



The Bellwether
District

AN **hrp** PROJECT

14+MSF

Master Planned Development

Industrial Campus



3144 W. Passyunk Ave.
Philadelphia, PA 19145

thebellwetherdistrict.com

Owner/Developer



Listing Agent





Master Planned Industrial Campus 10+ MSF

Power Availability

Current Distribution - 13.2kV

Current Capacity ~ 50+ MW (expandable)

Ability to significantly increase power with sustainability efforts

Phase 1 | Building 1
Delivering December 2024

Building 2 | Delivering July 2025



Phase 1 Aerial Overview



Building 1 | Delivering December 2024

Building Specifications

Land Area:	23.1 AC
Building Size:	325,659 SF (882' x 370')
Office Size:	To Suit: Speculative shell office 5,193 SF
Column Spacing:	56' W x 50' D with 60' D Speed Bays
Clear Height:	40'
Dock Doors:	(93) 9' x 10' dock doors
Drive-In Doors:	(3) 14' x 16' electrically operated drive-in doors
Trailer Parking:	130 dedicated trailer stalls
Car Parking:	171 car parking spaces
Fire Protection:	ESFR
LEED Certification:	Shell building to be LEED Certified
Power:	4,000-amps, 480/270 volt, 3-phase service (Expandable)



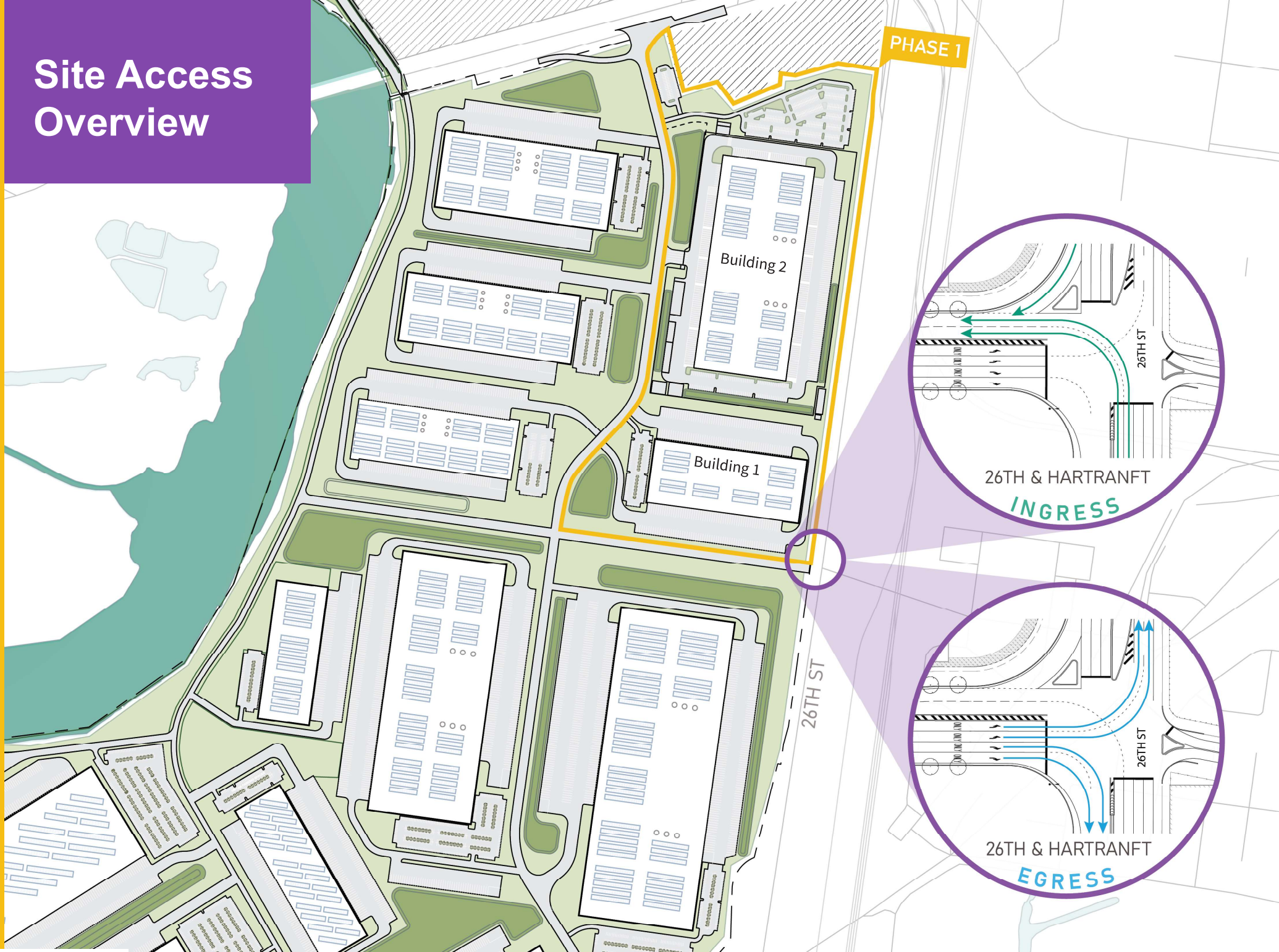
Building 2 | Delivering July 2025

Building Specifications

Land Area:	47.8 AC
Building Size:	727,272 SF (1,404' W x 518' D)
Office Size:	To Suit
Column Spacing:	54'W x 54'D with 70'D Speed Bays
Clear Height:	40'
Dock Doors:	(160) 9' x 10' dock doors
Drive-In Doors:	(4) 14' x 16' electrically operated drive-in doors
Trailer Parking:	246 dedicated trailer stalls
Car Parking:	497 car parking spaces
Fire Protection:	ESFR
LEED Certification:	Shell building to be LEED Certified
Power:	(2) 4,000-amps, 480/270 volt, 3-phase services (Expandable)



Site Access Overview





Conveniently accessible via public rail and bus transportation



Philadelphia is the 7th largest MSA in the U.S.



PhilaPort was the fastest growing U.S. port in 2020 based on TEU container volume and has committed \$500m to modernization efforts



Philadelphia International Airport plans to expand its air cargo footprint by 136 acres and triple cargo capacity



Significant utility capacity available at site (Power, Natural Gas, Water, Wastewater)



Barge and rail access available onsite (Rail services by Conrail with connection to CSX Rail Yard)



Existing Rail Spurs
CSX Rail Yard and PhilaPort



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RAIL YARD

Schuylkill River

PHILADELPHIA
NAVY YARD
(2.1 DRIVING MILES)

Delaware River

NORFOLK
SOUTHERN & CSX
INTERMODAL

PORT OF
PHILADELPHIA
(3.3 DRIVING MILES)

NEW JERSEY

BENJAMIN
FRANKLIN
BRIDGE

WALT
WHITMAN
BRIDGE

UNIVERSITY
CITY
(2.4 DRIVING MILES)

CENTER CITY
PHILADELPHIA
(3.2 DRIVING MILES)

PHILADELPHIA
INTERNATIONAL
AIRPORT
(4.1 DRIVING MILES)

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Highway Access



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Economic Highlights

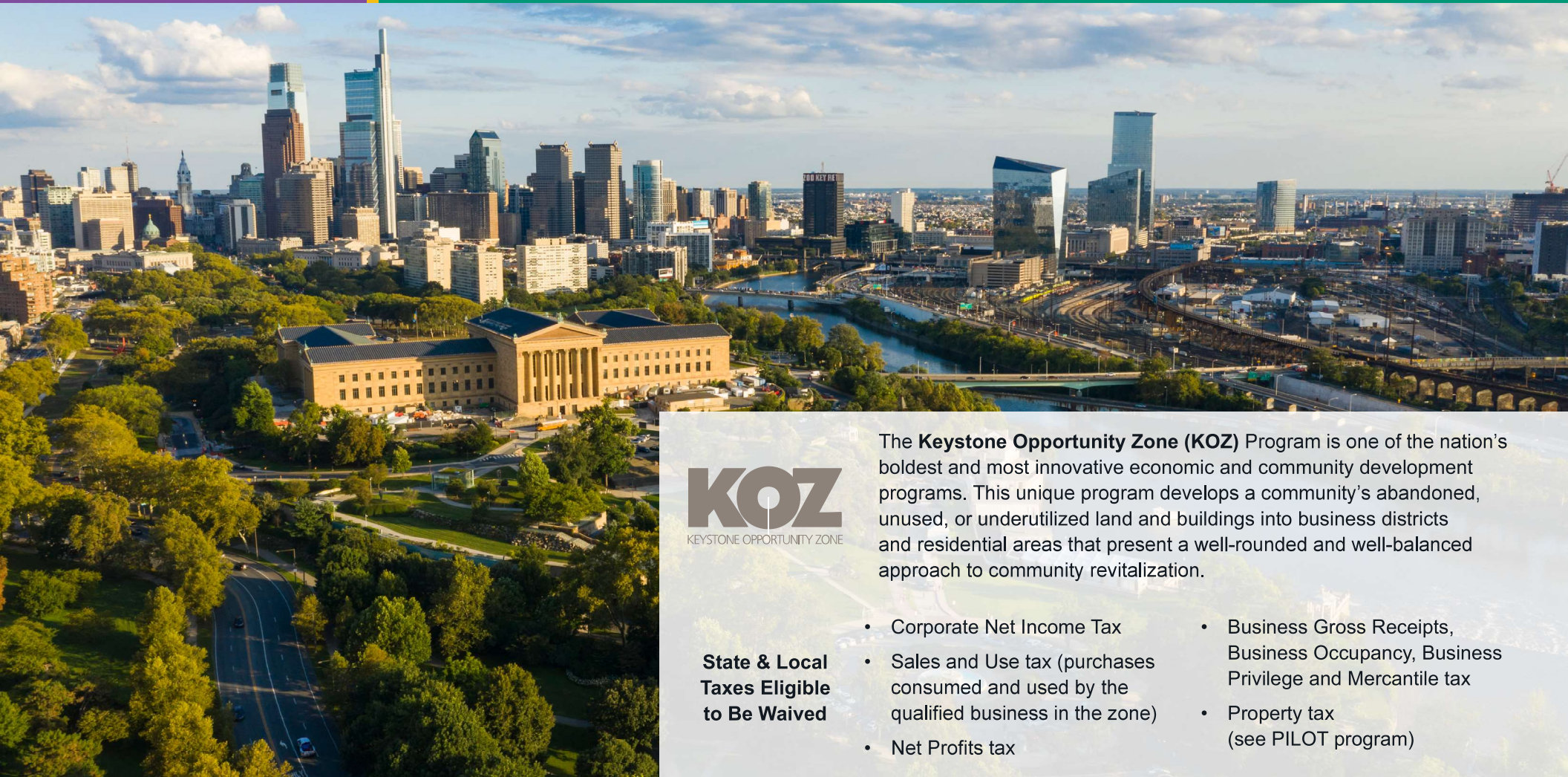
PILOT Program (Payment in Lieu of Taxes)

The City of Philadelphia offers tax abatement programs that provide the opportunity for users to significantly reduce their real estate taxes at the property.

FTZ (Foreign-Trade Zone) Designation

The Bellwether District site is eligible for a FTZ designation which is supported by PhilaPort as the grantee of the local FTZ. Each Tenant is required to apply for approval with the FTZ board and U.S. Customs based on their specific use.

U.S. Foreign Trade-Zones encourage activity and investment in the United States. FTZs are secured, designated locations around the United States in or near a U.S. Customs Port of Entry where foreign and domestic merchandise are generally considered to be in international commerce and outside of U.S. Customs territory.



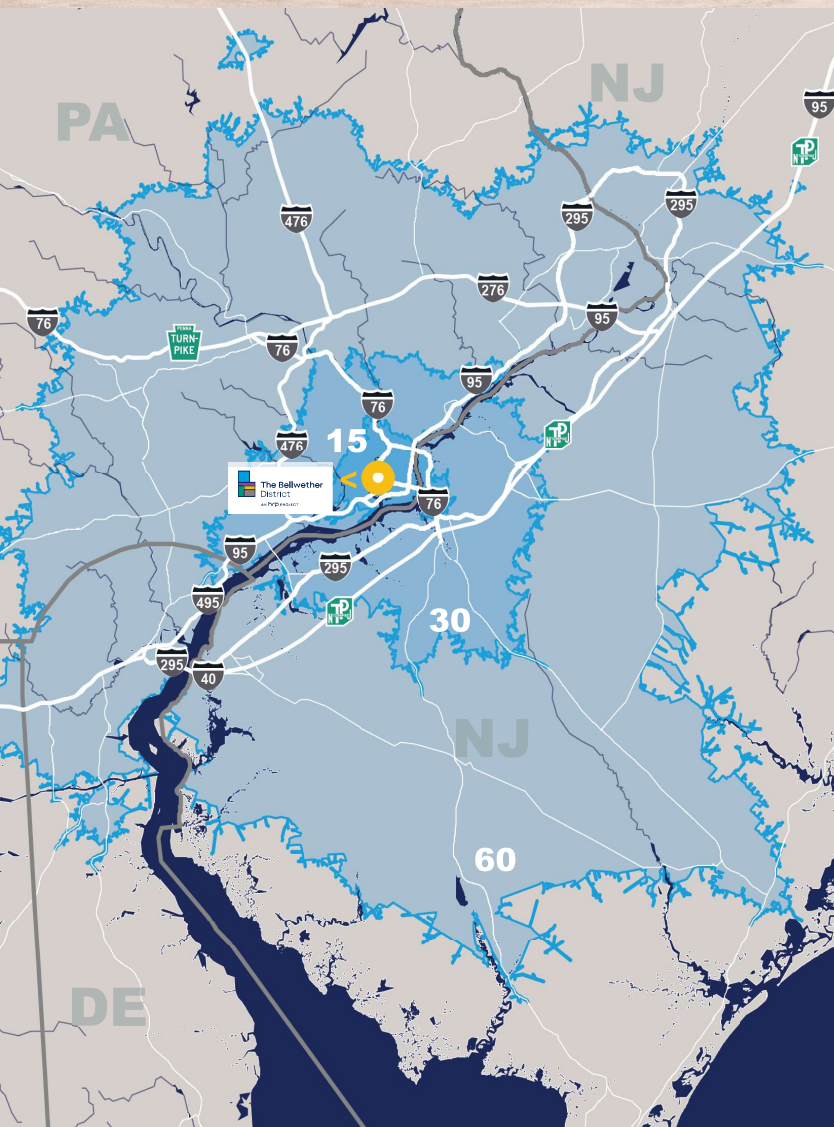
State & Local Taxes Eligible to Be Waived

The **Keystone Opportunity Zone (KOZ)** Program is one of the nation's boldest and most innovative economic and community development programs. This unique program develops a community's abandoned, unused, or underutilized land and buildings into business districts and residential areas that present a well-rounded and well-balanced approach to community revitalization.

- Corporate Net Income Tax
- Sales and Use tax (purchases consumed and used by the qualified business in the zone)
- Net Profits tax
- Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile tax
- Property tax (see PILOT program)





Exceptional Labor Supply





15 MINUTES

 Total Labor Force: **320,353**
 Target Workforce: **15%**

 Unemployment Rate: **6.1%**
 Median Household Income: **\$59,160**



30 MINUTES

 Total Labor Force: **1,388,646**
 Target Workforce: **17%**

 Unemployment Rate: **6.2%**
 Median Household Income: **\$64,870**

60 MINUTES

 Total Labor Force: **3,287,866**
 Target Workforce: **18%**

 Unemployment Rate: **5.1%**
 Median Household Income: **\$79,789**

About Us



HRP Group is in the business of transformation. As a real estate owner, operator, and developer, we re-imagine complex properties across the United States to remediate and redevelop sites for the future. To do this we take a holistic approach to sustainable redevelopment that prioritizes the community, the environment, and the economy. Our expertise spans multiple sectors, including modern logistics facilities, urban mixed-use projects, and life science ecosystems.

What We Stand For



Community

We connect to communities through open dialogue, civic participation, charitable giving and neighbor-centric planning.



Environment

Our projects surpass environmental standards, incorporate green tech and integrate significant sustainability measures.



Economy

We support local economies by creating long-term jobs and recruiting locally in order to grow our neighborhoods.





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