

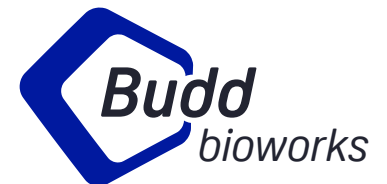
Budd pioneer

3431 Fox Street, Philadelphia, PA 19129

Where Cures *Come to Life*

Pioneer is where the biggest ideas at the Budd Bioworks campus will be fully realized with 154,000 square feet ready to mobilize for global scale pharmaceutical production. An additional 84,000 square feet is available for lease as QA/QC Lab, R&D and Office.

buddbio.com



PLYMOUTH GROUP

Leasing Agent



At a Glance

Budd pioneer



238,000 SF

total Pioneer Building



154,000 SF

cGMP manufacturing



84,000 SF

QA/QC Lab, R&D and Office



1700

parking spaces



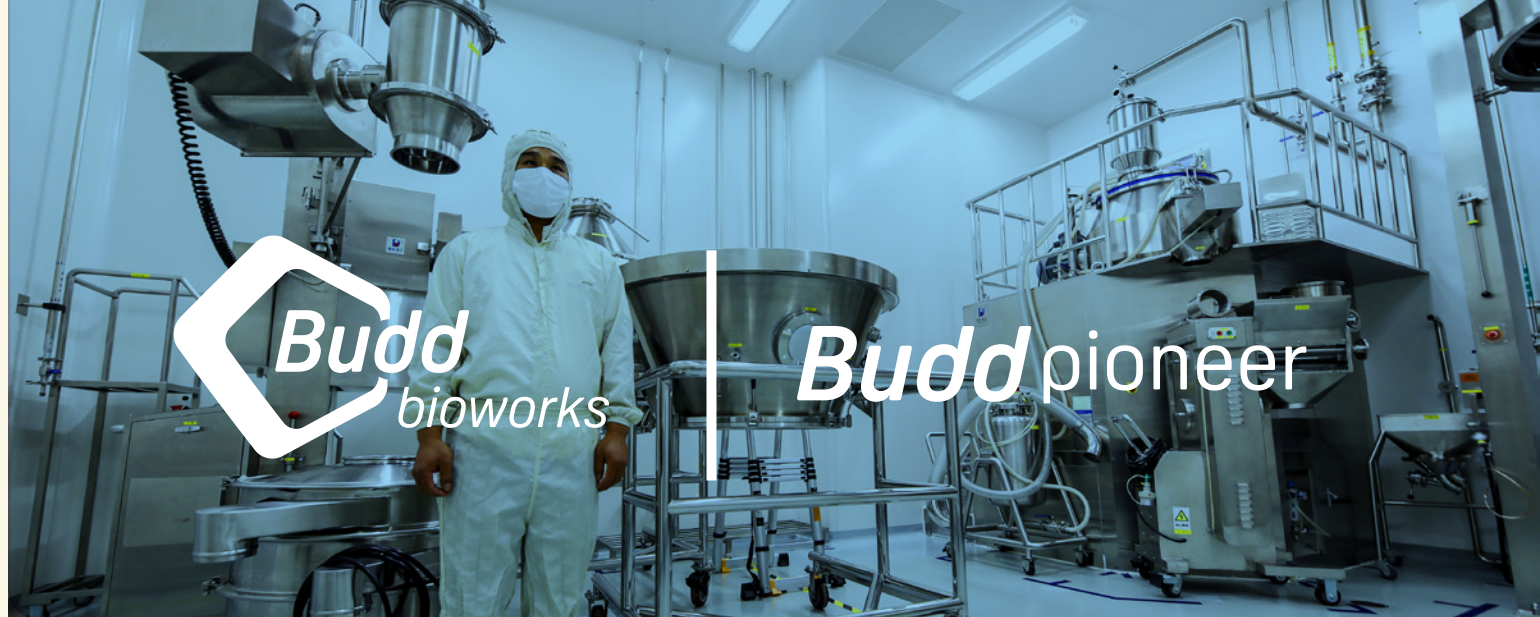
Campus Amenities

fitness center / courtyard



Accessibility

Route 1 & 13 / SEPTA



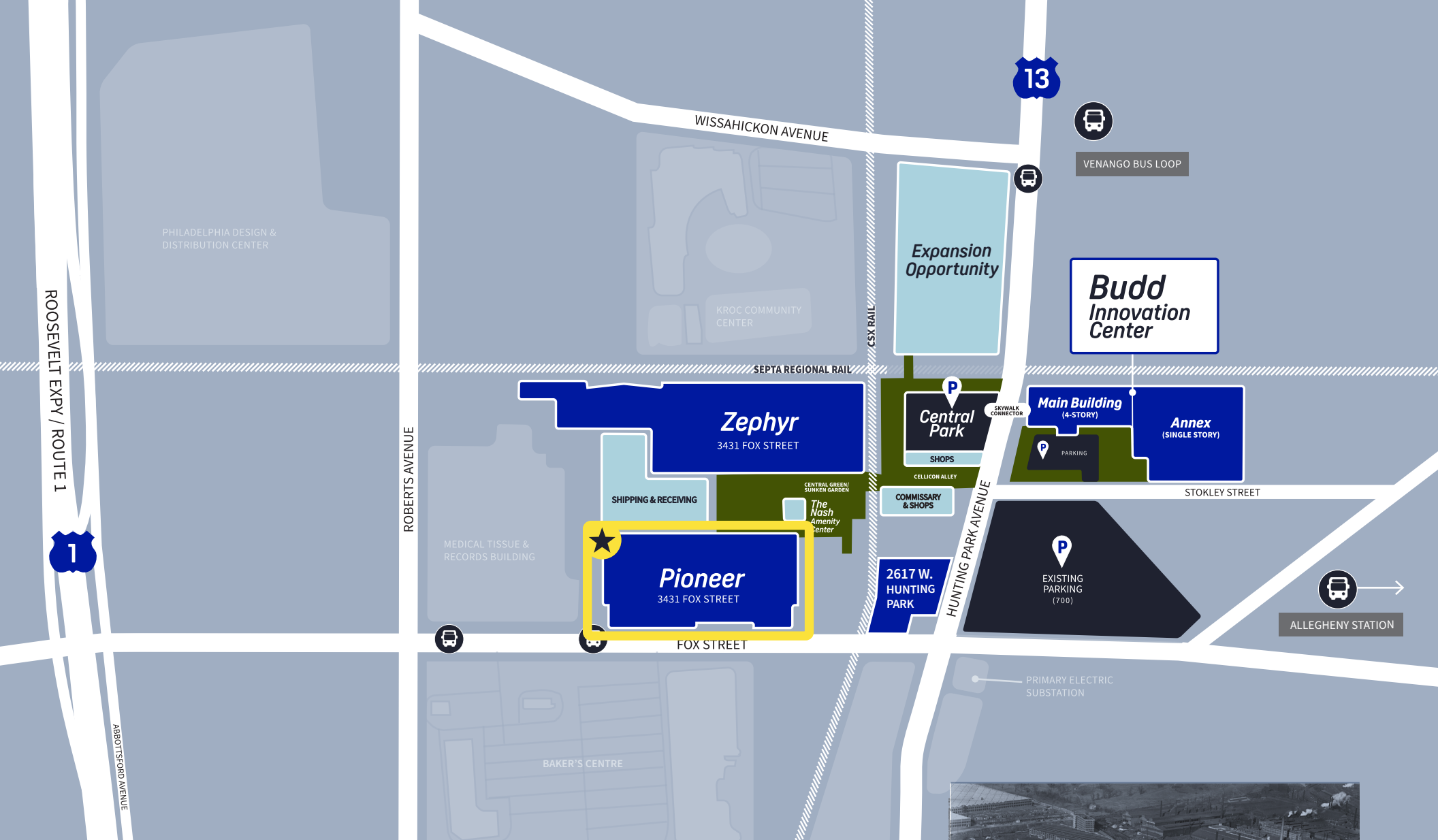
Moving Science *Forward*

Pioneer Highlights

- Located within Budd Bioworks, a proven strategic manufacturing campus with an exciting redevelopment plan
- Exceptional flexibility for custom design
- Secure, interior orientation with ample parking plan and truck access
- On-campus specialized infrastructure and planned partners to support biomedical firms, including biomedical workforce development
- Well capitalized, hands-on owner and development team engineered for science

Location Highlights

- Central to the thriving Philadelphia biocluster with world class research institutions and talent. Just 15 minutes to University City
- Central East Coast location with efficient regional road access
- Approximately 15 miles to the Philadelphia International Airport
- Doorstep accessibility by public transportation
- Easily access suburban biomedical worker pools, with the largest expanse of free parking in the City of Philadelphia



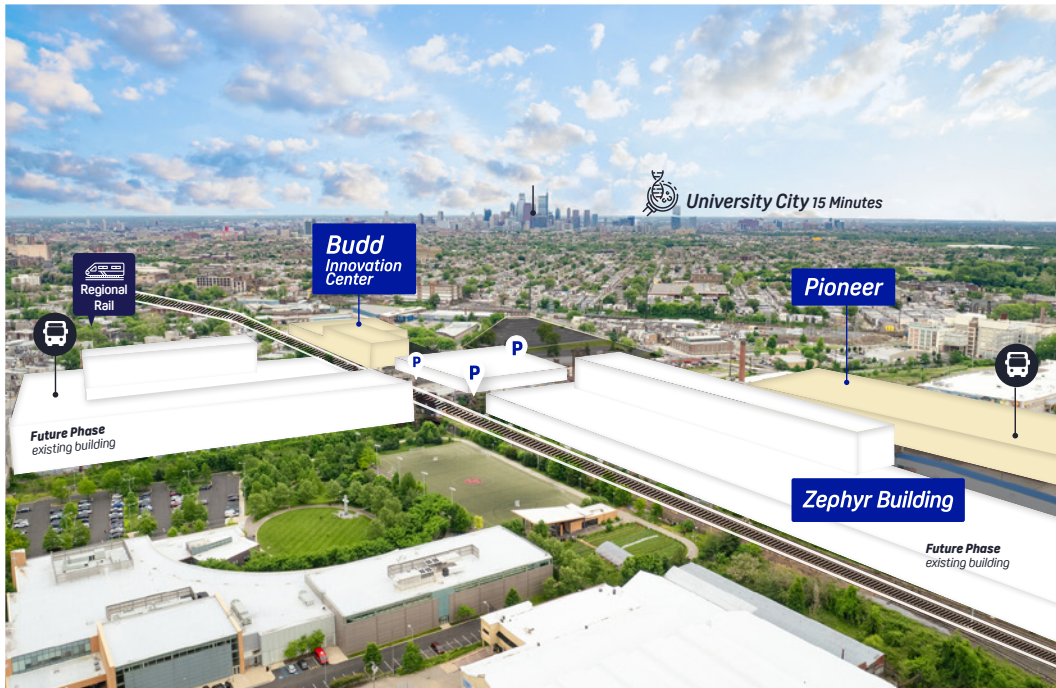
Budd Campus

Mass producing pioneering steel applications that revolutionized transit from the automobile to outer space is our heritage, accelerating critical cures to market is our future.



Budd pioneer

3431 Fox Street, Philadelphia, PA 19129



Floor Plan

FIRST FLOOR

154,000 SF cGMP Manufacturing



Pioneer Building Specifications

Address	3431 Fox Street, Philadelphia, PA 19129
Building Description	154,00 RSF in 1 story high bay space area 84,000 RSF on 2 floors in multi-story area 238,000 SF - Building Total
Floor Structure	Slab on grade
Building Frame	Steel frame with concrete slab on grade
Building Envelope	Brick façade, EPDM roof, insulated glass windows
Column Spacing	<ul style="list-style-type: none">• High Bay - 25' East/West, 75' North/South• 2-Story - 25' X 25'
Floor To Floor Height	<ul style="list-style-type: none">• High bay – 36' clear to underside of trusses, 65' to deck• 2-Story – 14' clear to deck above
Loading Dock	(3) existing truck loading docks, additional provided as needed with docks/levelers
Parking	<ul style="list-style-type: none">• 920 proposed in a central parking facility on Hunting Park Avenue• 740 outdoor parking spots accessed from Stokley Street• 30 visitor parking spaces at BIC
Electric Systems	<ul style="list-style-type: none">• 13.2 kV feeder to a 1,200A exterior switchgear• (3) 2,500 kVA substations with MTM 4,000A switchboard.• (2) 3MW emergency diesel fuel generators

HVAC

- Cooling - 2.0 CFM/SQFT, 12 air changes/hour
- 100% outside air for lab/manufacturing uses
- Electric unit heating, cooling towers and chillers for cooling
- Areas on roof and in basement to address specialized equipment requirements

Plumbing

Serviced by 8 inch main on Fox Street, with a second 12 inch main on Roberts Avenue if required

Fire Safety

Full sprinkler and fire alarm coverage throughout the entire building

ADA

Building is ADA compliant

Utilities

Electric: PECO
Gas: PGW
Water & Sewer: Philadelphia Water Department
Tele/Data: Comcast

Lab Gases

Compressed air will be provided as part of base building infrastructure

Utility Yard

Exterior utility yard with truck access for specialty gas storage tanks and emergency generators





A community *for science*

Our campus development plan has been thoughtfully conceived to provide for all the supporting services required by biomedical occupiers. Future tenants can anticipate on-site resources for the following:

Planned and underway

- Analytical and QC/QA Testing
- Shared Instrument/Equipment Core
- Shared Animal Facility
- Incubator and Shared Lab
- Workforce Training
- Manufacturing Collaboration Center
- Cryo Storage
- Curated Lab Consumables & PPE Supply

Getting Here

Budd pioneer

University City

University of Pennsylvania
 Children's Hospital of Philadelphia
 The Wistar Institute
 Drexel University
 Schuylkill Yards
 Biolabs

Spark Therapeutics
 UCity Square
 University Place 3.0
 Pennovation
 Science Center

Bala Cynwyd
 4.4 miles



University City

PHILADELPHIA

15 Major Medical Institutions
 40 Drug Development Companies

Center City Philadelphia
 7.9 miles

Cherry Hill

New Jersey



Philadelphia International Airport

FedEx



CSX Rail



Interstate 95
 8.5 miles / 14 min



Interstate 76
 2 miles / 7 min



Route 1
 0.6 miles / 4 min



SEPTA Routes R & 1
 On Campus



Phila Int'l Airport
 13 miles / 25 min



University City
 7.9 miles / 16 min



University City
 5 miles / 27 min



University City
 41 min

Proximity to Major Cities



New York City
 2hr 6min

Baltimore
 1hr 54min

Washington, D.C.
 3hr 8min

Boston
 5hr 11min

Norfolk
 5hr 23min

Toronto
 7hr 57min

The Campus

Budd Bioworks is a 37-acre urban campus supporting a range of uses from discovery to production such as incubators, R&D, lab and pilot through commercial scale manufacturing.

Philadelphia's Cellicon Valley is the capital of cell and gene therapy with world-leading scientists and institutions. Budd, located just 15 minutes from its academic and research core, is a proven strategic manufacturing center with powerful infrastructure, climate resiliency and exceptional connectivity that fueled its legacy of mobilizing transformative ideas in transportation.

Offering the largest white box manufacturing spaces available for immediate buildout in Philadelphia today and biomedical workforce training programs delivered direct on site, the Budd Bioworks is a partner that can support and scale your cures, moving our partner firms towards the goals of tomorrow.

buddbio.com

Phase 1 Budd innovation center
Lab, R&D, Office 127,232 SF
cGMP Manufacturing 79,744 SF
Total 232,976 SF
Largest expanse of free parking in the city
Ready for Lease

Philadelphia
Home to world class research UPenn, CHOP, Wistar and others
8th largest talent market in the U.S. for life sciences
Workforce of 750,000
University City 15 Minutes

Phase 1 Budd pioneer
cGMP Manufacturing 154,000 SF
QA/QC Lab, R&D, Office 84,000 SF
Total 238,000 SF
Ready for Lease

Regional Rail

Future Phase existing building

Zephyr Building

Future Phase existing building

37 ACRE URBAN BIO CAMPUS / 2.7 M SF OF SPACE / 10 PRIMARY BUILDINGS



PLYMOUTH GROUP

Contact our representatives for more information on leasing at Budd Bioworks:

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