

The Bellwether  
District

AN **hrp** PROJECT

# 10+MSF

## Master-Planned Development

### Industrial Campus



3144 W. Passyunk Ave.  
Philadelphia, PA 19145

[thebellwetherdistrict.com](http://thebellwetherdistrict.com)

Owner/Developer

**hrp** GROUP

Listing Agent

**JLL**

# Master-Planned Industrial Park 10+MSF

## Significant Power Available

50+ Megawatts (MW) Available for Phase I  
Significant power expansions currently underway



Platt Bridge

PENROSE AVENUE

Passyunk Ave.

## Phase 1:

Building 1 | Available for  
Immediate Occupancy

Building 2 | Delivered  
December 2025

 **DRINKPAK**  
LEASED



S. 26TH STREET

CSX RAIL

ENTRANCE

HARTTRANFT STREET

FRANCES HARPER DRIVE

# Phase 1 Aerial Overview



# Building 1 | Available for Immediate Occupancy

## Building specifications

Land Area:	23.1 AC
Building Size:	325,659 SF (882' x 370')
Office Size:	3,000 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)



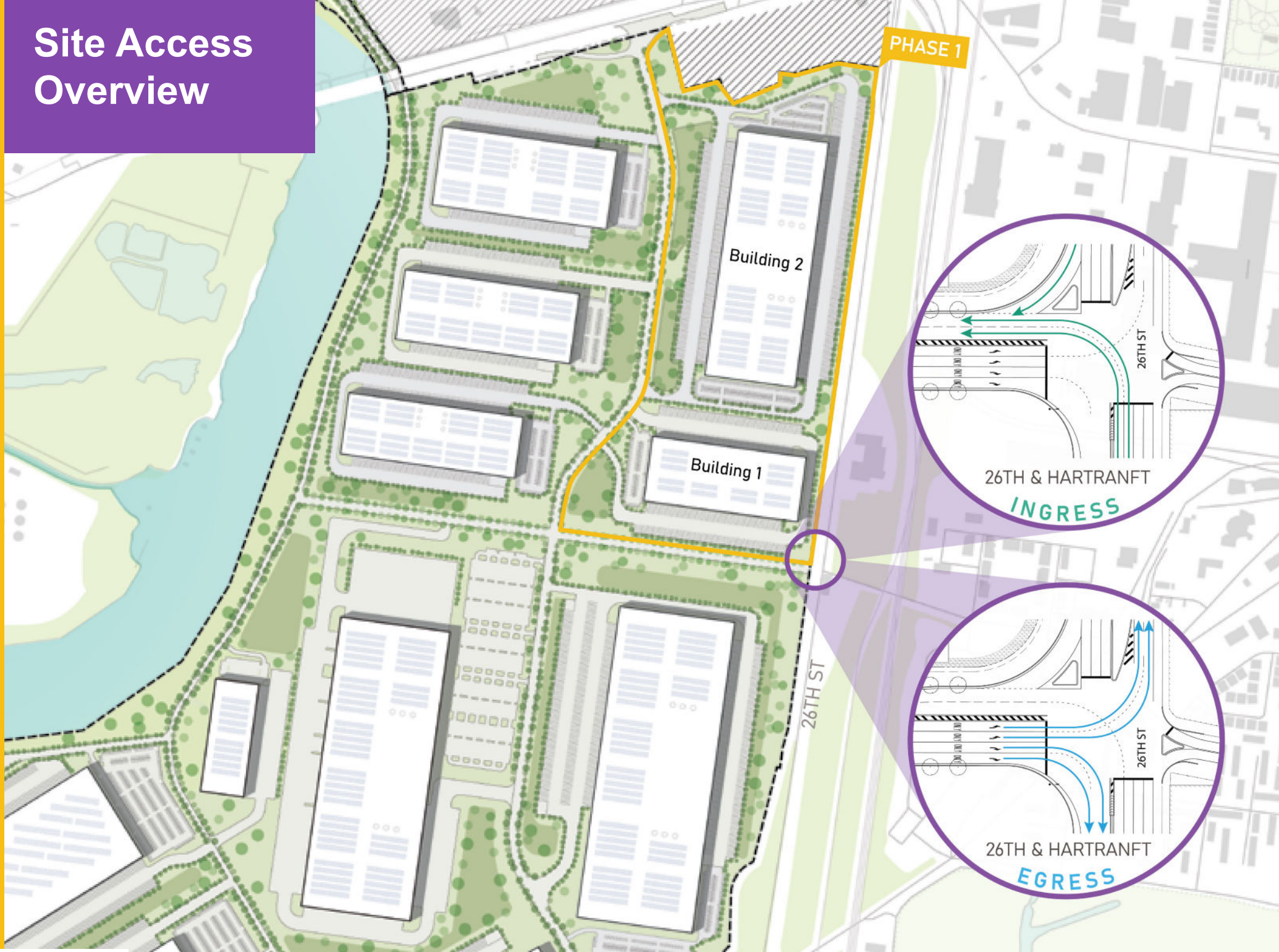
# Building 2 | Delivered December 2025

## 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:	(180) 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



# Local-to-Global Access

## <3 Miles

I-95

Philadelphia International Airport

Center City

Schuylkill Expressway (I-76)

## <5 Miles

30th Street Station

Benjamin Franklin Bridge

Walt Whitman Bridge

PhilaPort

## <15 Miles

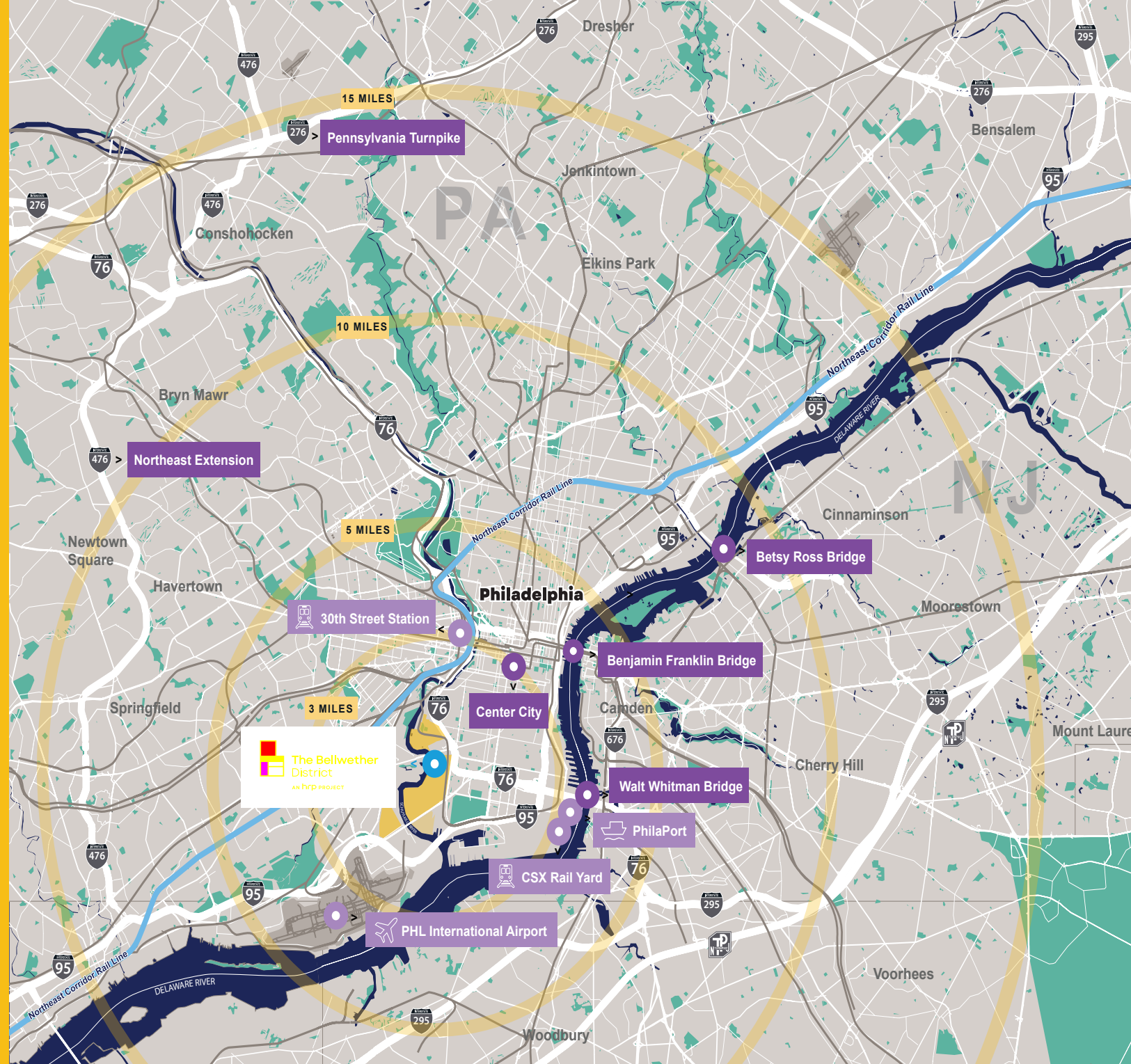
Betsy Ross Bridge

Northeast Extension (I-476)

Pennsylvania Turnpike (I-276)

# Vast Consumer Reach

Extraordinary access to over **47 MILLION** consumers in a 4-hour drive time





Conveniently accessible via public rail and bus transportation



The Port of Philadelphia handled a record 841,000 shipping containers in 2024, representing a 13% increase from 2023



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



Existing Rail Spurs CSX Rail Yard and PhilaPort



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



Brand-new, state-of-the-art access points for ingress/egress specific to the site. Main entrance is located at S 26th St and Hartranft St



Philadelphia is the 6th largest city MSA in the U.S.



In 2023, the Philadelphia International Airport handled over 524,000 tons of freight and airmail. The airport is also actively expanding its cargo facilities, with plans to add 136 acres to its existing Cargo City and build over 1 million square feet of cargo handling facilities



 The Bellwether District  
 Highway Access

# 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.

Real estate taxes at The Bellwether District are estimated to be \$0.10 to \$0.15 PSF until 2043.

## FTZ (Foreign-Trade Zone) Designation

The Bellwether District 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.



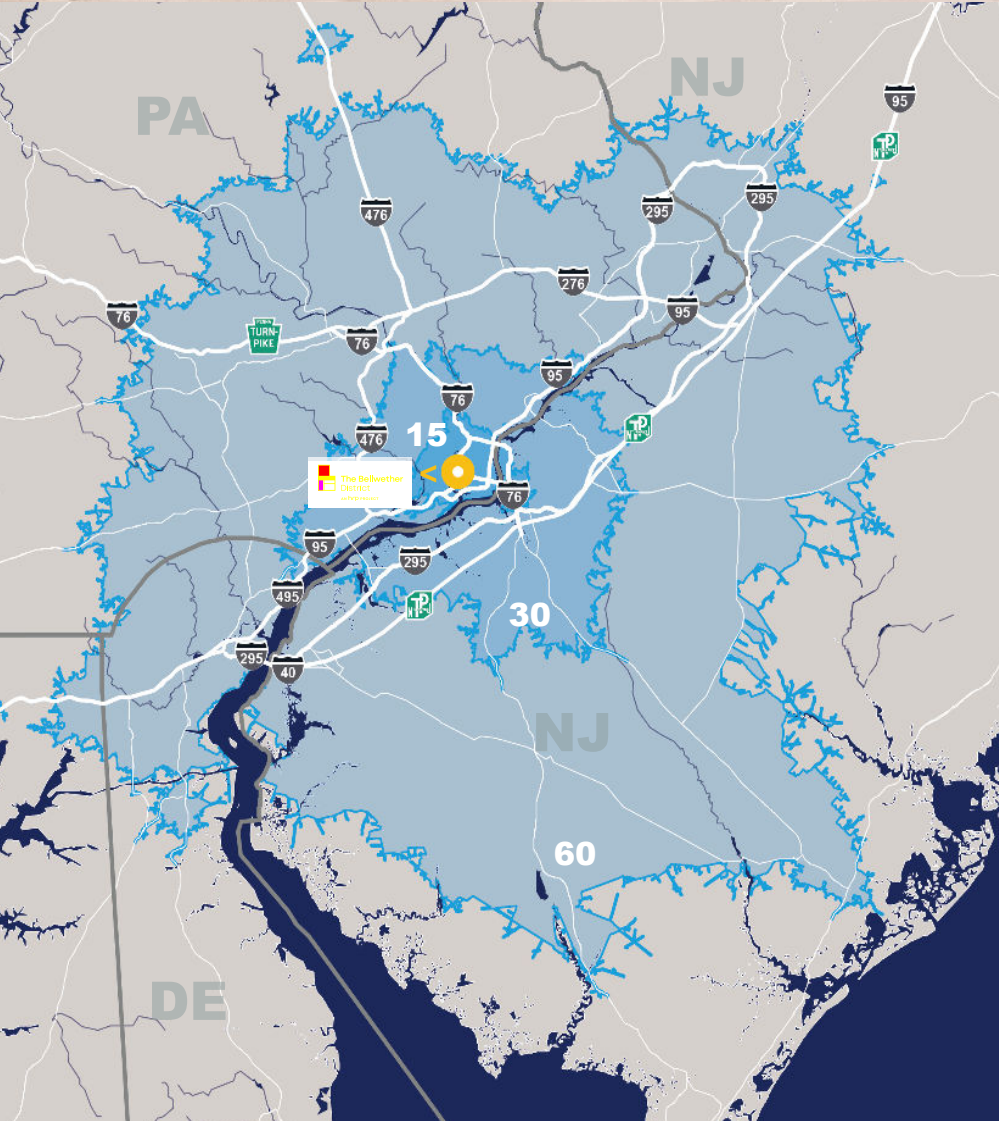
The **Keystone Opportunity Zone (KOZ)** Program is one of the nation's boldest and most innovative economic and community development programs. This unique program develops a community's abandoned, unused, or underutilized land and buildings into business districts and residential areas that present a well-rounded and well-balanced approach to community revitalization. The KOZ Program is in place until 2043.

### State & Local Taxes Eligible to Be Waived

- Corporate Net Income Tax
- Sales and Use Tax
- Earned Income / Net Profits Tax
- Personal Income Tax
- Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile Tax
- Property Tax



# Exceptional Labor Supply



DRIVE TIME  
**15** MINUTES

Total Labor force: **104,339**

Unemployment rate: **5.2%**

Target workforce: **16%**

Transportation to work: **23.9%**  
(of people take public transportation)

**30** MINUTES

Total labor force: **1,095,869**

Unemployment rate: **5.0%**

Target workforce: **17%**

Transportation to work: **14.9%**  
(of people take public transportation)

**60** MINUTES

Total labor force: **3,264,565**

Unemployment rate: **4.4%**

Target workforce: **17%**

Transportation to work: **7.7%**  
(of people take public transportation)

Source: JLL Research / Esri

# 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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