements with exterior LED fixtures.
INTERIOR LIGHTING	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.
FIRE PROTECTION	NFPA compliant ESFR fire protection sprinkler system for 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.
WAREHOUSE HEATING	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.
ELECTRICAL	4,000-amps, 480/270 volt, 3-phase service is provided. 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. Electrical service is expandable to 12,000 amps. Service provider is PECO.
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 gas utility company.
WATER	Domestic water service is a 4" service provided from a water main 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).
SANITARY	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).
TELEPHONE / TECH	Comcast and Verizon fiber service is available.
WARRANTY	General Contractor to provide one-year building warranty.
LEED CERTIFICATION	Shell building to be LEED certified.

For more information, contact:

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