



SPRINGBROOKE TRADE CENTER

ASTON, PENNSYLVANIA



CONFIDENTIAL OFFERING MEMORANDUM



PHILADELPHIA I-95 INFILL INDUSTRIAL
INVESTMENT OPPORTUNITY

FULLY LEASED WITH 3.57% AVERAGE
ANNUAL ESCALATIONS

NEWLY CONSTRUCTED 2-BUILDING INDUSTRIAL PARK

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



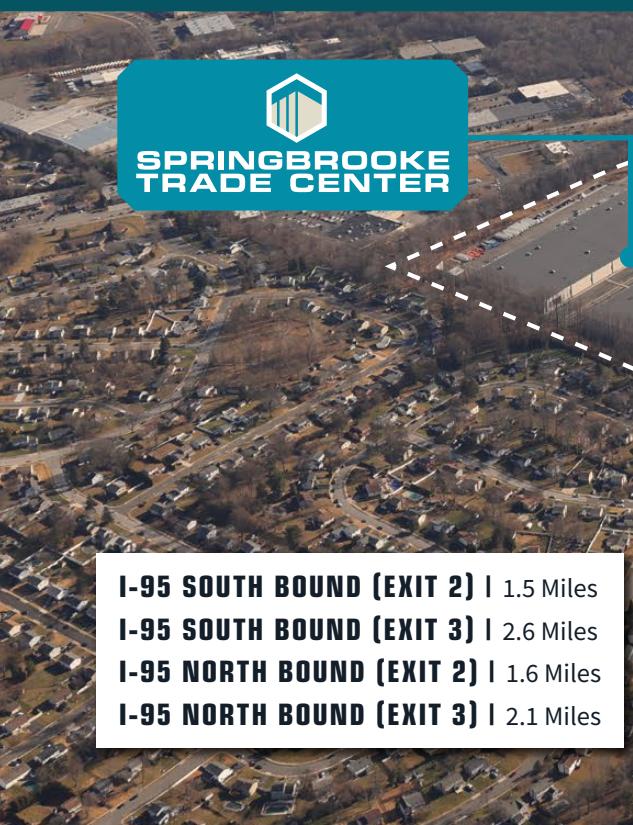
PARKING RATIO

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**.



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



KEY DISTANCES

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

I-95 CORRIDOR (BALTIMORE TO TRENTON)

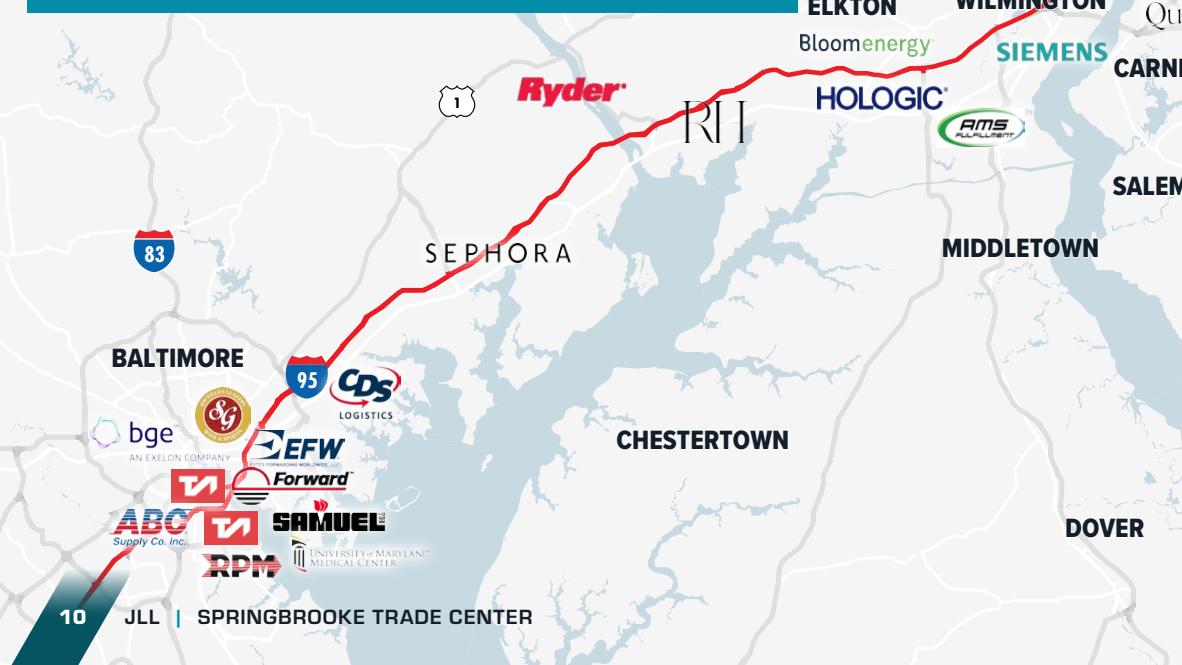
A CORE INDUSTRIAL MARKET WITH INSTITUTIONAL OWNERSHIP AND BRAND-NAME TENANCY

- 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.

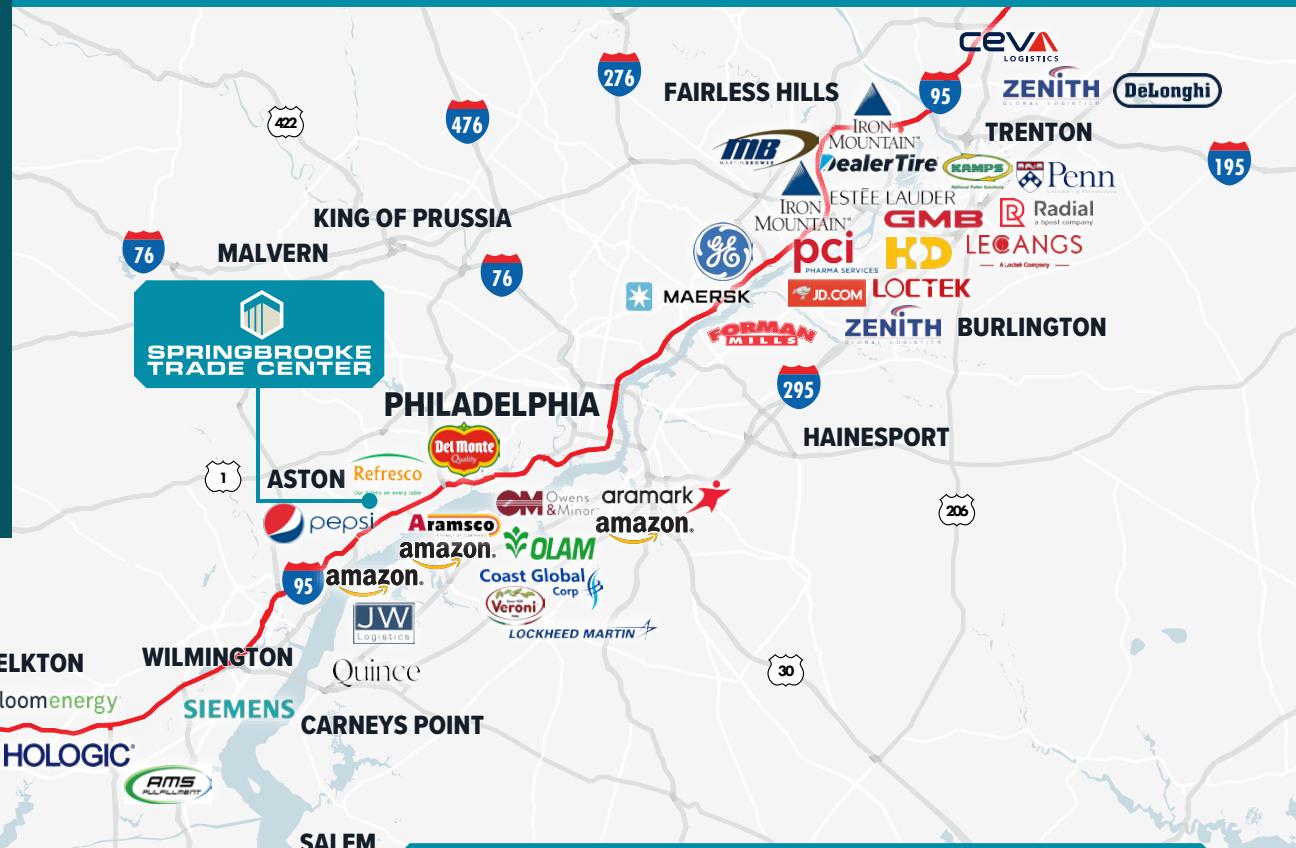


I-95 is the primary north-south distribution artery for the eastern seaboard from Miami, FL to Canada. The ideal location along I-95 places the Property within a day's drive of **40% of all U.S. consumers and over 50% of all Canadian consumers**.

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)

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

IMPRESSIVE LABOR DEMOGRAPHICS



1,502,944

TOTAL POPULATION



824,315

TOTAL WORKFORCE



254,713

BLUE-COLLAR /
SERVICE WORKFORCE



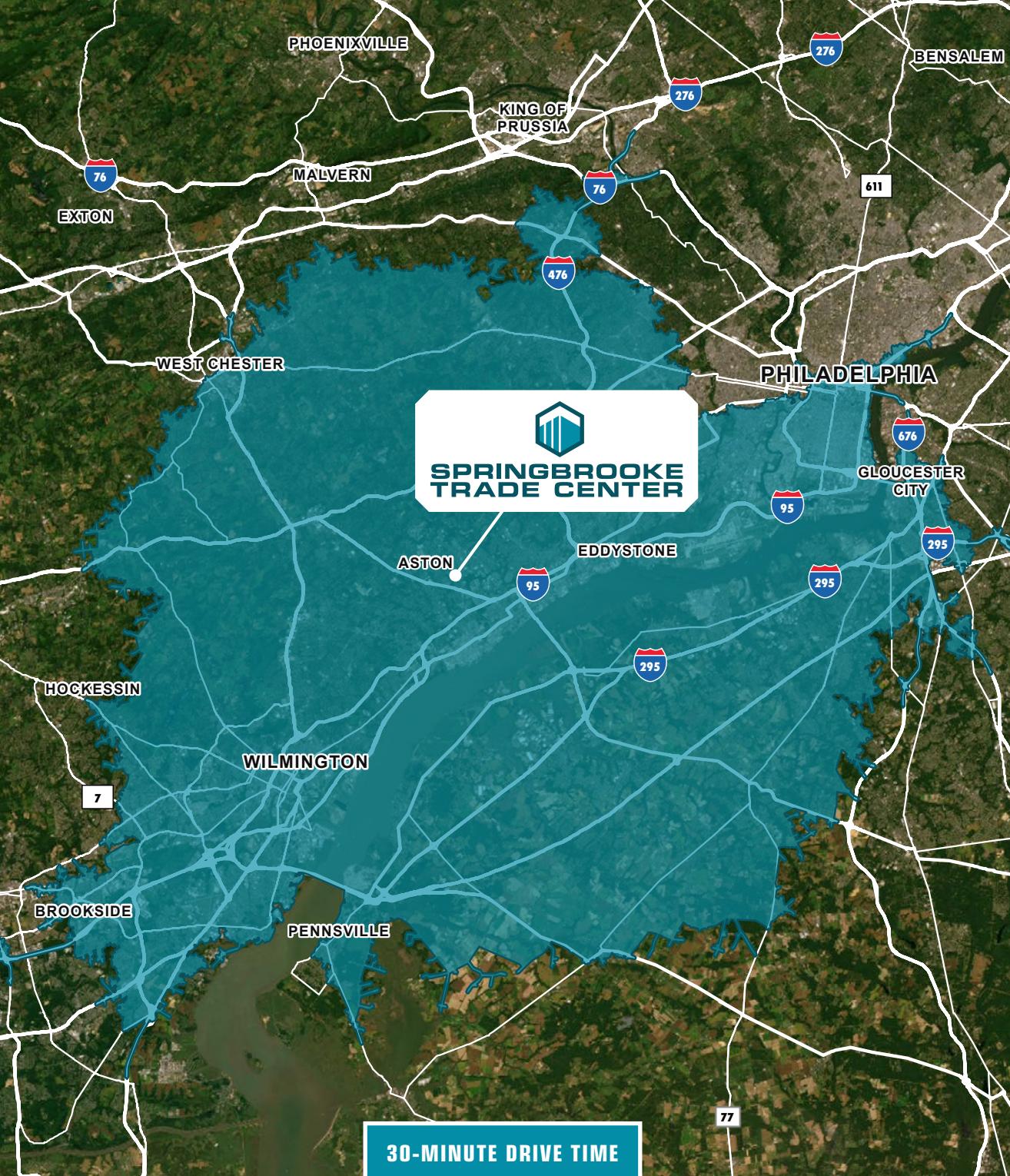
\$125,198

AVERAGE HH INCOME



\$44.15B

TOTAL BUDGET EXPENDITURE



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