

ARSENAL

EST. 1816

RE-EST. 2018

HOME
TO
LOCAL
INDUSTRY

The Flynn Company

The
Flynn
Company

LOCATION

PENNSYLVANIA

90 MILES
to New York City

8 MILES
to Center City

BRIDESBURG

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0.1 MILES
to Interstate 95



0.2 MILES
to SEPTA Bridesburg

PORT RICHMOND

bridesburg
riverfront park
(coming soon)

north delaware
riverfront greenway
(under construction)

FISHTOWN

SPRING GARDEN

NORTHERN LIBERTIES

CENTER CITY
PHILADELPHIA

OLD CITY

NEW JERSEY

LOCATION

IMMEDIATE AREA



Key on Following Page

LOCATION

LOCAL AREA



Key on Following Page

LOCATION

AREA HIGHLIGHTS

ACCESS

I-95 The major north-south highway on the east coast is less than 0.2 miles from the Property.

Bridesburg Train Station

Within 0.3 miles of the Property, the station is served by the Trenton Line, which connects the Property to Center City Philadelphia and northeastern suburbs, as well as to Trenton, New Jersey where an additional connection can be made into NYC. **1**

Bus The Property is also served by two (2) bus stations that connect it to “extended Center City” via the Frankford Transportation Center. The Frankford Transportation center is served by the City’s subway system.

Bridges The Property is near equidistant to two major area bridges providing access to New Jersey: the Tacony Palmyra Bridge (1.23 mi) and the Betsy Ross Bridge (1.3 mi).

MOMENTUM

Shoppes at Wissinoming

A \$30M, 110,000 SF new retail development under construction 0.3 miles from the Property. It will feature a grocery store, a WaWa convenience store, quick-service restaurants, and a gym. **2**

For Sale A 32 acre city-owned industrial development site is being marketed for sale adjacent to the Arsenal. **3**

Dietz & Watson The national headquarters of Dietz and Watson, producer of premium meats and artisan cheeses, was recently constructed. **4**

Residential Boom Bridesburg saw the greatest increase in home sales of all Philadelphia neighborhoods in 2017 according to The Philadelphia Inquirer. **5**

AMENITIES

Bridesburg Riverfront Park A design firm was hired in 2017 to head up the final 15 month design phase for this 10-acre park. It will include a great lawn, a stage, a meadow and big sweeping waterfront views and connections to bike trails to the North and South. **6**

North Delaware Bike Trail The Delaware Ave Extension (due by 2020) will ultimately connect the existing K&T Trail and Port Richmond Trails to form a continuous 11 mile recreational trail that stretches down towards Center City. **7**



THE ARSENAL

CAMPUS AERIAL



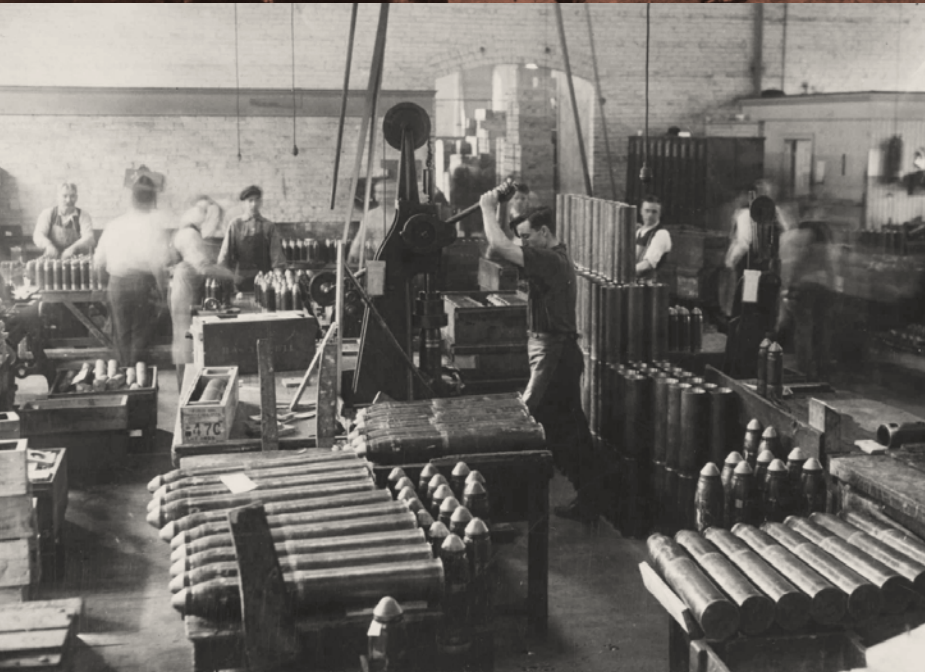
THE ARSENAL

A UNIQUE HISTORIC CAMPUS



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A UNIQUE HISTORIC CAMPUS

Opened in 1816 on 20 acres of land purchased by President James Madison, Frankford Arsenal was the center of U.S. military small-arms ammunition design and development until its closure in 1977.

By the end of the Civil War, the Arsenal employed over 1,000 workers. It served as a major site for the storage of weapons and artillery pieces, a depot for the repair of artillery, cavalry and infantry equipment, repair and cleaning of small arms and harnesses, the manufacture of percussion powder and Minié balls, and the testing of new forms of gunpowder and time fuses. During the Gettysburg Campaign, the Arsenal provided tens of thousands of muskets and vast supplies of ammunition. Among the innovations extensively tested at the Arsenal was the Gatling Gun, an early form of machine gun that saw extensive service in the Indian Wars.

During World War I and II, the arsenal was again busy with supplying the war efforts, providing a major source of jobs and income for the region. At times, employment reached 22,000.

The Frankford Arsenal was an entity unto itself. It was a city within a city, containing everything from its own police and fire

departments, buildings and grounds, dining halls, as well as everything from maintenance and motor pool, to a complete medical facility.

From the beginning, The U.S. Army's Frankford Arsenal was involved in the design and manufacture of munitions. As military weapons became more complex, the Arsenal's role expanded. From within the world famous Pitman-Dunn Labs located at the Arsenal, scientists and engineers designed and developed everything from basic materials to LASER guided ballistics, all produced entirely in-house from the concept phase to the fielding of the equipment. New portable and imbedded computer applications saw the development of the LASER rangefinder, fielded artillery computational machines (FADAC) and radar systems. During the Vietnam War, experiments in caseless ammunition, far infrared low-light-level technologies, and advanced LASER applications were under development.

The labs were supported by a full range of first-class drafting and machine shops scattered throughout the many buildings of the campus. Everything from milling, to electro-plating, to multi-layer printed circuit board fabrication could be accomplished by "The Shops." The Optical Lens Design Facility was one of the finest in the country.

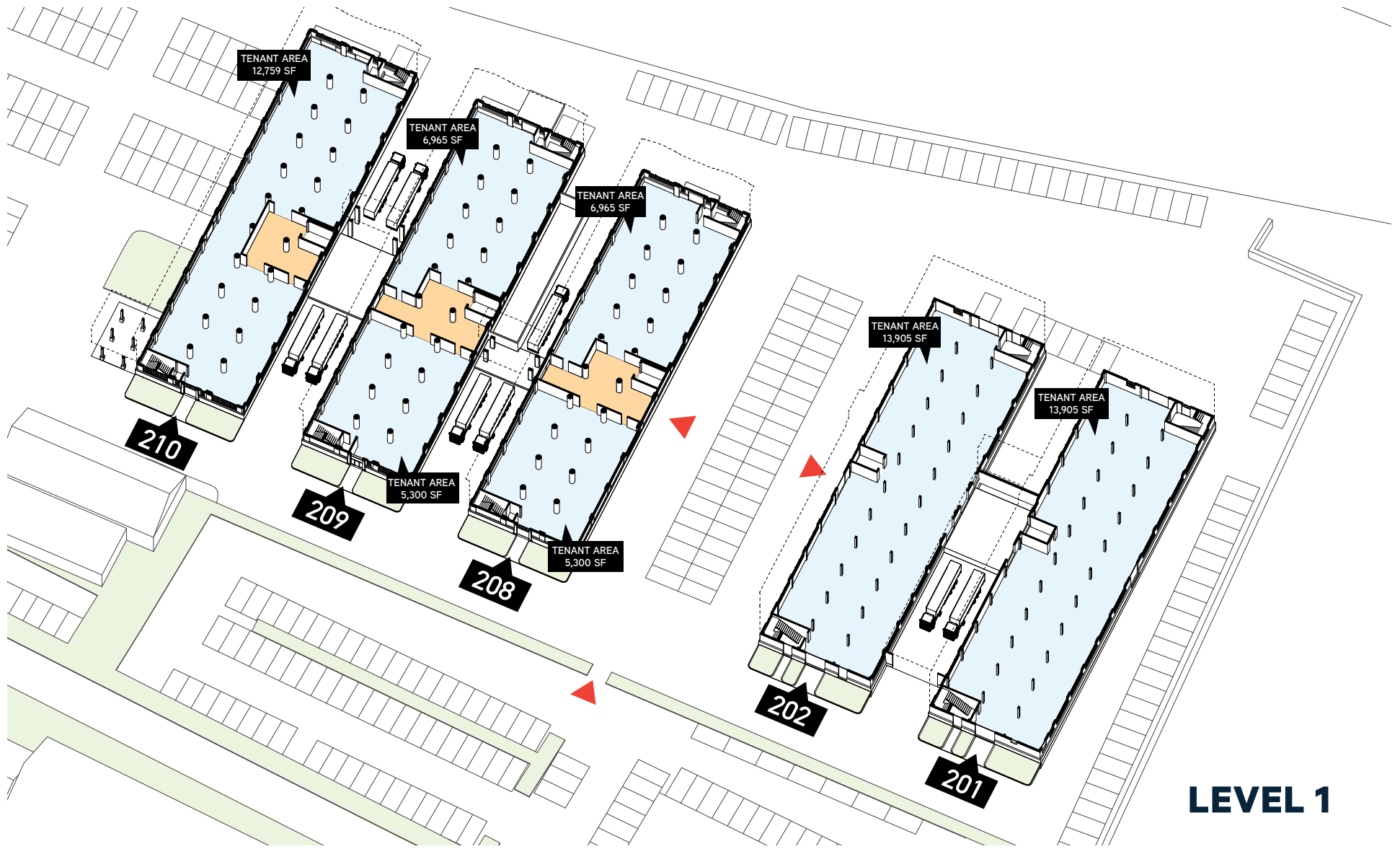
As the U.S. military-industrial complex grew, the Arsenal could no longer compete as a manufacturing entity. More and more of its programs were farmed out to industry. The Arsenal's functions were eventually transferred to the Picatinny Arsenal in New Jersey.

During the presidential campaign of 1976, vice presidential candidate Walter Mondale stood in front of the Frankford Arsenal and promised that it would remain open. The Carter/Mondale ticket won the election but the promise was not fulfilled; the arsenal closed for U.S. government use in 1977.

The northernmost part of the site was assumed by the PA Fish and Boat Commission for use as a boat ramp access and fishing spot on the Delaware River and the southernmost part is currently being used by light-industrial and office users.

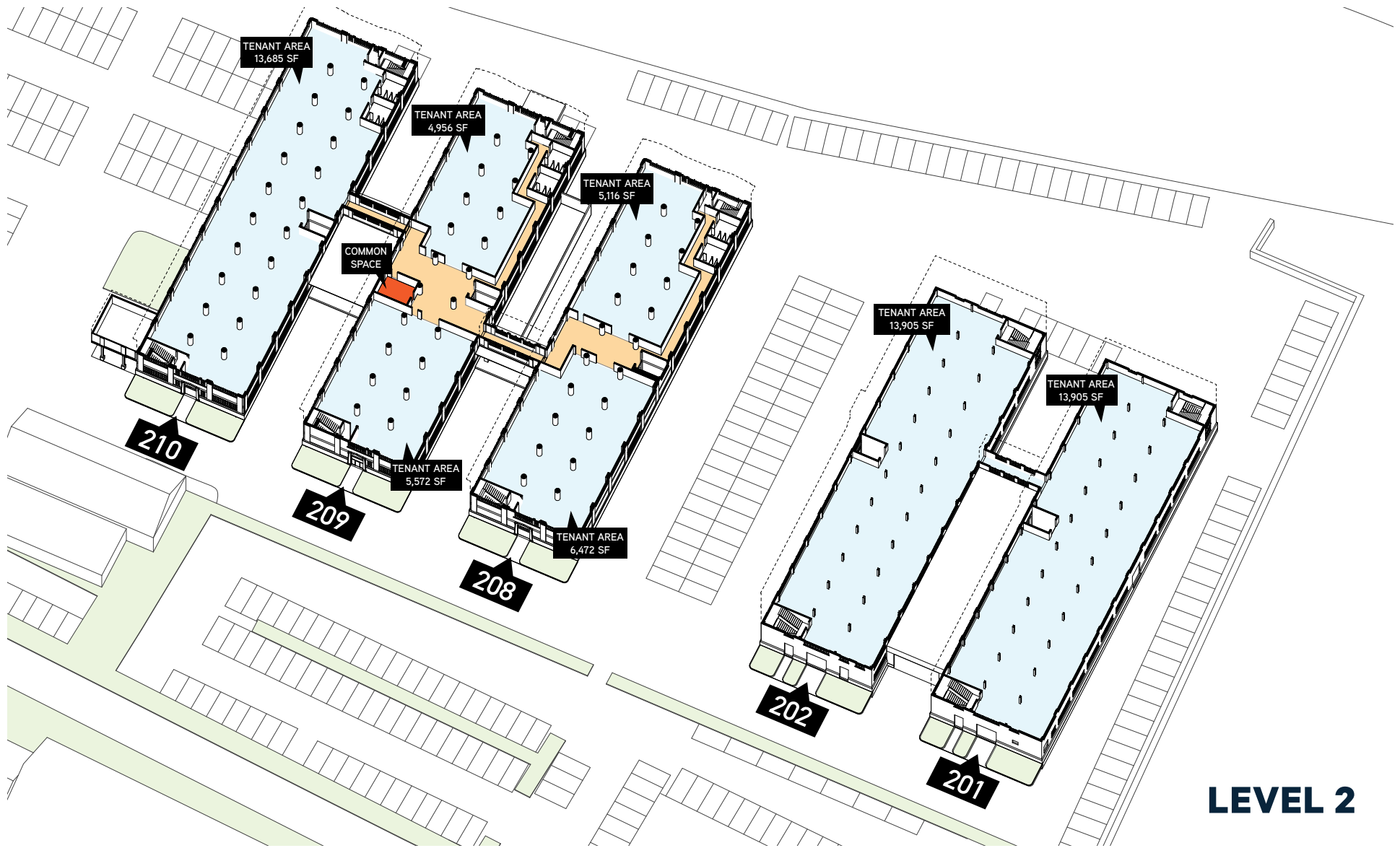
In November 2017, Alliance Partners HSP purchased six buildings within the Frankford Arsenal with the intention of revitalizing, refortifying and reimagining them into a one-of-a-kind work environment for today's innovators on this unique historic campus.

FLOOR PLANS



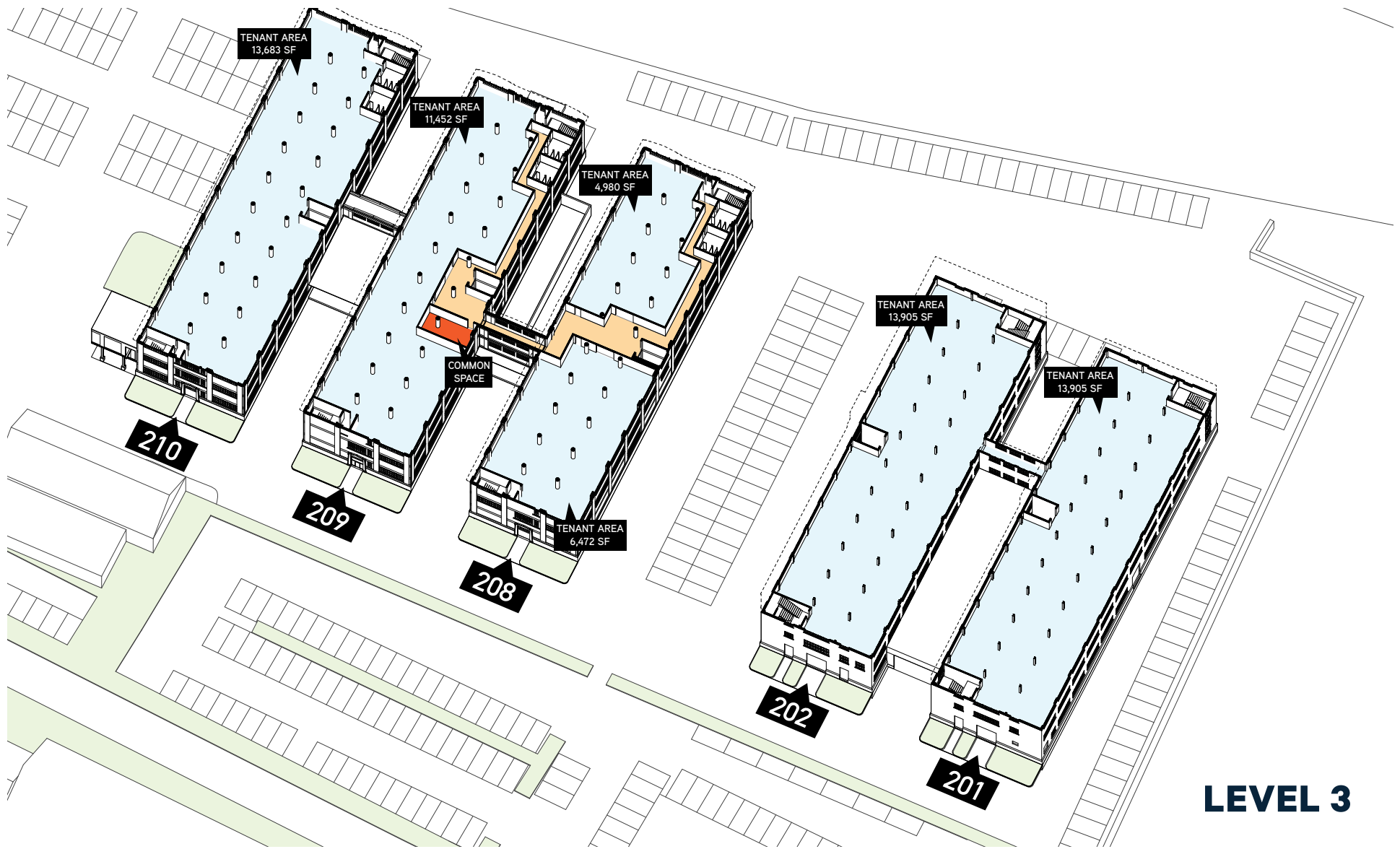
LEVEL 1

FLOOR PLANS



LEVEL 2

FLOOR PLANS



LEVEL 3

PARKING



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KEYSTONE OPPORTUNITY EXPANSION ZONE



Through credits, waivers and broad-based tax abatements, total taxes on economic activity in zones are significantly reduced. These benefits affect the following taxes:

STATE TAXES

- Corporate Net Income tax
- Personal Income tax
- Sales and Use tax (purchases consumed and used by the qualified business in the zone)
- Mutual Thrift Institution tax
- Bank and Trust Company Shares tax
- Insurance Premiums tax

LOCAL TAXES

- Earned Income/Net Profits tax
- Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile tax
- Sales and Use tax (county/city; purchases exclusively used and consumed by the qualified business in the zone)
- Property tax



FAQ

KEYSTONE OPPORTUNITY EXPANSION ZONE



I plan to lease space in a KOEZ? Am I eligible for benefits?

Yes, assuming you are certified, you will be eligible for all tax benefits that apply to your operations.

Is there a lot of paperwork and bureaucratic red tape involved?

No. This may well be the least bureaucratic program you will ever see. The application is simple.

Does the Sales Tax waiver apply to services such as computer maintenance or equipment repair contracts?

Yes, if this work is done in the KOEZ for a KOEZ certified business use.

Since the taxes are abated or waived, do I have to file?

Yes. You must continue to file all of your tax forms. See below for how to take the KOEZ credits or abatements on various tax filings

How long does it take to get certified?

Normally the process takes less than 60 days. However, in the beginning of each year when all renewal applications come in, the process may take 90 days.

What is exempt from state and local Sales and Use tax?

Purchases of taxable property or services, other than motor vehicles, by a qualified KOEZ business may be exempt from state and local Sales and Use Tax. These purchases must be used within a KOEZ location by a qualified business. These items include everything from paper clips to racking and shelving used in the operation of your business at the KOEZ site

For more information, visit...

[HTTPS://BUSINESS.PHILA.GOV/KOZ-FAQS/](https://business.phila.gov/koz-faqs/)

WHAT'S THE CATCH?

There is no catch. If you own property in the KOEZ or locate your business in a KOEZ, you will pay little or no business taxes until 12/31/28.

THE ONLY REQUIREMENTS ARE:

- You must be up-to-date in all of your Township and County taxes and in compliance with all State laws and regulations.
- You must file a KOEZ application annually.

If you are presently a Pennsylvania business and relocate to a KOEZ you must...

- Increase employment by 20% in the first year; **or**
- Invest the equivalent of 10% of the previous year's gross revenues in capital improvements to the KOEZ Property; **or**
- Enter into a lease agreement for the property within a KOEZ for a term at least equivalent to the duration of the KOEZ property and with an aggregate payment under the lease at least equivalent to 5% of the gross revenues of that business in the immediately preceding calendar or fiscal year.

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