



# SPRINGBROOKE TRADE CENTER

ASTON, PENNSYLVANIA



CONFIDENTIAL OFFERING MEMORANDUM



**PHILADELPHIA I-95 INFILL INDUSTRIAL  
INVESTMENT OPPORTUNITY**

**NEWLY CONSTRUCTED 2-BUILDING INDUSTRIAL PARK**

**FULLY LEASED WITH 3.57% AVERAGE  
ANNUAL ESCALATIONS**

**MULTI TENANTED WITH 2.90 YEARS OF WALT**

# EXECUTIVE SUMMARY

**Jones Lang LaSalle Americas, Inc.** (“JLL”), as exclusive advisor to owner, is pleased to present the opportunity to acquire **Springbrooke Trade Center** (the “Property”), located in Aston, Delaware County, Pennsylvania. Springbrooke Trade Center is situated on 36.50 acres and consists of **two newly constructed, 36’ clear Class A distribution facilities totaling 483,938 square feet.**

Springbrooke Trade Center was recently delivered in 2022 to provide superior functionality with the added ability to operate as a multi-tenanted facility. The Property is **fully leased to two tenants across three suites with 2.90 years of weighted average lease term**, providing strong in-place cash flow and 3.57% average annual escalations.

The Property presents the opportunity to acquire two best-in-class warehouse properties situated in an irreplaceable location along the Philadelphia I-95 Corridor. The Property is located within **2 miles from a full interchange of I-95**, offering seamless access to the region’s major highways including Route 322, I-476, I-76 (PA Turnpike) and the New Jersey Turnpike.

## SPRINGBROOKE TRADE CENTER

	BUILDING 1	BUILDING 2
<b>Building Size</b>	210,338 SF	273,600 SF
<b>Year Built</b>	2022	2022
<b>Clear Height</b>	36'	36'
<b>Loading Ratio</b>	1 per 6,186 SF	1 per 5,584 SF
<b>Drive-in Doors</b>	2 Drive-in Doors	2 Drive-in Doors
<b>Truck Court Depth</b>	185'	185'
<b>Trailer Parking Ratio</b>	1 per 5,843 SF	1 per 4,560 SF
<b>Car Parking Ratio</b>	1 per 1,073 SF	1 per 1,179 SF
<b>Tenant(s)</b>	New Hudson Facades (57.8%) Thayer Distribution (42.2%)	Thayer Distribution
<b>Avg. In-Place Rent PSF</b>	\$12.91	\$13.94
<b>Escalations</b>	3.46%	3.73%
<b>WALT</b>	2.32 Years	3.34 Years

## INVESTMENT HIGHLIGHTS



PHILADELPHIA I-95 CORRIDOR



FULLY LEASED WITH 3.57% AVG.  
ESCALATIONS



STRONG TENANT ROSTER WITH 2.90  
YEARS OF WALT



BEST-IN-CLASS BUILDING SPECIFICATIONS



IRREPLACEABLE URBAN INFILL LOCATION





# INVESTMENT HIGHLIGHTS

## IMPRESSIVE IN-PLACE CASH FLOW WITH 3.57% AVERAGE ANNUAL ESCALATIONS

- Springbrooke Trade Center provides the exceptional opportunity to acquire **cash flow at a core location along the I-95 Corridor** in Delaware County, PA.
- **Average in-place rents at the Property are \$13.36 PSF**, which is 8% below today's market rent of \$14.50 PSF.
- The Property was delivered in August 2022 and was 82% leased within 2 months of delivery (September 2022) and **fully stabilized within 8 months of delivery (April 2023)**.
  - » Thayer Distribution pre-leased the entirety of Building 2 (273,600 SF) in March 2022.
  - » New Hudson Facades leased 58% of Building 1 (121,673 SF) in late August 2022.
  - » Thayer Distribution expanded into the balance of Building 1 (88,665 SF) in April 2023.

## CREDIT WORTHY TENANT ROSTER

- **Thayer Distribution** is a premier redistributor of candy and snack foods. Springbrooke Trade Center serves as both **Thayer's corporate headquarters and primary distribution hub**. Thayer serves over 900 wholesale distributor customers on a weekly basis, the Property enables them to stock over 10,000 fresh, manufacturer-direct items through approximately 5M cubic feet of storage space.
- **New Hudson Facades** is a architectural façade company that engineers, manufactures and installs curtain wall systems. The company produces 1M SF of curtainwall each year, which requires **specialized racking systems with 19,200 LBs of capacity** for proper storage.



**OCCUPIED**  
362,265 SF (2-SUITES)  
% OF PORTFOLIO  
74.86%

**EXPIRATION DATE**  
AUGUST 2029



**OCCUPIED**  
121,673 SF  
% OF PORTFOLIO  
25.14%

**EXPIRATION DATE**  
NOVEMBER 2027





## TIMELESS CLASS A BUILDING DESIGN

Springbrooke Trade Center was constructed to the highest level of quality and functionality. The Property boasts 36' clear heights, ideal building depths of 280' (Building 1) and 320' (Building 2), 185' truck courts, abundant car parking, dedicated trailer parking and separate curb cut entrances for cars and trucks. **The Property also features 3,000 amps of power, ESFR sprinkler systems, and LED lighting.** Springbrooke Trade Center features a timeless design well-suited to meet the demands of modern industrial users.



### BUILDING SIZE

Building 1: 210,338 SF  
Building 2: 273,600 SF



### CLEAR HEIGHT

Building 1: 36'  
Building 2: 36'



### LOADING CAPACITY

Building 1: 1 per 6,186 SF  
Building 2: 1 per 5,584 SF



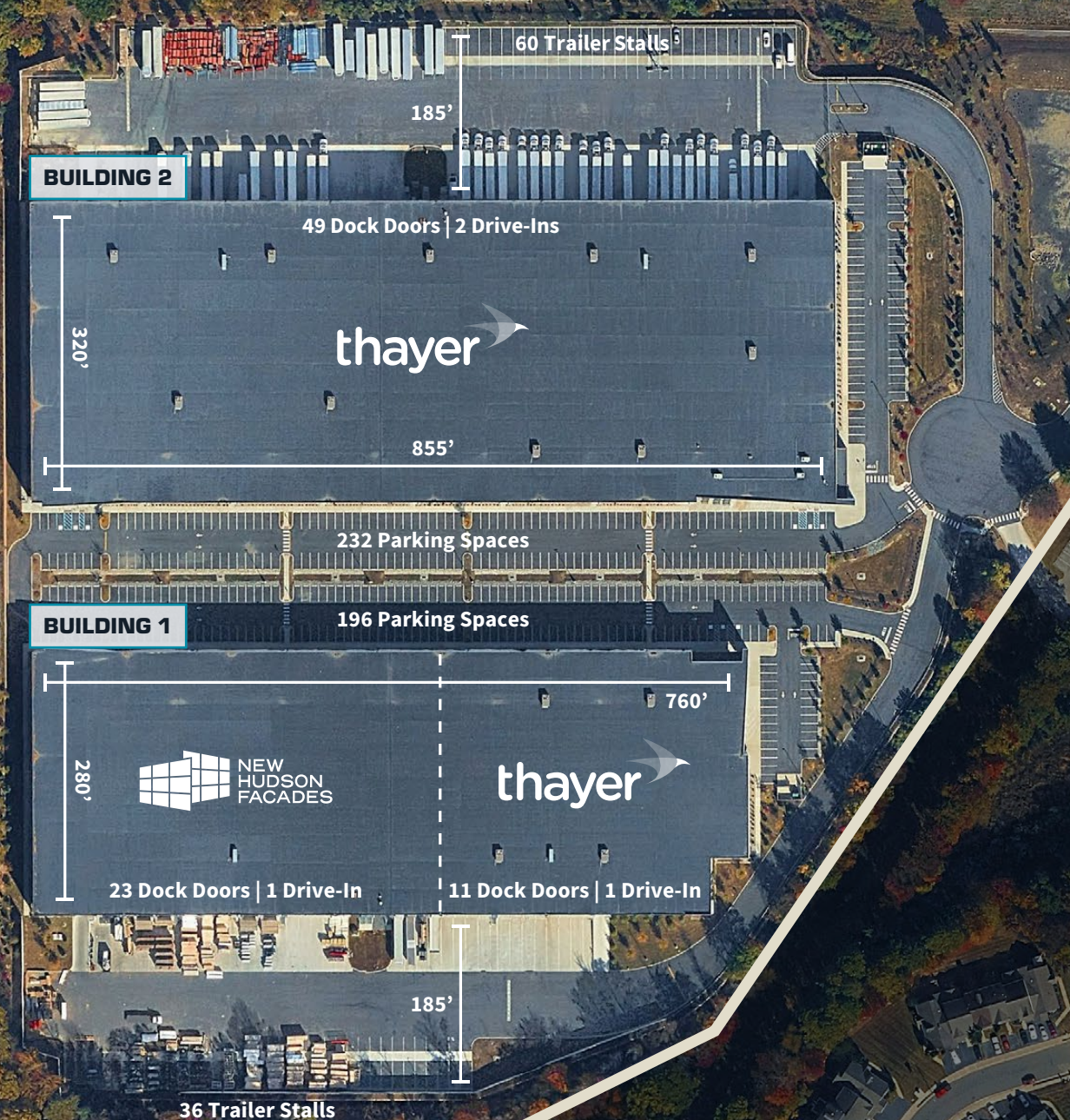
### TRAILER PARKING RATIO

Building 1: 1 per 5,843 SF  
Building 2: 1 per 4,560 SF



### PARKING RATIO

Building 1: 1 per 1,073 SF  
Building 2: 1 per 1,179 SF





## IRREPLACEABLE LOCATION WITH IMMEDIATE ACCESS TO I-95

- Springbrooke Trade Center is situated within **2 miles of a full interchange of I-95** and in close proximity to Route 322, I-476, I-76 (PA Turnpike) and the New Jersey Turnpike. The strategic location provides both north-south and east-west access to the region's most vital transportation arteries.
- The Property is also located within **11 miles of PHL International Airport, the PhilaPort (Packer Avenue Terminal) and Penn Terminals**, providing a strategic advantage for any distribution operation.
- The Property's position at the mid-point of New York City and Washington DC offers access to **over 25 million consumers within a 100-mile radius**.



**SPRINGBROOKE  
TRADE CENTER**

**I-95 SOUTH BOUND (EXIT 2) | 1.5 Miles**  
**I-95 SOUTH BOUND (EXIT 3) | 2.6 Miles**  
**I-95 NORTH BOUND (EXIT 2) | 1.6 Miles**  
**I-95 NORTH BOUND (EXIT 3) | 2.1 Miles**

**COMMODORE  
BARRY BRIDGE**

**EXIT  
03**

**95**

**EXIT  
02**

**452**

**322**

### KEY DISTANCES

<b>I-95 (Exit 2)</b>	1.5 Miles
<b>Route 322</b>	3.3 Miles
<b>PHL Int'l Airport</b>	10.7 Miles
<b>Port of Wilmington</b>	13.2 Miles
<b>PhilaPort</b>	18.3 Miles
<b>Center City Philadelphia</b>	23.6 Miles
<b>Baltimore</b>	80.3 Miles
<b>New York City</b>	95.4 Miles
<b>Newark Int'l Airport</b>	101 Miles
<b>Port of NY/NJ</b>	106 Miles
<b>Washington D.C.</b>	132 Miles



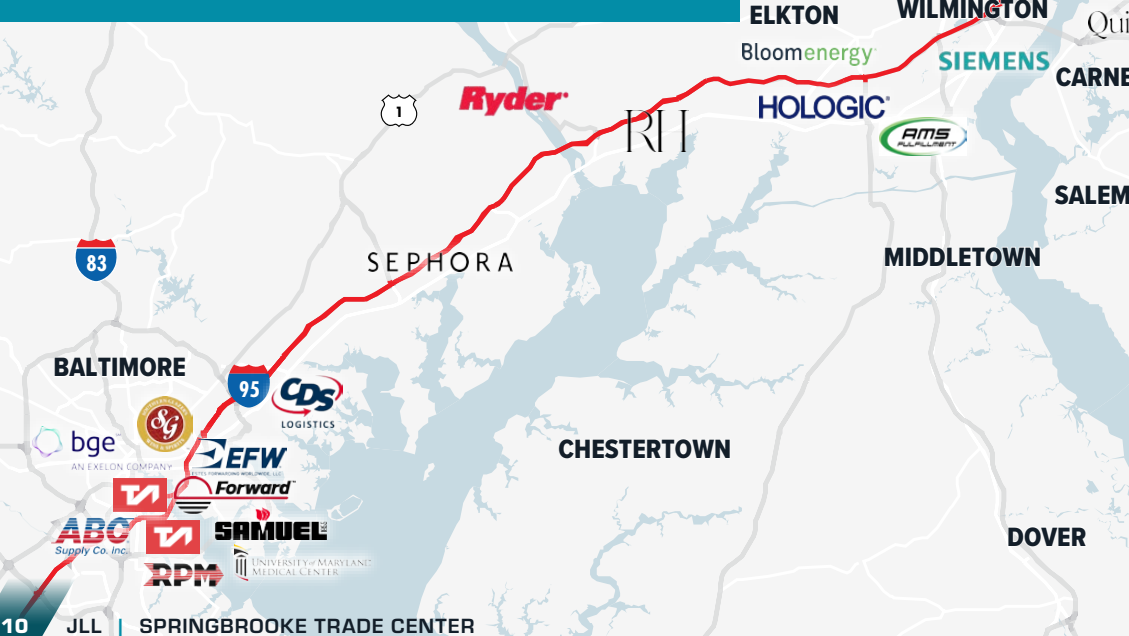
# I-95 CORRIDOR (BALTIMORE TO TRENTON)

## 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 4.87% over the previous 6 years.
- Since the start of 2020, this stretch of I-95 has delivered over 80 million square feet. During this period, the annual net absorption has averaged over 10.1M SF per year.

**95** 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 (Q4 2025)

<b>Total Supply:</b>	476,535,047 SF
<b>Active Construction:</b>	8,304,745 SF
<b>Total YTD Absorption:</b>	4,614,322 SF
<b>Completions (YTD):</b>	10,685,022 SF
<b>Rent Growth (Y-O-Y) Since 2020:</b>	15.28%



## IMPRESSIVE LABOR DEMOGRAPHICS



**1,502,944**

TOTAL  
POPULATION



**824,315**

TOTAL  
WORKFORCE



**254,713**

BLUE-COLLAR /  
SERVICE WORKFORCE



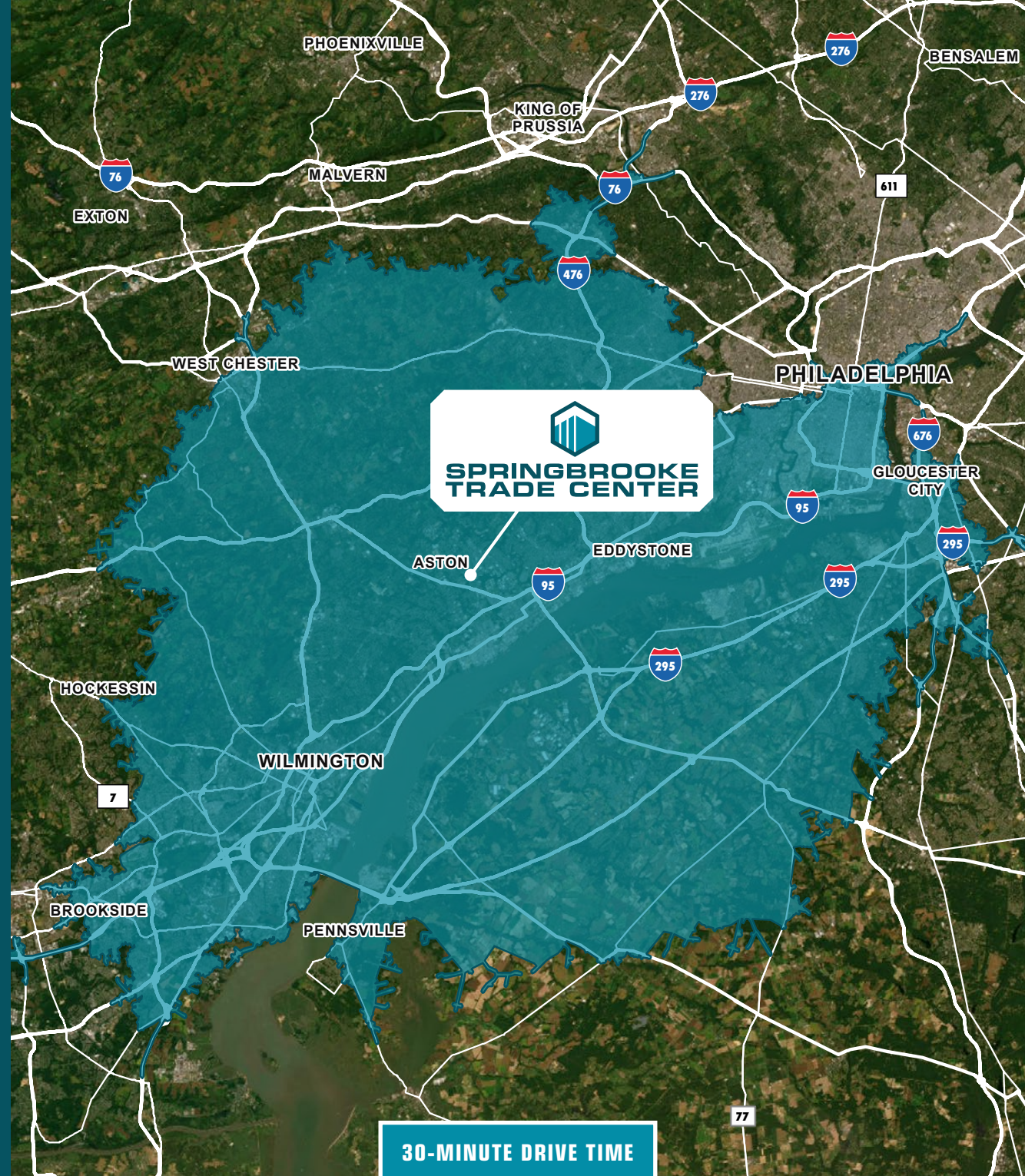
**\$125,198**

AVERAGE  
HH INCOME



**\$44.15B**

TOTAL BUDGET EXPENDITURE



30-MINUTE DRIVE TIME

## CORE TRANSACTION TEAM

**John Plower**

Senior Managing Director  
+1 484.571.1879  
john.plower@jll.com

**Ryan Cottone**

Senior Director  
+1 610.733.5271  
ryan.cottone@jll.com

**Trent Agnew**

Senior Managing Director  
+1 713.852.3431  
trent.agnew@jll.com

**John Huguenard**

Senior Managing Director  
+1 312.914.0921  
john.huguenard@jll.com

## NORTHEAST INDUSTRIAL CAPITAL MARKETS

**Nick Stefans**

Managing Director  
+1 908.202.3180  
nicholas.stefans@jll.com

**Jason Lundy**

Managing Director  
+1 732.850.5326  
jason.lundy@jll.com

**Tyler Peck**

Managing Director  
+1 908.963.4743  
tyler.peck@jll.com

## INDUSTRIAL BROKERAGE

**Larry Maister**

Vice Chairman  
+1 609.206.1972  
larry.maister@jll.com

**Kyle Lockard**

Executive Vice President  
+1 215.990.5773  
kyle.lockard@jll.com

**Mitch Russell**

Vice President  
+1 614.448.6385  
mitch.russell@jll.com

## DEBT GUIDANCE

**Chad Orcutt**

Senior Managing Director  
+1 610.909.6484  
chad.orcutt@jll.com

**Zach Maguire**

Associate  
+1 732.239.3776  
zach.maguire@jll.com

**Jordan Schwartz**

Associate  
+1 954.609.0351  
jordan.schwartz@jll.com

## FINANCIAL ANALYSIS

**JLL Capital Markets**

1700 Market Street, Suite 2400  
Philadelphia, PA 19103  
+1 484.532.4200

Jones Lang LaSalle Americas ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2026. Jones Lang LaSalle IP, Inc. All rights reserved.