



The Bellwether
District

AN **hrp** PROJECT

10+MSF

Master-Planned Development

Industrial Campus



3144 W. Passyunk Ave.
Philadelphia, PA 19145

thebellwetherdistrict.com

Owner/Developer



Listing Agent





Master-Planned Industrial Park 10+MSF

Significant Power Available

50+ Megawatts (MW) Available for Phase I
Significant power expansions currently underway

Phase 1:

Building 1 | Available for
Immediate Occupancy

Building 2 | Fully Available
Delivering December 2025



Phase 1 Aerial Overview



Building 1 | Available for Immediate Occupancy

Building specifications

Land Area:	23.1 AC
Building Size:	325,659 SF (882' x 370')
Office Size:	3,000 SF
Column Spacing:	56' W x 50' D with 60' D Speed Bays
Clear Height:	40'
Dock Doors:	(93) 9' x 10' dock doors
Drive-In Doors:	(3) 14' x 16' electrically operated drive-in doors
Trailer Parking:	130 dedicated trailer stalls
Car Parking:	171 car parking spaces
Fire Protection:	ESFR
LEED Certification:	Shell building to be LEED Certified
Power:	4,000-amps, 480/270 volt, 3-phase service (Expandable)



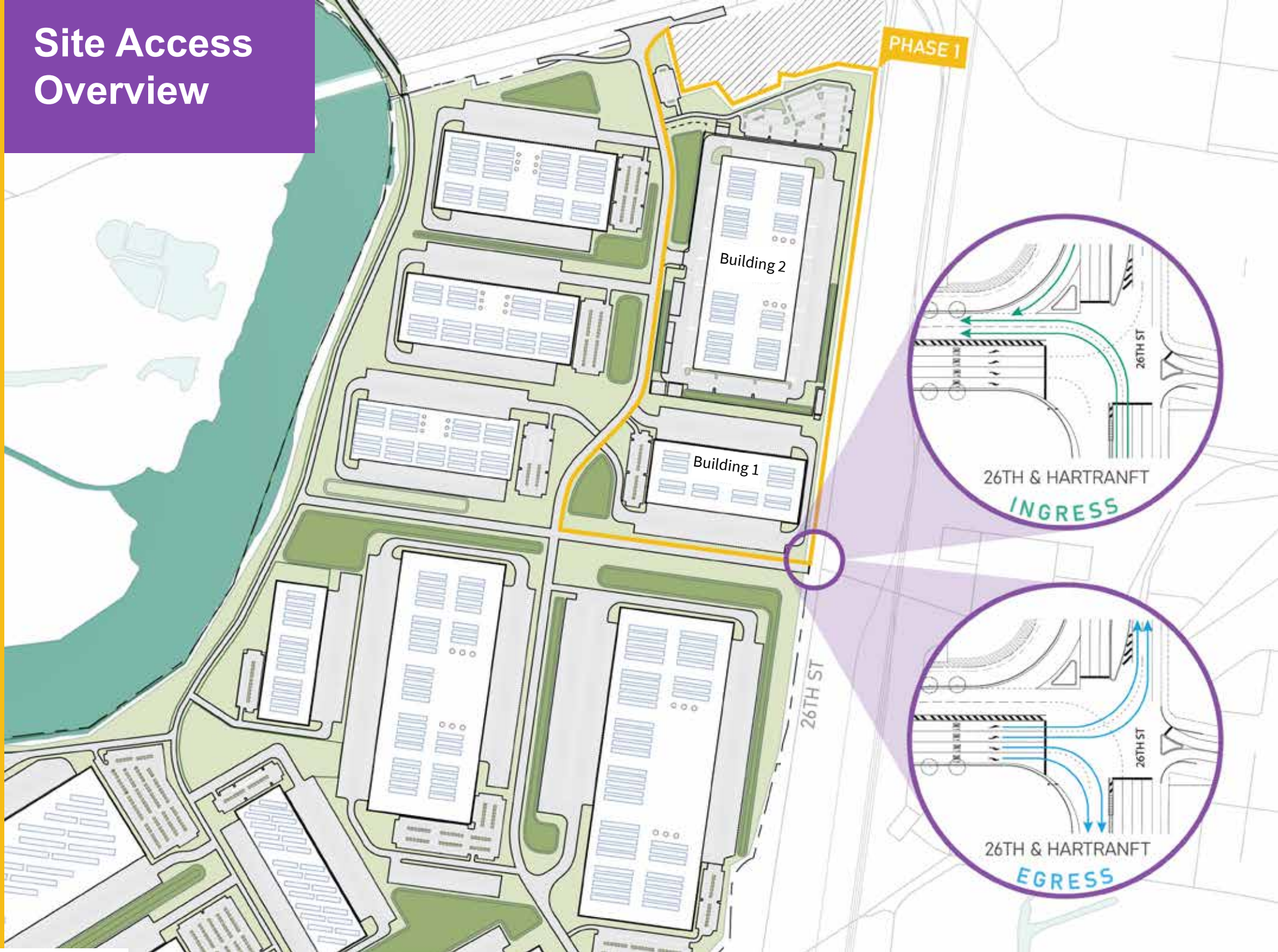
Building 2 | Fully Available Delivering December 2025

Building specifications

Land Area:	47.8 AC
Building Size:	727,272 SF (1,404' W x 518' D)
Office Size:	To Suit
Column Spacing:	54'W x 54'D with 70'D Speed Bays
Clear Height:	40'
Dock Doors:	(180) 9' x 10' dock doors
Drive-In Doors:	(4) 14' x 16' electrically operated drive-in doors
Trailer Parking:	246 dedicated trailer stalls
Car Parking:	497 car parking spaces
Fire Protection :	ESFR
LEED Certification:	Shell building to be LEED Certified
Power:	(2) 4,000-amps, 480/270 volt, 3-phase services (Expandable)



Site Access Overview



Local-to-Global Access

<3 Miles

I-95

Philadelphia International Airport

Center City

Schuylkill Expressway (I-76)

<5 Miles

30th Street Station

Benjamin Franklin Bridge

Walt Whitman Bridge

PhilaPort

<15 Miles

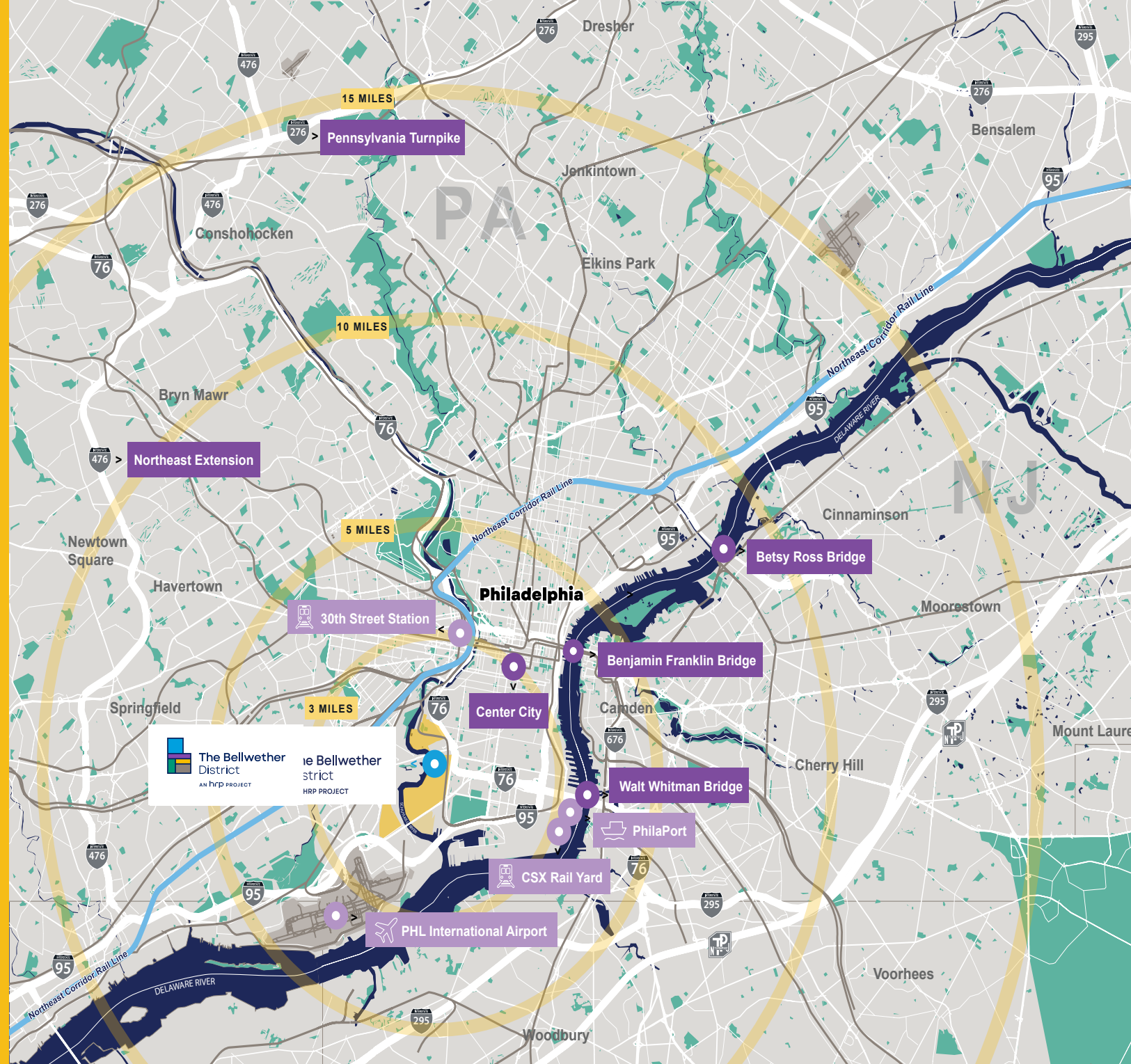
Betsy Ross Bridge

Northeast Extension (I-476)

Pennsylvania Turnpike (I-276)

Vast Consumer Reach

Extraordinary access to over **47 MILLION** consumers in a 4-hour drive time





Conveniently accessible via public rail and bus transportation



The Port of Philadelphia handled a record 841,000 shipping containers in 2024, representing a 13% increase from 2023



Significant utility capacity available at site (Power, Natural Gas, Water, Wastewater)



Existing Rail Spurs CSX Rail Yard and PhilaPort



Barge and rail access available onsite (Rail services by Conrail with connection to CSX Rail Yard)



Brand-new, state-of-the-art access points for ingress/egress specific to the site. Main entrance is located at S 26th St and Hartranft St



Philadelphia is the 6th largest city MSA in the U.S.



In 2023, the Philadelphia International Airport handled over 524,000 tons of freight and airmail. The airport is also actively expanding its cargo facilities, with plans to add 136 acres to its existing Cargo City and build over 1 million square feet of cargo handling facilities



The Bellwether District
AN FRP PROJECT

Economic Highlights

PILOT Program (Payment in Lieu of Taxes)

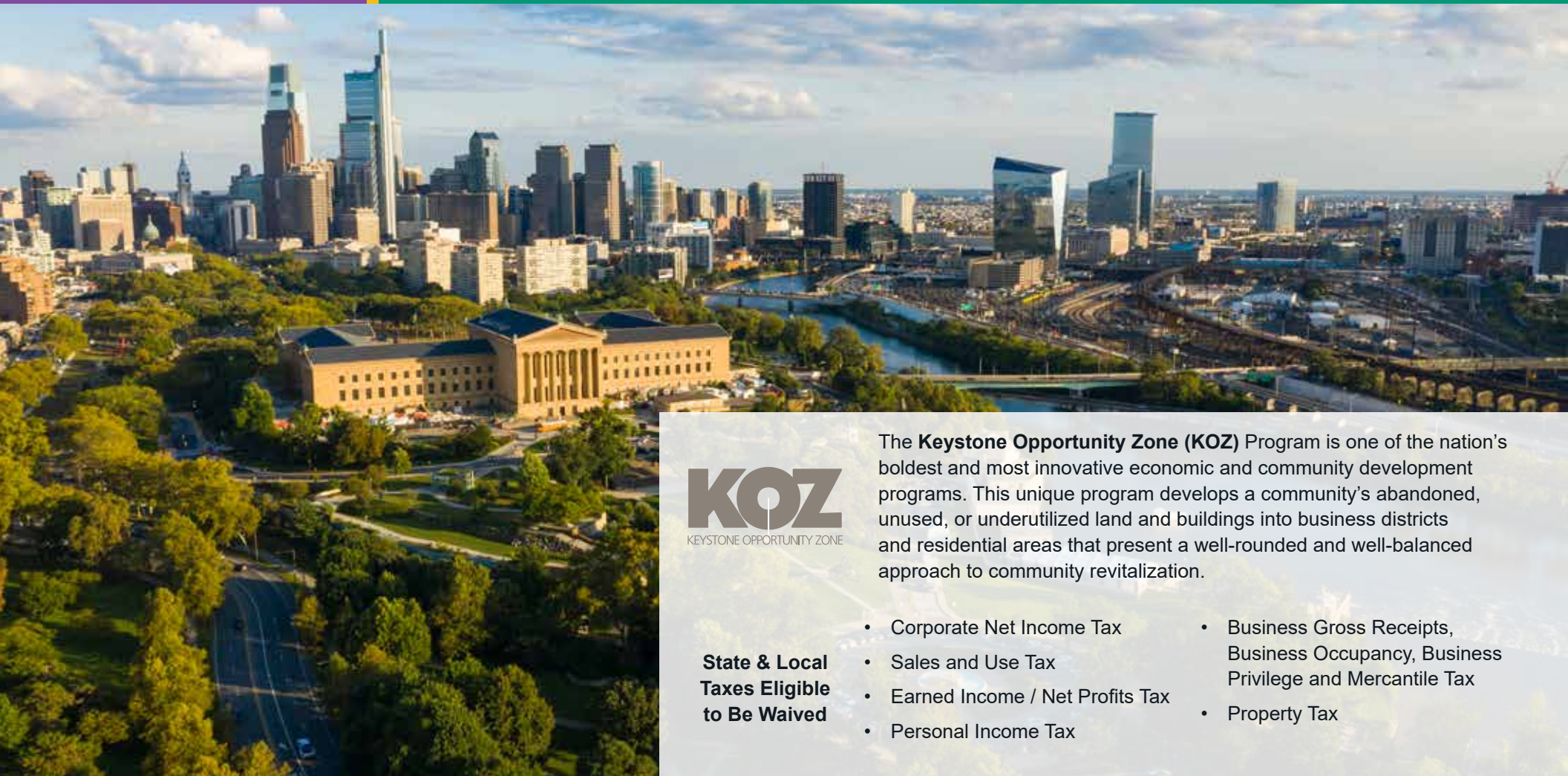
The City of Philadelphia offers tax abatement programs that provide the opportunity for users to significantly reduce their real estate taxes at the property.

Real estate taxes at The Bellwether District are estimated to be by \$0.10 to \$0.15 PSF for the first fifteen (15) years.

FTZ (Foreign-Trade Zone) Designation

The Bellwether District 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. FTZs are secured, designated locations around the United States in or near a U.S. Customs Port of Entry where foreign and domestic merchandise are generally considered to be in international commerce and outside of U.S. Customs territory.



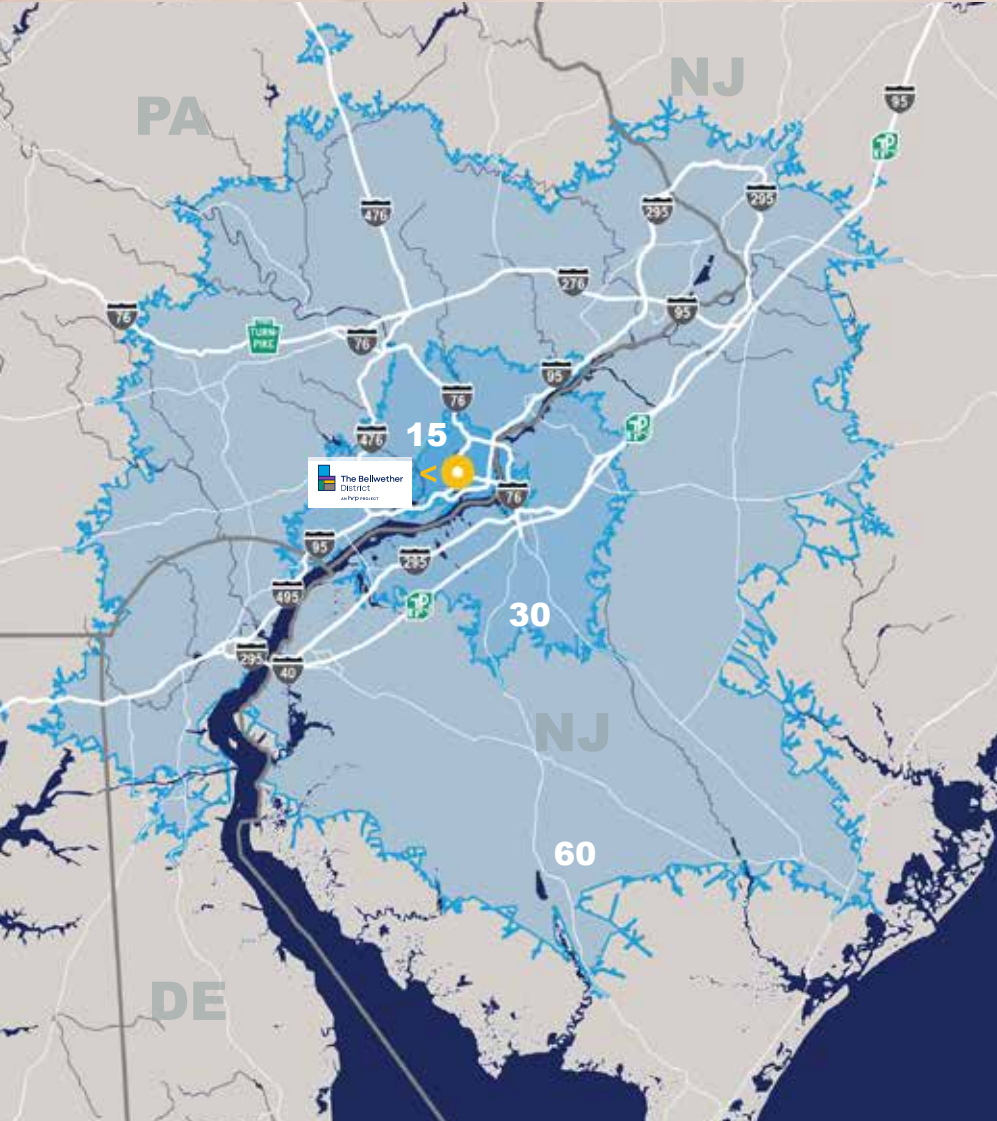
State & Local Taxes Eligible to Be Waived

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.

- Corporate Net Income Tax
- Sales and Use Tax
- Earned Income / Net Profits Tax
- Personal Income Tax
- Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile Tax
- Property Tax



Exceptional Labor Supply



DRIVE TIME
15 MINUTES

Total Labor force: **104,339**

Unemployment rate: **5.2%**

Target workforce: **16%**

Transportation to work: **23.9%**
(of people take public transportation)

30 MINUTES

Total labor force: **1,095,869**

Unemployment rate: **5.0%**

Target workforce: **17%**

Transportation to work: **14.9%**
(of people take public transportation)

60 MINUTES

Total labor force: **3,264,565**

Unemployment rate: **4.4%**

Target workforce: **17%**

Transportation to work: **7.7%**
(of people take public transportation)

Source: JLL Research / Esri

About Us



HRP Group is in the business of transformation. As a real estate owner, operator, and developer, we re-imagine complex properties across the United States to remediate and redevelop sites for the future. To do this, we take a holistic approach to sustainable redevelopment that prioritizes the community, the environment, and the economy. Our expertise spans multiple sectors, including modern logistics facilities, urban mixed-use projects, and life science ecosystems.

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.





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