

4300

SOUTH 26TH STREET

PHILADELPHIA, PA



INVESTMENT SUMMARY



**PHILADELPHIA INDUSTRIAL INVESTMENT OPPORTUNITY | LAST MILE LOCATION
MISSION CRITICAL OPERATION | IMPRESSIVE CASH FLOW WITH 9.75 YEARS OF TERM**

THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor to the Owner, is pleased to present for sale **4300 South 26th Street** (the “Property”) located in Philadelphia, Pennsylvania. The Property is a 345,500 square foot cross-dock manufacturing and distribution facility situated in an irreplaceable location in the Philadelphia Navy Yard.

4300 South 26th Street was constructed in 2009 and combines a premier distribution location with a highly captive tenant. The Property is fully leased to Tasty Baking Company (“Tastycake”) with **9.75 years of remaining term on their 26-year lease**. In-place cash flow provides **32.1% contractual rent growth over the remaining lease term**. The Property has undergone extensive tenant investment and was completed as a build-to-suit for Tastycake serving as their **headquarters, primary bakery, and largest distribution facility in the country**. Tastycake is owned by Flower Foods, a large producer of packaged bakery foods. **Flower Foods has investment grade credit (NYSE:FLO | S&P: BBB)**.

The Property is located just 1.4 miles from Exit 17 of I-95 (Delaware Expressway) and 4.1 miles from the Philadelphia International Airport, offering unparalleled proximity to the shipping infrastructure and population hubs of the city of Philadelphia and its immediate suburbs.



PROPERTY OVERVIEW

Address:	4300 S 26th Street, Philadelphia, PA
Year Built:	2009
Building Size:	345,500 SF
Office Build-Out:	43,360 SF (12.5%)
Clear Height:	39'
Loading Doors:	37 Dock Doors
Trailer Parking:	22 Trailer Stalls
Van / Box Truck Parking:	64 Van / Box Truck Spaces
Car Parking:	336 Parking Spaces
Power:	8000 Amp; 277/480 Volts
Lighting:	LED

INVESTMENT HIGHLIGHTS



IMPRESSIVE IN-PLACE CASH FLOW



9.75 YEARS OF REMAINING LEASE TERM



MISSION CRITICAL OPERATION



PHILADELPHIA NAVY YARD LOCATION



STRONG LOGISTICAL CONNECTIVITY



INVESTMENT HIGHLIGHTS

STABLE CASH FLOW WITH 9.75 YEARS OF REMAINING TERM

- 4300 South 26th Street is fully leased to Tastykake with **9.75 years remaining** on their initial 26-year lease, providing long-term, in-place income.
- Tastykake has the ability to contractually control the Property for almost 30 years, with two additional renewal options of 10-years each at fair market rent. Minimum annual rent for each renewal option will be no less than annual rent in the prior lease year.
- Contractual rent escalations of 3.14% provide both predictable cash flow and **32.1% contractual rent growth** during the remaining lease term.
- In 2011, Flowers Foods acquired Tastykake. **Flowers Foods has investment grade credit** (NYSE:FLO | S&P: BBB) and is the second-largest producer of packaged bakery foods in the U.S.

CAPTIVE TENANT WITH STRONG HISTORY AT THE PROPERTY

- Collaborating with ownership during the development of the Property, **Tastykake invested an estimated \$78M** in the design and construction of 4300 South 26th Street.
- The company has occupied this facility since its delivery in 2009, totaling a **16-year history**.
- At the time of completion, the Property was the **largest modern mass production bakery in the world**, featuring 345,500 SF of thoughtfully designed warehouse, bakery and office space.
- The bakery and packaging area houses **7 highly efficient lines and 10 varying oven types**. The distribution area accommodates large shipping trucks as well as smaller vans for local delivery.
- The property was thoughtfully developed to maintain **best-in-class functionality for a traditional warehouse / distribution use**, including 50' x 50' column spacing, a cross-dock loading format, adequate truck court depth and a 39' clear height.



\$15.78 PSF
In-Place Rent

3.14%
Average Annual
Escalations

9.75 Years
Remaining Term

16.26 Years
Tenure at Property

S&P: BBB
Parent Company



MISSION CRITICAL LOCATION WITH STRONG LOGISTICAL CONNECTIVITY

- 4300 South 26th Street is situated directly off I-95 and in close proximity to I-76, providing both north-south and east-west access to the region's most vital transportation arteries.
- The Property's position at the mid-point of New York City and Washington DC offers access to **over 13.6 million consumers within a 100-mile radius.**

THE BELLWETHER DISTRICT

- 1300-acre state-of-the-art campus for e-commerce, logistics and life science.
- **Master-planned logistics park on 700 acres,** allowing for 10.5M SF.
- Phase I of the development featured two buildings totaling over **1M SF that delivered in 2025.**



I-95 CORRIDOR (BALTIMORE TO TRENTON)

A CORE INDUSTRIAL MARKET WITH INSTITUTIONAL OWNERSHIP AND BRAND-NAME TENANCY

- Vacancy rates for distribution and warehouse facilities along the I-95 Corridor have averaged 5.24% over the previous 5 years.
- Since the start of 2016, this stretch of I-95 has delivered over 100 million square feet of industrial product with total absorption surpassing deliveries during this period.



I-95 is the primary north-south distribution artery for the eastern seaboard from Miami, FL to Canada. The ideal location along I-95 places the Property within a day's drive of **40% of all U.S. consumers and over 50% of all Canadian consumers.**

SINCE THE START OF 2024, THE FOLLOWING TENANTS HAVE SIGNED A LEASE ALONG THIS CORRIDOR:

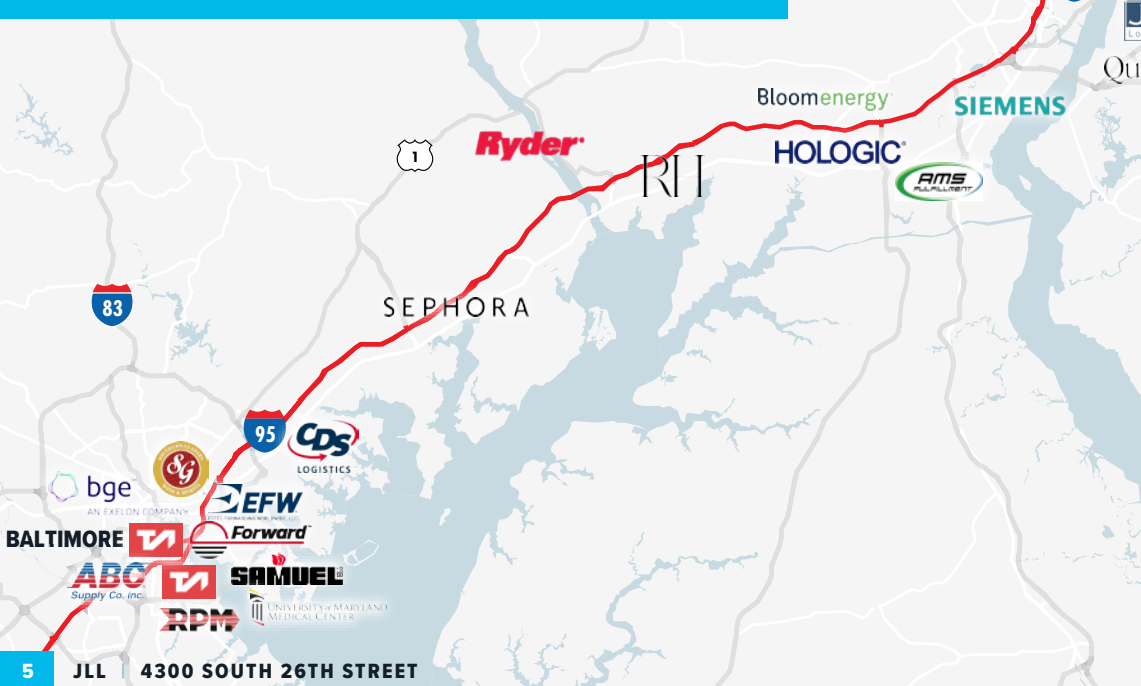
INSTITUTIONAL OWNERS ALONG I-95



I-95 CORRIDOR (BALTIMORE TO TRENTON)

MARKET SNAPSHOT (Q3 2025)

Total Supply:	472,633,668 SF
Active Construction:	10,551,507 SF
Total YTD Absorption:	1,649,057 SF
Completions (YTD):	4,978,352 SF
Rent Growth (Y-O-Y) Since 2017:	13.32%



URBAN INFILL LOCATION WITH UNMATCHED LABOR DEMOGRAPHICS

30 MIN DRIVE TIME DEMOGRAPHICS



2.42M

Population



\$102,287

Average HH Income



1.28M

Workforce



17.3%

Blue Collar / Service
Workforce



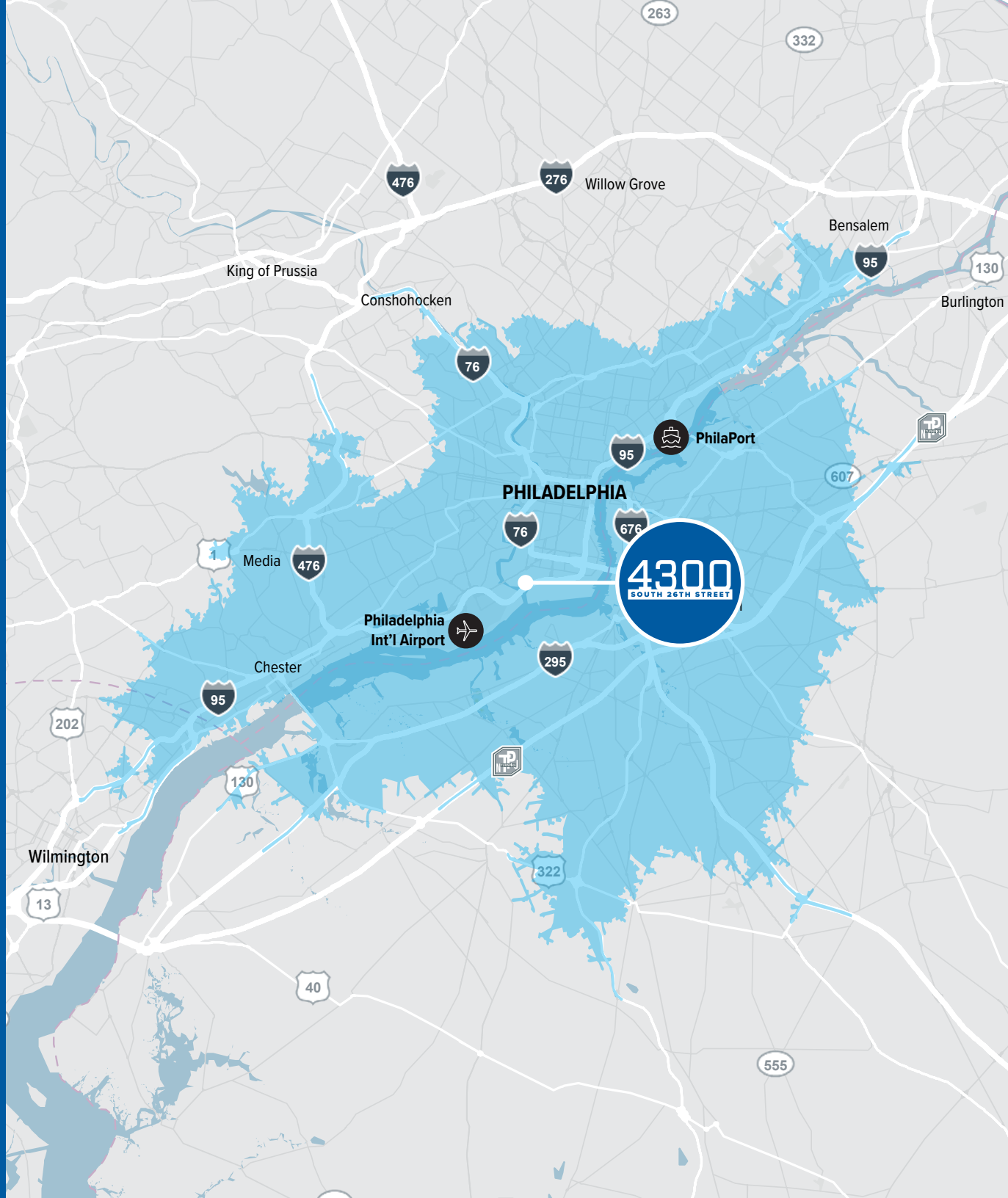
5.6%

Unemployment
Rate



\$58.0B

Annual Budget
Expenditures



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FINANCIAL ANALYSIS



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