

BRIDGE POINT SOUTH PHILADELPHIA

JLL BRIDGE

6310 Passyunk Avenue | Philadelphia, PA

AVAILABLE FOR IMMEDIATE OCCUPANCY



CLASS A DISTRIBUTION CENTER

PROUDLY PURSUING
LEED
CERTIFICATION



THE PROJECT IS REGISTERED WITH THE CERTIFICATION GOAL OF LEED GOLD

HIGHLIGHTS

- Access to the 7th largest U.S. MSA, and to 6.3 million people within a 60-minute drive
- 10-Year Philadelphia Real Estate Tax Abatement
- Best-in-Class design offering a clear height of 40', excess car/trailer parking, flexibility, and superior functionality
- Immediate access to I-76, I-95, I-476, New Jersey, PhilaPort and the Philadelphia International Airport

AVAILABLE SPACE

487,590 SF

CROSS-DOCK FACILITY

Divisible

**Ready For
Occupancy**

KYLE LOCKARD

kyle.lockard@jll.com
215-990-5773

MITCH RUSSELL

mitch.russell@jll.com
610-249-2274

LARRY MAISTER

larry.maister@jll.com
609-206-1972

JEFF LOCKARD

jeff.lockard@jll.com
215-990-1889



SITE PLAN & BUILDING SPECIFICATIONS

JLL BRIDGE

487,590 SF

Divisible

Clear Height: 40'

Loading Docks: 91 (9' x 10')

Drive-in Doors: 4 (14' x 16')

Car Parking: 244 car parking spaces

Trailer Parking: 95 trailer spaces

Truck Court: 185'

Spec Office: To Suit

Building Dimensions: 480'd x 1,015'w

Site Size: 40.9 acres

Column Spacing: 55'w x 50'd with 65'd speed bays

Floor: 8" thick unreinforced concrete slab

Roof: Single ply, 60-mil TPO, R-30 roof insulation

Fire Protection: ESFR

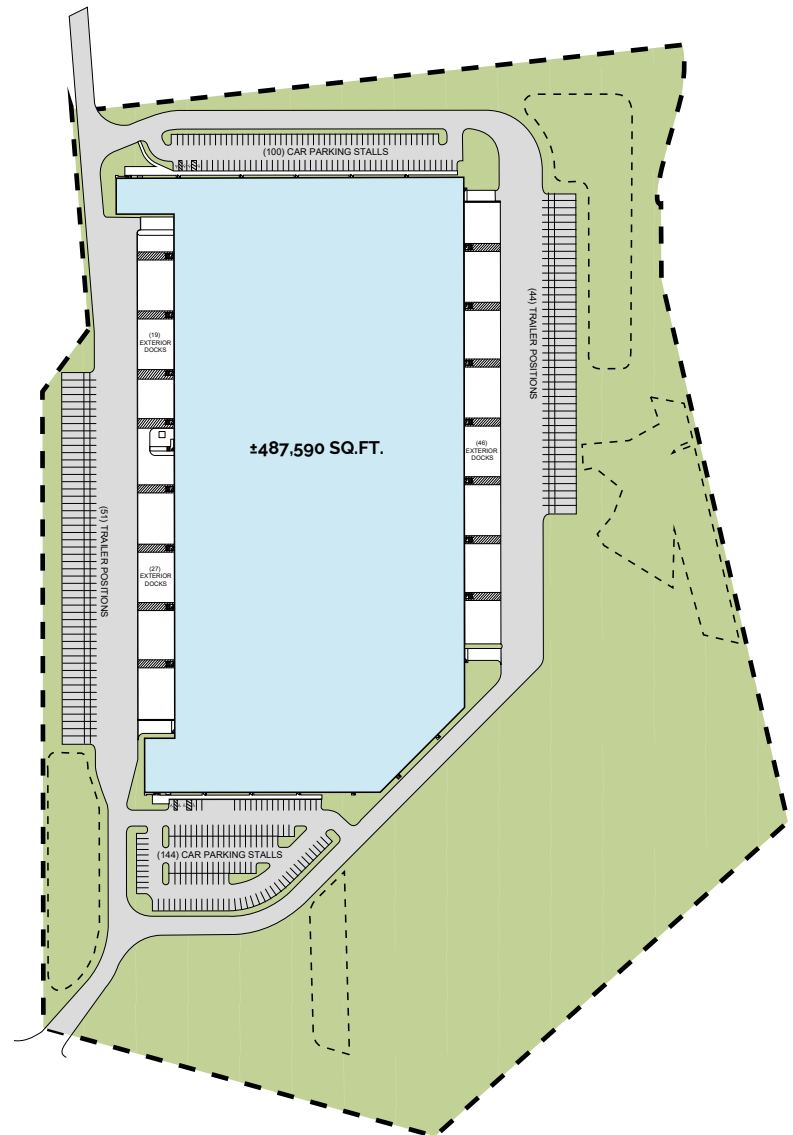
Lighting: LED motion activated; 25 F.C.

Dock Equipment: All dock doors fully equipped with seals, bumpers, lights and 45,000 lb. levelers

Power: 4,000 amp, 3-phase, 480V

Construction: Precast concrete panels

HVAC: Gas-fired Cambridge units; 60" inside when o' outside



POTENTIAL DEMISING PLAN

JLL BRIDGE

Tenant #1

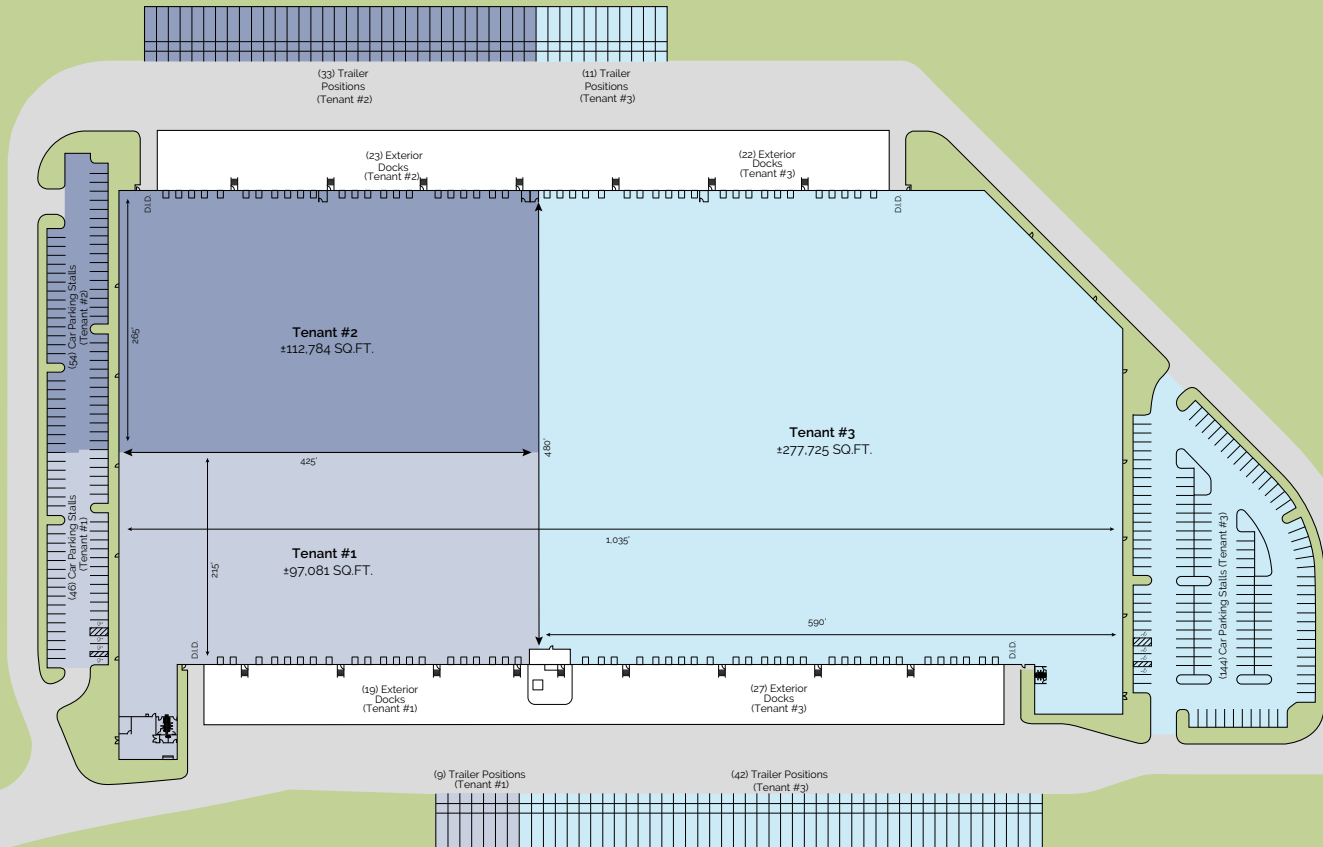
- Square Feet: ±97,081 SF (215'd x 425'w)
- Loading Configuration: Single-side
- Dock Doors: 19 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 9 trailer spaces
- Car Parking: 46 car parking spaces
- Column Spacing: 55'w x 50'd with 65'd speed bays

Tenant #2

- Square Feet: ±112,784 SF (265'd x 425'w)
- Loading Configuration: Single-side
- Dock Doors: 23 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 33 trailer spaces
- Car Parking: 54 car parking spaces
- Column Spacing: 55'w x 50'd with 65'd speed bays

Tenant #3

- Square Feet: ±277,725 SF (480'd x 590'w)
- Loading Configuration: Cross-dock
- Dock Doors: 49 (9' x 10')
- Drive-In Doors: 2 (14' x 16')
- Trailer Parking: 53 trailer spaces
- Car Parking: 144 car parking spaces
- Column Spacing: 55'w x 50'd with 65'd speed bays





HIGHLIGHTS



PHILADELPHIA

7th largest MSA in the U.S.

within a 24-hour drive to 69.8% of the Canadian and U.S. population



PHILAPORT

Fastest growing U.S. port in 2020 based on TEU container volume

over \$500MM committed to modernization efforts



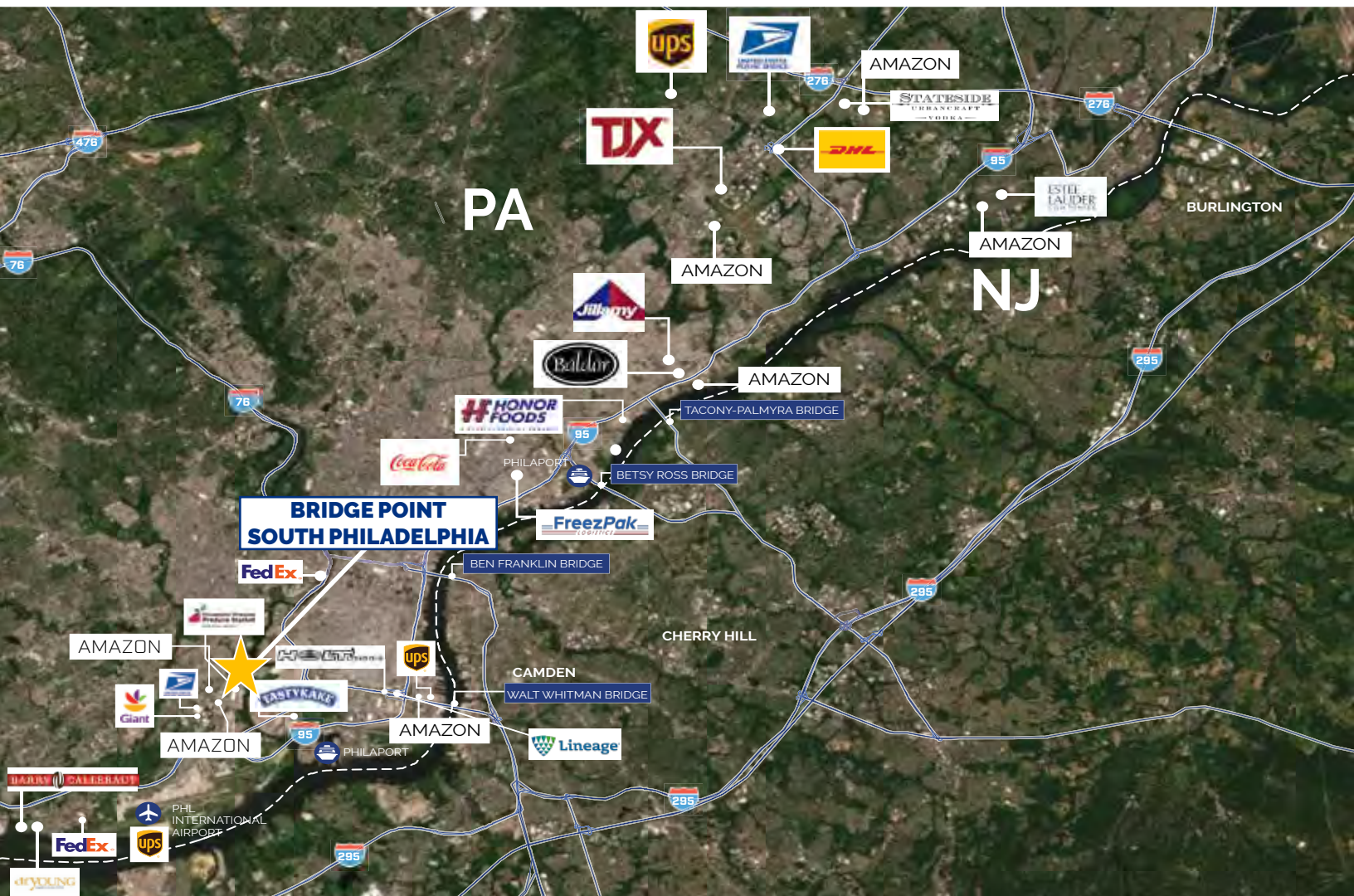
PHILADELPHIA INTERNATIONAL AIRPORT

Plans to expand air cargo footprint by 136 acres and triple cargo capacity

LOCATION OVERVIEW

JLL BRIDGE

Location	Miles	Minutes
Schuylkill Expressway (I-76)	1 mile	3 minutes
I-95	2 miles	5 minutes
Philadelphia International Airport	4 miles	10 minutes
Walt Whitman Bridge	5 miles	8 minutes
PhilaPort	5 miles	10 minutes
Center City	6 miles	16 minutes
Northeast Extension (I-476)	9 miles	12 minutes
King of Prussia, PA	22 miles	38 minutes
Pennsylvania Turnpike (I-276)	30 miles	32 minutes
Port NY/NJ	93 miles	90 minutes



15 MINUTES

TOTAL POPULATION

635,784

TOTAL LABOR FORCE

318,422

BLUE COLLAR %

16%

UNEMPLOYMENT RATE

6.0%

30 MINUTES

TOTAL POPULATION

2,614,488

TOTAL LABOR FORCE

1,285,714

BLUE COLLAR %

17%

UNEMPLOYMENT RATE

6.3%

60 MINUTES

TOTAL POPULATION

6,308,047

TOTAL LABOR FORCE

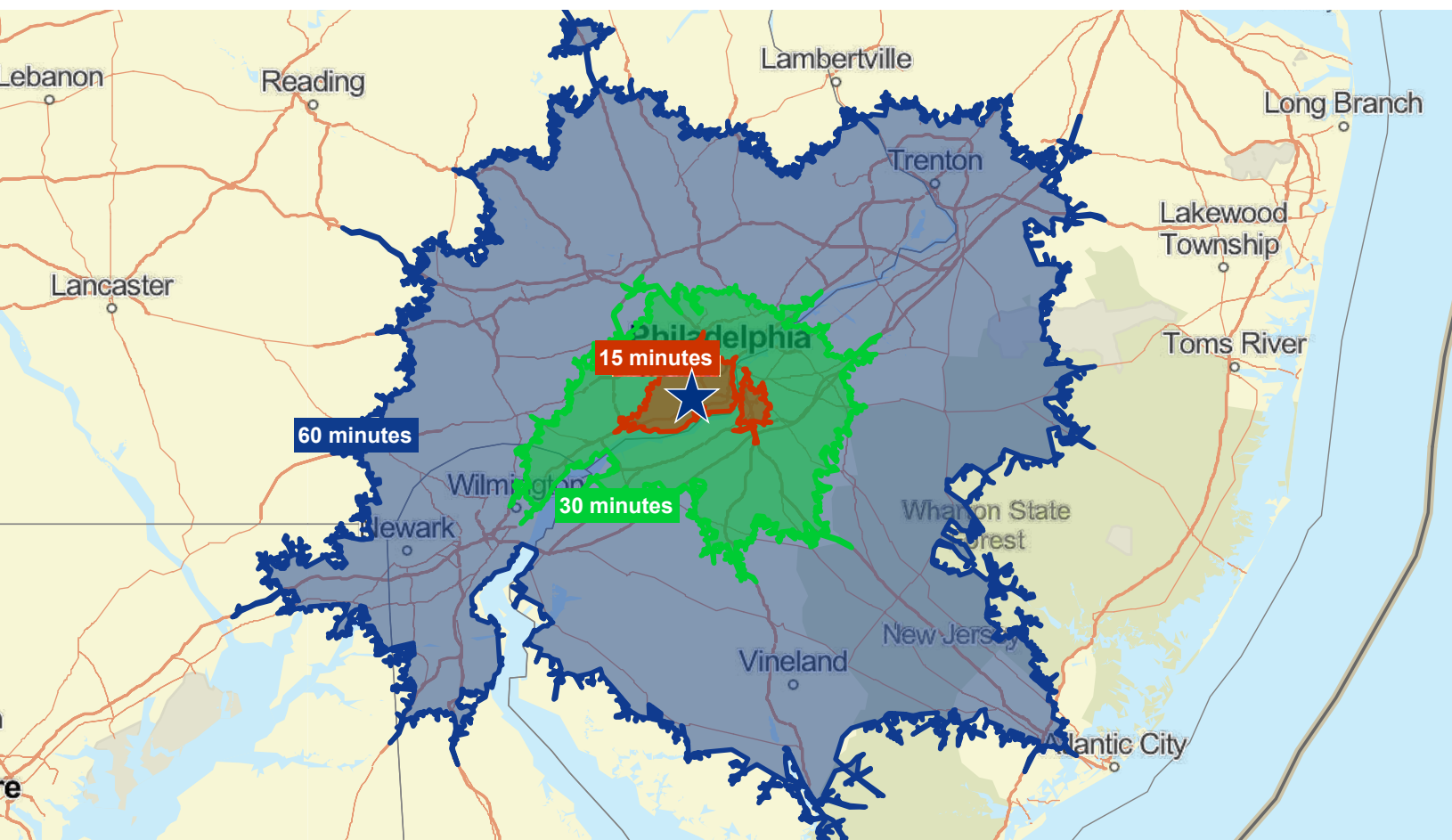
3,227,555

BLUE COLLAR %

18%

UNEMPLOYMENT RATE

5.2%



74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

HEADQUARTERS

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