



BRIDGE POINT SOUTH PHILADELPHIA

487,590 SF TOTAL AVAILABLE
CROSS-DOCK FACILITY DIVISIBLE | READY FOR OCCUPANCY

6310 PASSYUNK AVENUE | PHILADELPHIA, PA

I-76	2 MILES
I-95	2 MILES
PA-291	2 MILES
ROUTE 13	2 MILES
PHILADELPHIA INTERNATIONAL AIRPORT	4 MILES
WALT WHITMAN BRIDGE / PHILAPORT	5 MILES
CENTER CITY PHILADELPHIA	6 MILES
I-476	9 MILES
KING OF PRUSSIA, PA	22 MILES
I-276	30 MILES
PORT NY/NJ	93 MILES



PHILADELPHIA

PHILADELPHIA INTERNATIONAL AIRPORT

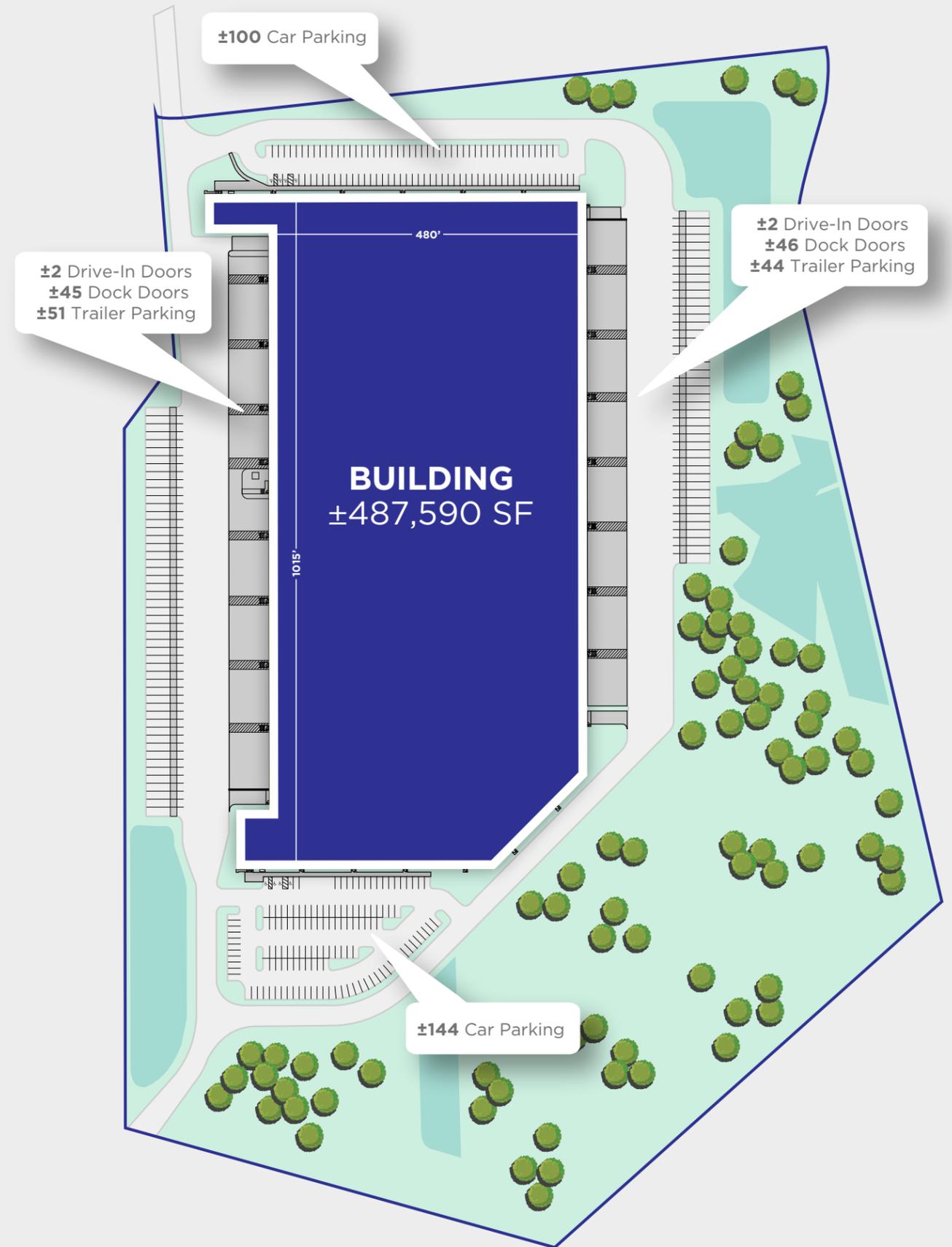
PHILAPORT

DELAWARE RIVER

BUILDING SPECIFICATIONS

± 487,590 SF

Site Size:	40.9 Acres	Construction:	Precast concrete panels
Building Dimensions:	480'd x 1,015'w	Spec Office:	To Suit
Clear Height:	40'	Column Spacing:	55'w x 50'd with 65'd speed bays
Loading Docks:	91 (9' x 10')	Dock Equipment:	All dock doors fully equipped with seals, bumpers, lights and 45,000 lb. levelers
Drive in Doors:	4 (14' x 16')	Car Parking:	244 Car parking spaces
Trailer Parking:	95 Trailer stalls	Truck Court:	185'
Power:	4,000 Amp, 3-phase, 480V	Fire Protection:	ESFR
Roof:	Single ply, 60-mil TPO, R-30 roof insulation	Floor:	8" Thick unreinforced concrete slab
Lighting:	LED motion activated; 25 F.C.	HVAC:	Gas-fired Cambridge units; 60° inside when 0°



UNIT OPTIONALITY

SUITE 1

± 97,081 SF

Loading Configuration:	Single-Side	Trailer Parking:	9 Trailer stalls
Dock Doors:	19 (9' X 10')	Car Parking:	46 Car parking spaces
Drive-In Doors:	1 (14' X 16')	Column Spacing:	55'w x 50'd with 65'd speed bays

SUITE 2

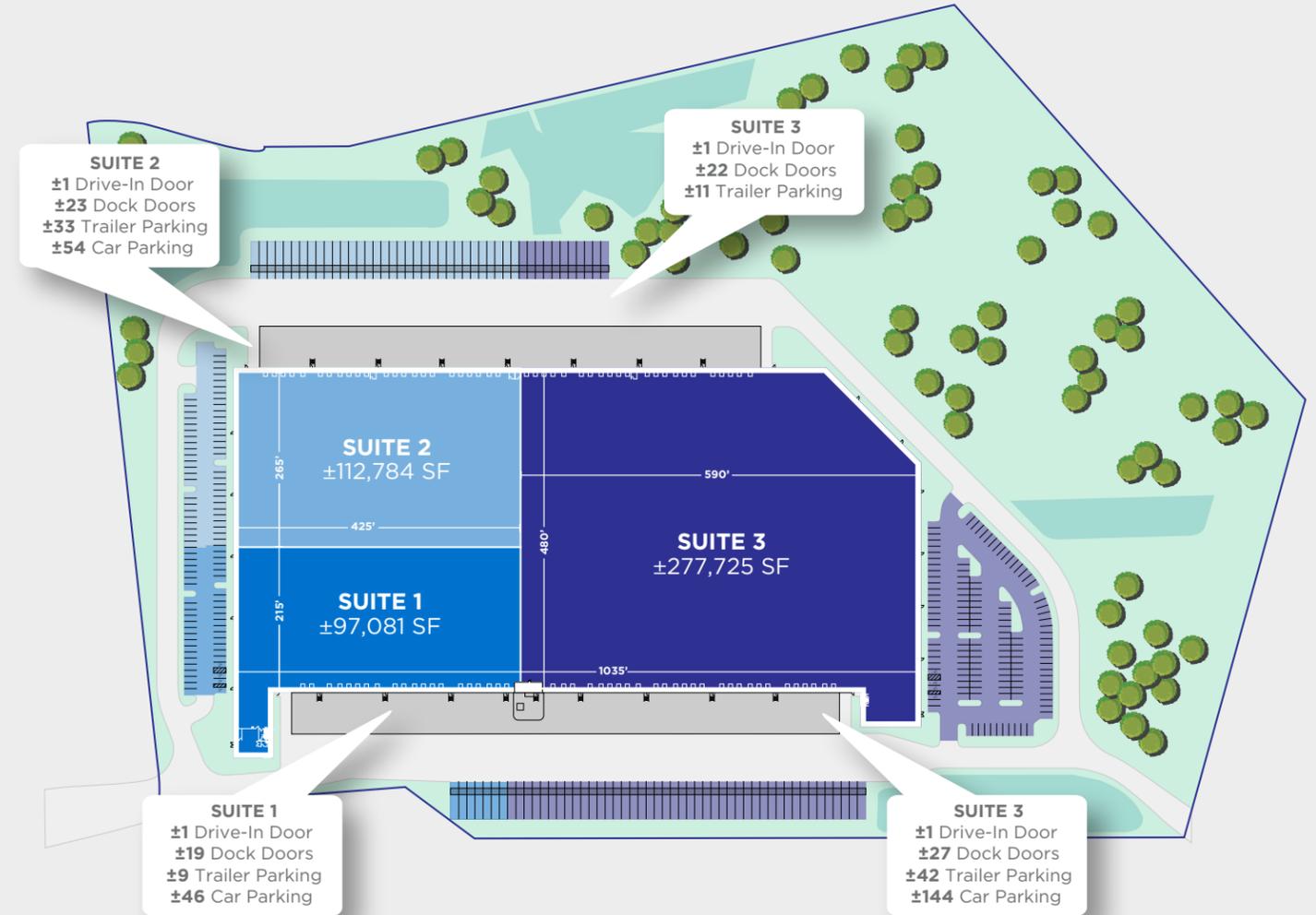
± 112,784 SF

Loading Configuration:	Single-Side	Trailer Parking:	33 Trailer stalls
Dock Doors:	23 (9' X 10')	Car Parking:	54 Car parking spaces
Drive-In Doors:	1 (14' X 16')	Column Spacing:	55'w x 50'd with 65'd speed bays

SUITE 3

± 277,725 SF

Loading Configuration:	Cross-dock	Trailer Parking:	53 Trailer stalls
Dock Doors:	49 (9' X 10')	Car Parking:	144 Car parking spaces
Drive-In Doors:	2 (14' X 16')	Column Spacing:	55'w x 50'd with 65'd speed bays



PERFECTLY LOCATED WITHIN IN SOUTH PHILADELPHIA

The property is minutes from I-95, I-76, and I-476, providing efficient connectivity throughout the Greater Philadelphia area, Southern New Jersey, and Delaware.

Its proximity to Philadelphia International Airport and the Port of Philadelphia makes the location especially attractive for logistics, distribution, and last-mile users.

I-76

2 miles 5 min

Philadelphia International Airport

4 miles 8 min

I-476

9 miles 12 min

I-95

2 miles 6 min

PhilaPort/Walt Whitman Bridge

5 miles 15 min

Commodore Barry Bridge

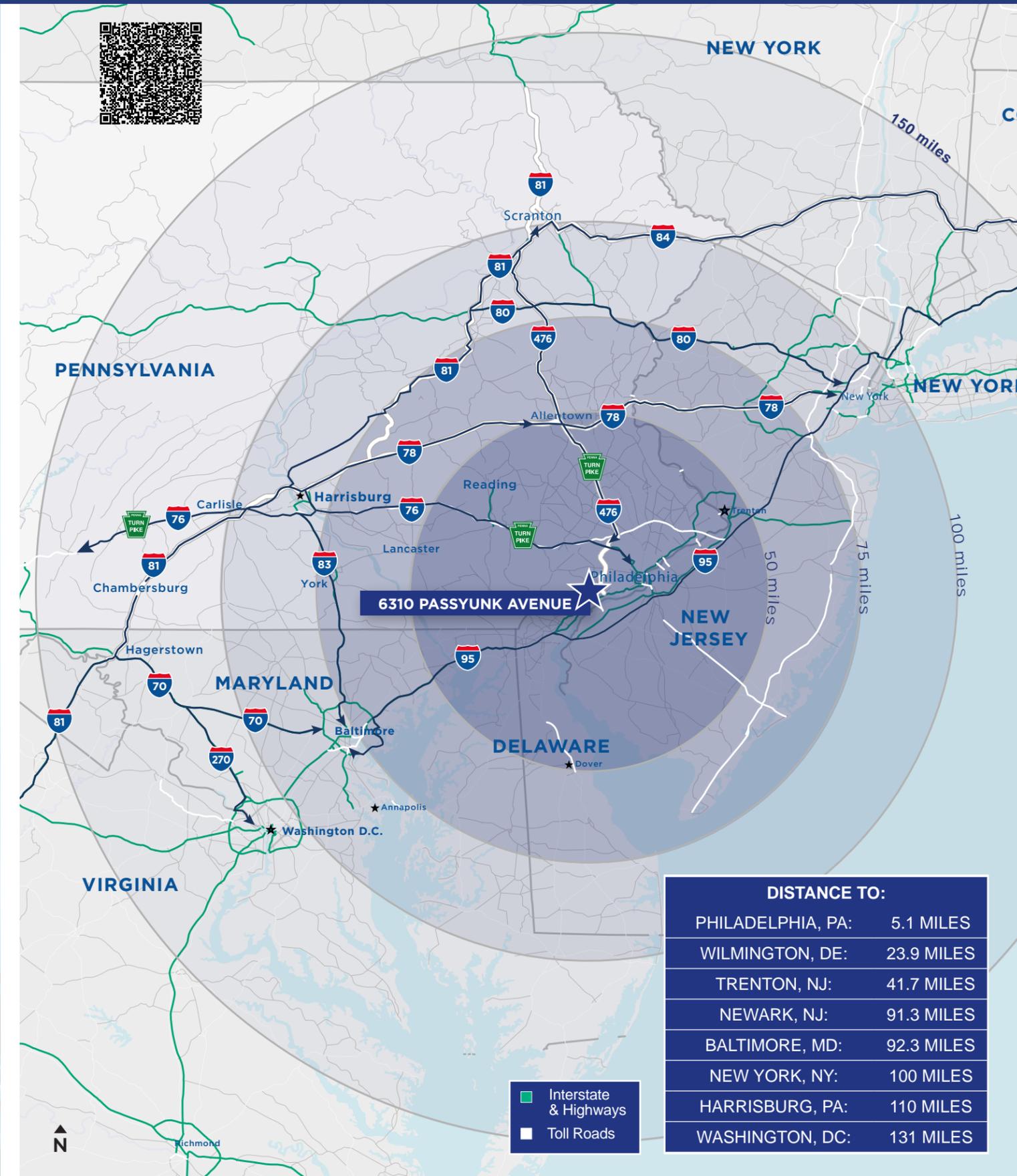
18 miles 24 min



+5 MIL

qualified employees within a 60-minute drive

[View on Google Maps](#)





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Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.



76M+ SF *ACQUIRED & DEVELOPED*
SINCE 2000

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



For further information please contact the below agents:



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