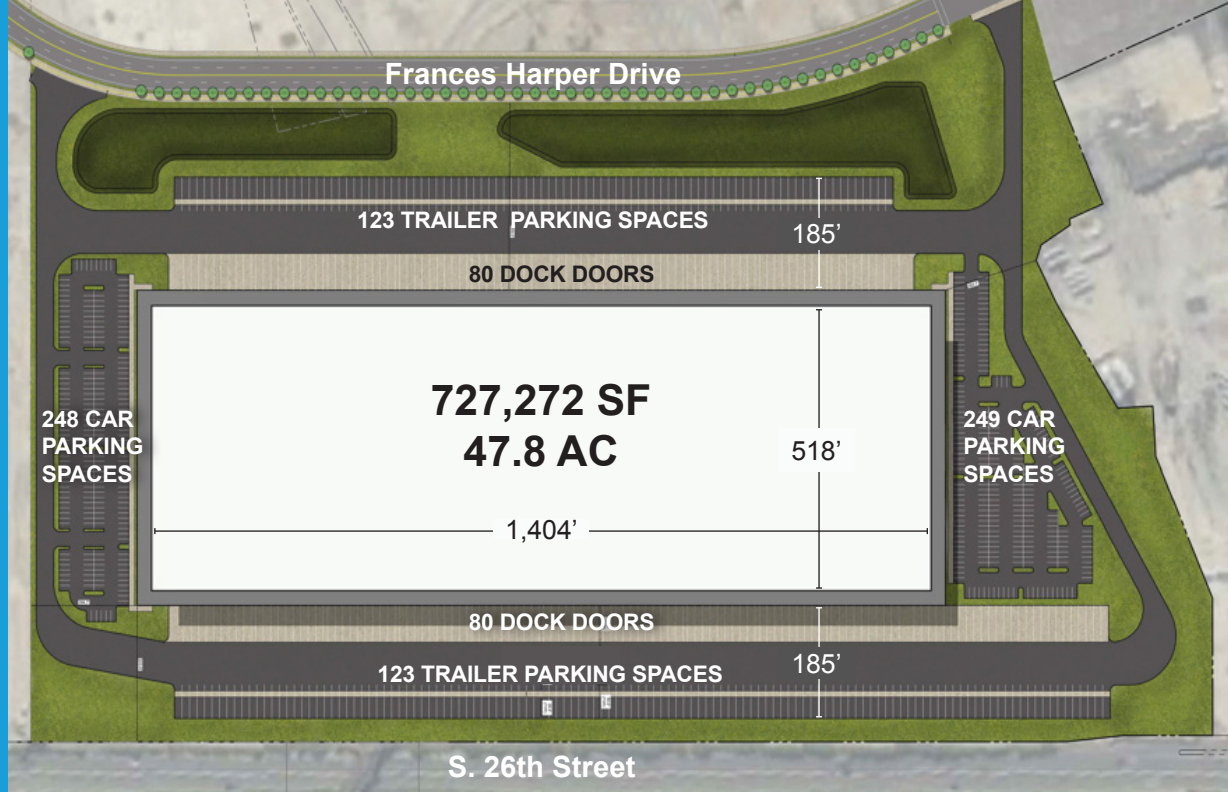


# Available for Lease

Building 2  
727,272 SF  
47.8 AC

Delivering July 2025



3144 W. Passyunk Avenue, Philadelphia PA 19145

## BUILDING 2 SPECIFICATIONS

3144 W. Passyunk Avenue, Philadelphia, PA 19145 • Site Size 47.8 AC • 727,272 SQ FT

<b>BUILDING TYPE</b>	Warehouse Facility – Cross Loaded
<b>OFFICE AREA</b>	To suit
<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>	Solar ready - 60 mil fully adhered 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 interior roof drains.
<b>GLAZING</b>	Storefront – Insulated & fully tempered glass windows; Clerestories – fully tempered; Curtainwall – 30' – fully tempered. See rendering for further reference.
<b>FLOOR SLAB</b>	8" reinforced slab - FF/FL to be 50/35.
<b>DOCK DOORS</b>	(160) 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.
<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>	(160) 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. Trailer parking is striped and lit to code requirements with exterior LED fixtures.
<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 an open warehouse condition with an integrated fire alarm system. Fire alarm panel to be non-proprietary. Includes diesel operated fire pump.
<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-amps, 480/270 volt, 3-phase service is provided, expandable by 8,000 amps for a total of 16,000 amps. 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. Service provider is PECO.
<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 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).
<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>	Comcast and Verizon fiber service is available.
<b>WARRANTY</b>	General Contractor to provide one-year building warranty.
<b>LEED CERTIFICATION</b>	Shell building to be LEED certified.

### For more information, contact:

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