

The Bellwether District

AN hrp PROJECT

14+MSF

Master Planned Campus

Innovation Campus



3144 W. Passyunk Ave.
Philadelphia, PA

thebellwetherdistrict.com

Owner/Developer

Listing Agent






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 Highway Access

Master Planned Innovation Campus

3.5M+ SF
250 acres

Phase 1

Three manufacturing buildings design/entitled totaling 475,000 SF allows for vertical construction commencement in 2026. All plans can be modified to-suit. Building B is under construction; Buildings A & C are available for lease.

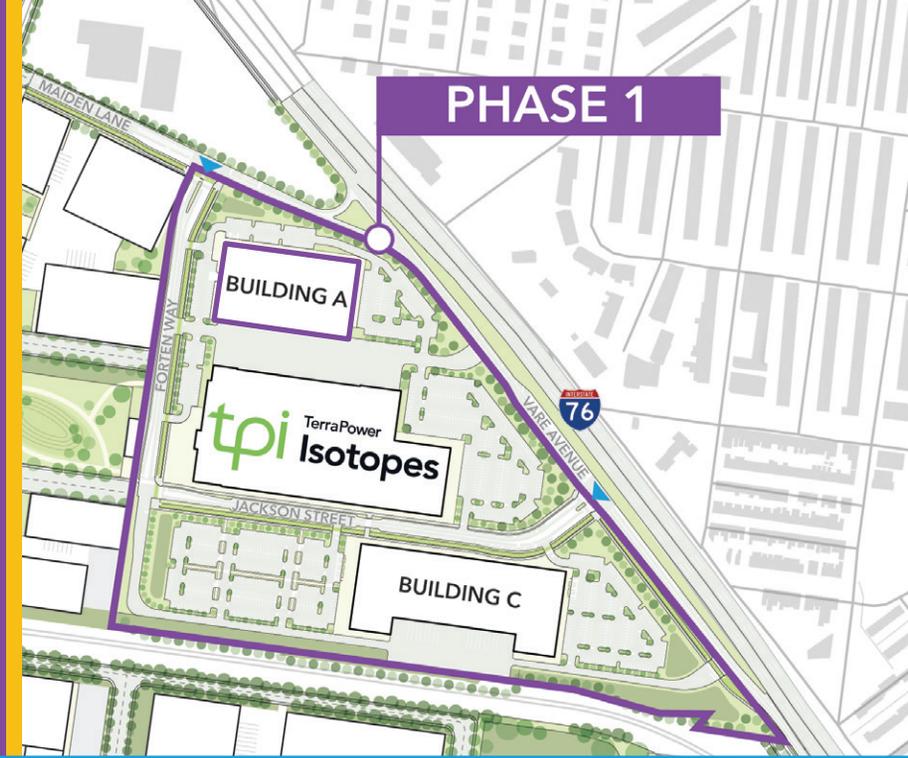


Phase 1 Aerial Overview



Building A Specifications (Delivering 2027)

Land Area	Approx. 5 AC
Building Size	+/- 153,500 RSF Ground Floor: 87,750 SF Mezzanine: 65,750 SF
Column Spacing	40' x 50'
Clear Height	36' average clear height
Dock Doors	3 trailer high dock doors
Drive-In Doors	(1) 14' x 16' electronically operated drive-in door
Car Parking	Surface parking - 2.0/1,000 SF; expandable to Tenant's need
Fire Protection	NFPA compliant wet sprinkler system designed with mains sized to support Ordinary Hazard Group 2 & higher hazards. Non-proprietary integrated fire alarm system and panel. Includes electric fire pump with battery back-up.
Power	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 a 4000-amp service.
LEED	Base building core and shell designed to be LEED certifiable. LEED Silver can be accomplished with coordination on tenant fit out.

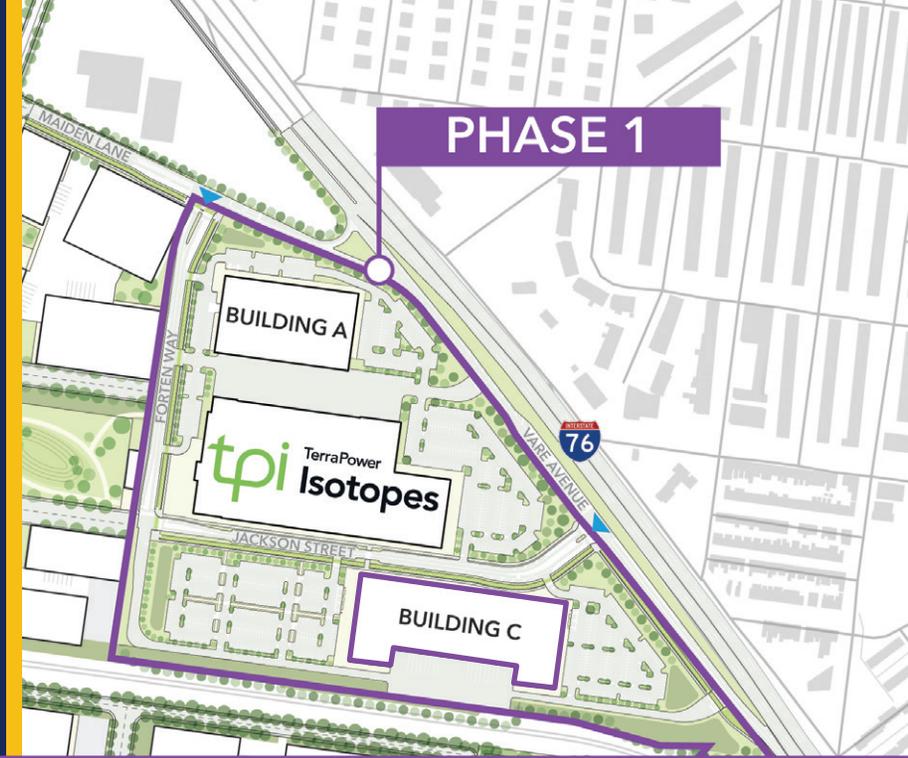


Building B - Leased (Delivering Q2 2027)



Building C Specifications (Delivering 2027)

Land Area	Approx. 15 AC
Building Size	+/- 150,000 RSF Ground Floor: 120,000 SF Mezzanine: 30,000 SF (expandable by 80,000 SF per Tenant specifications)
Column Spacing	40' x 50'
Clear Height	36' average clear height
Dock Doors	6 trailer high dock doors
Drive-In Doors	(1) 14' x 16' electronically operated drive-in door
Car Parking	Surface parking - 2.0/1,000 SF; expandable to Tenant's need
Fire Protection	NFPA compliant wet sprinkler system designed with mains sized to support Ordinary Hazard Group 2 & higher hazards. Non-proprietary integrated fire alarm system and panel. Includes electric fire pump with battery back-up.
Power	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.
LEED	Base building core and shell designed to be LEED certifiable. LEED Silver can be accomplished with coordination on tenant fit out.



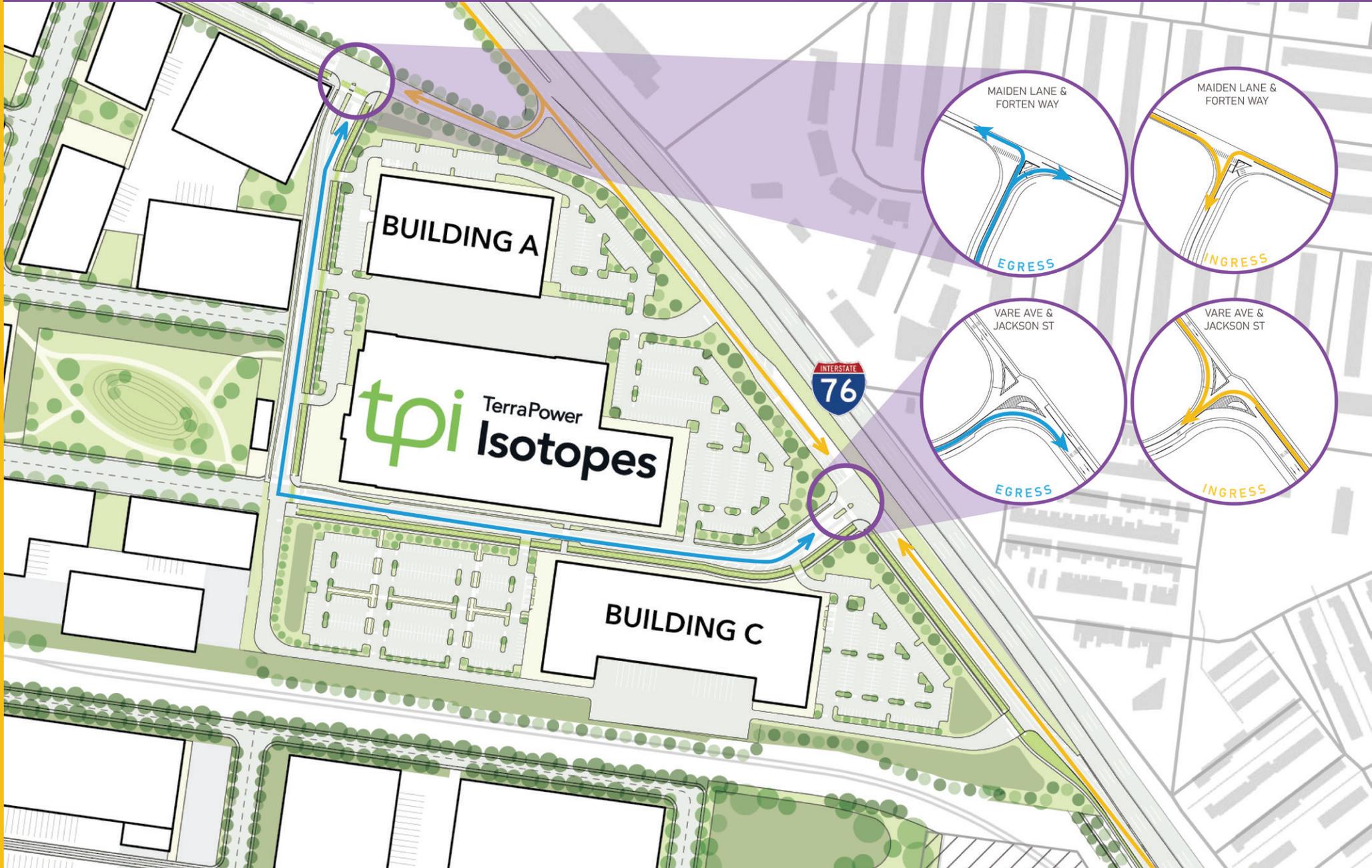
Amenity Building

Building Size	+/- 5,000 SF
Dynamic programming	Café Meeting space Outdoor seating Green space



Site Access Overview

Egress & Ingress





Access to Greater Philadelphia's Top Talent Pool



87K
Life Sciences Employees

>\$1B
NIH Funding Annually

>450
Biotech R&D and manufacturing establishments

2 of the **TOP 10**
largest gene therapy patent holders

65+
Cell and Gene Therapy R&D Companies

17
Major medical systems



>\$5.6B
in venture capital raised in life sciences annually

1st
FDA-approved and directly administered Cell & Gene Therapy

Sources of New Talent

More than 4,000 new biomedical & biological sciences degrees conferred each year



Workforce Development Programs

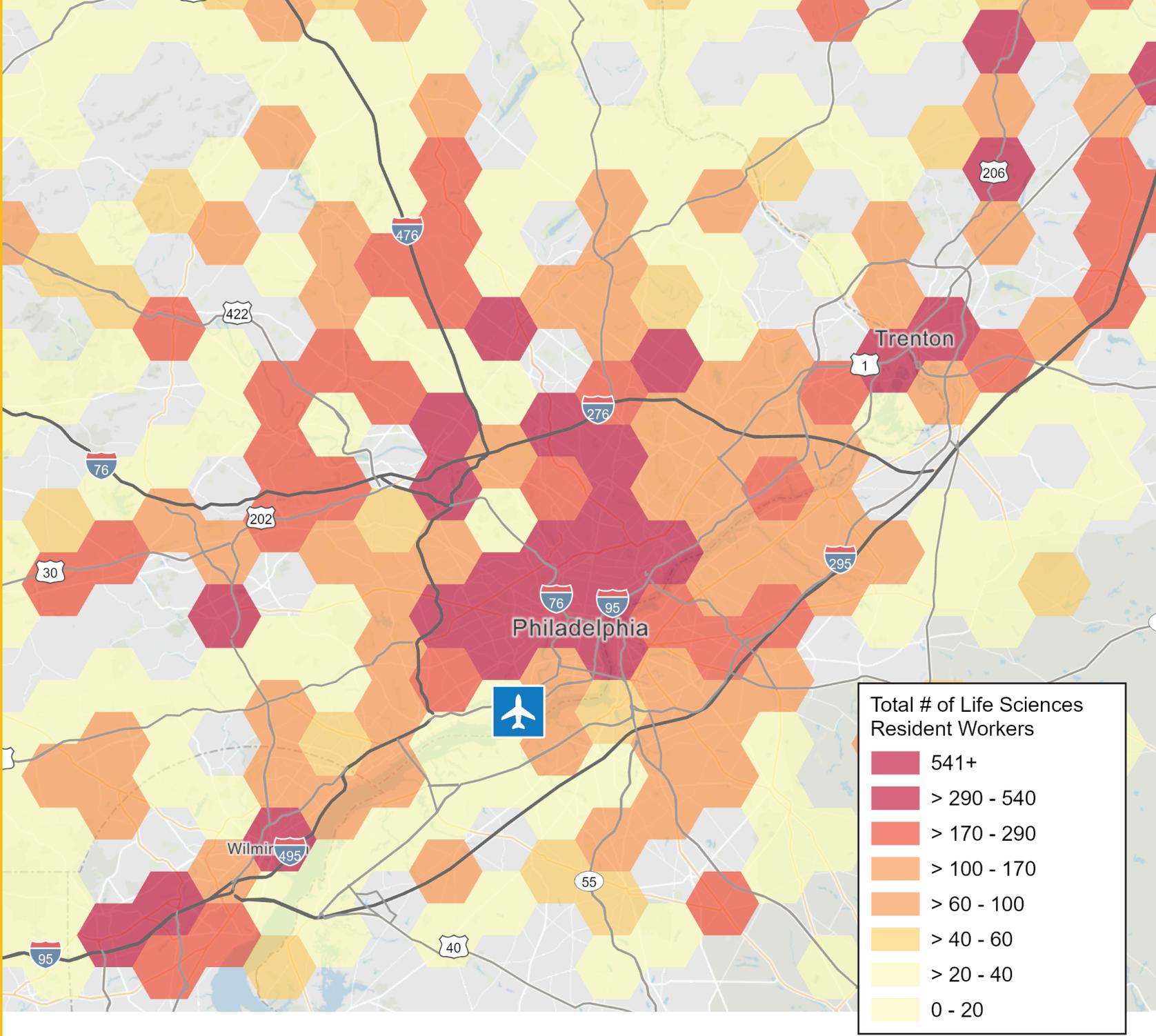
World-class training for bioprocessing technicians available



Access To Top Talent

Access to **50M+** people within a 5hr drive.

More than 72,000 people are employed in life sciences across Greater Philadelphia. The talent pool is deep, with more than 800,000 people across the region holding STEM degrees.



Economic Highlights

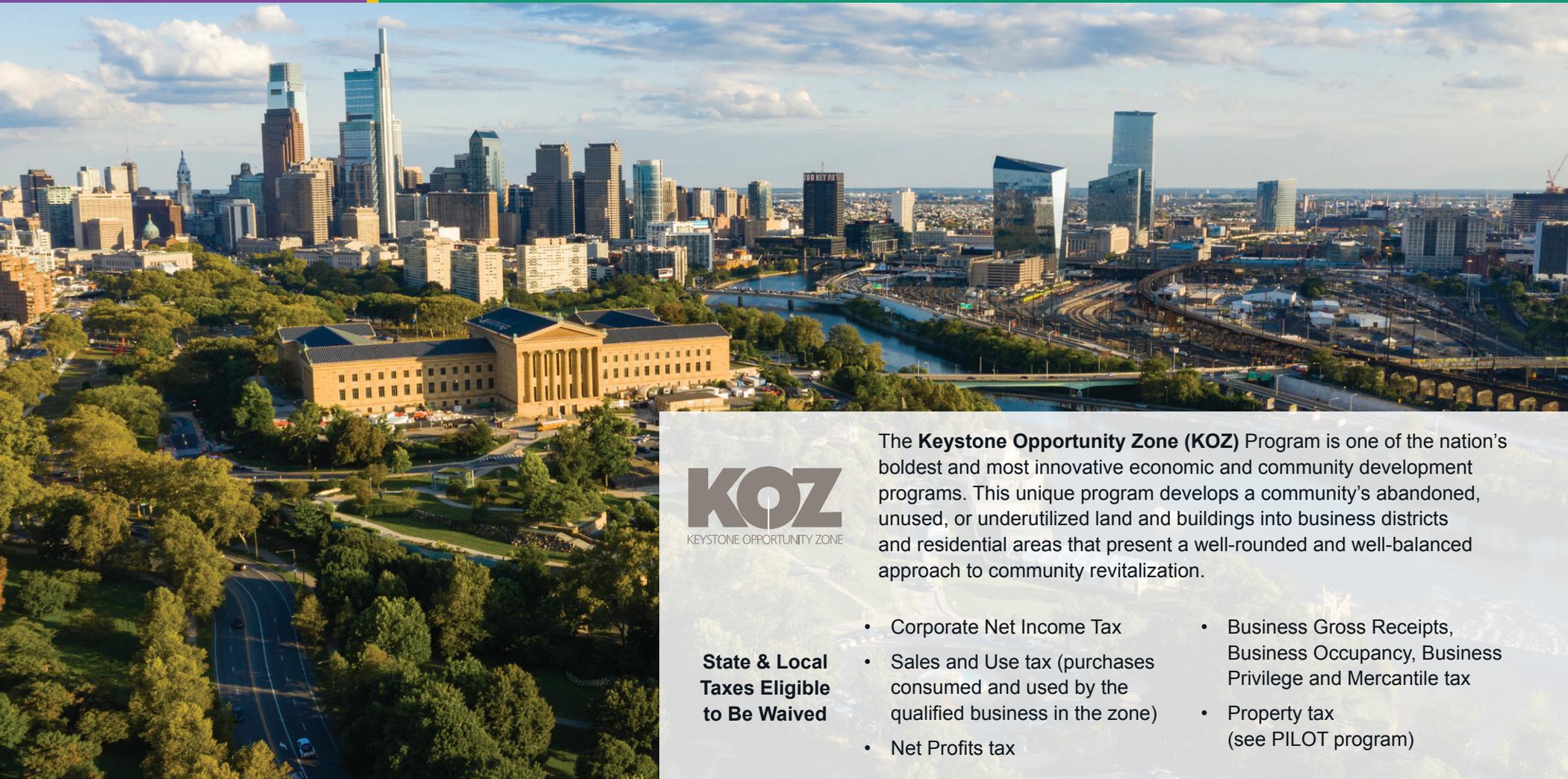
PILOT Program (Payment in Lieu of Taxes)

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. FTZ are secured, designated locations around the United States in or near a U.S. Customs Port of Entry where foreign and domestic merchandise is 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.

State & Local Taxes Eligible to Be Waived

- 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)

About Us



HRP Group is a vertically integrated, multi-strategy real estate investment firm specializing in complex redevelopment projects. Founded in 2011, HRP Group's mission is to transform obsolete industrial sites into modern logistics infrastructure, vibrant mixed-use destinations, and pioneering innovation campuses. With each of its redevelopment projects, HRP Group takes a holistic approach to value creation that prioritizes community, environmental, and economic sustainability.

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.



→ thebellwetherdistrict.com



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District

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