

# 2500 League Island Boulevard



**Premier cGMP Site in the Market**

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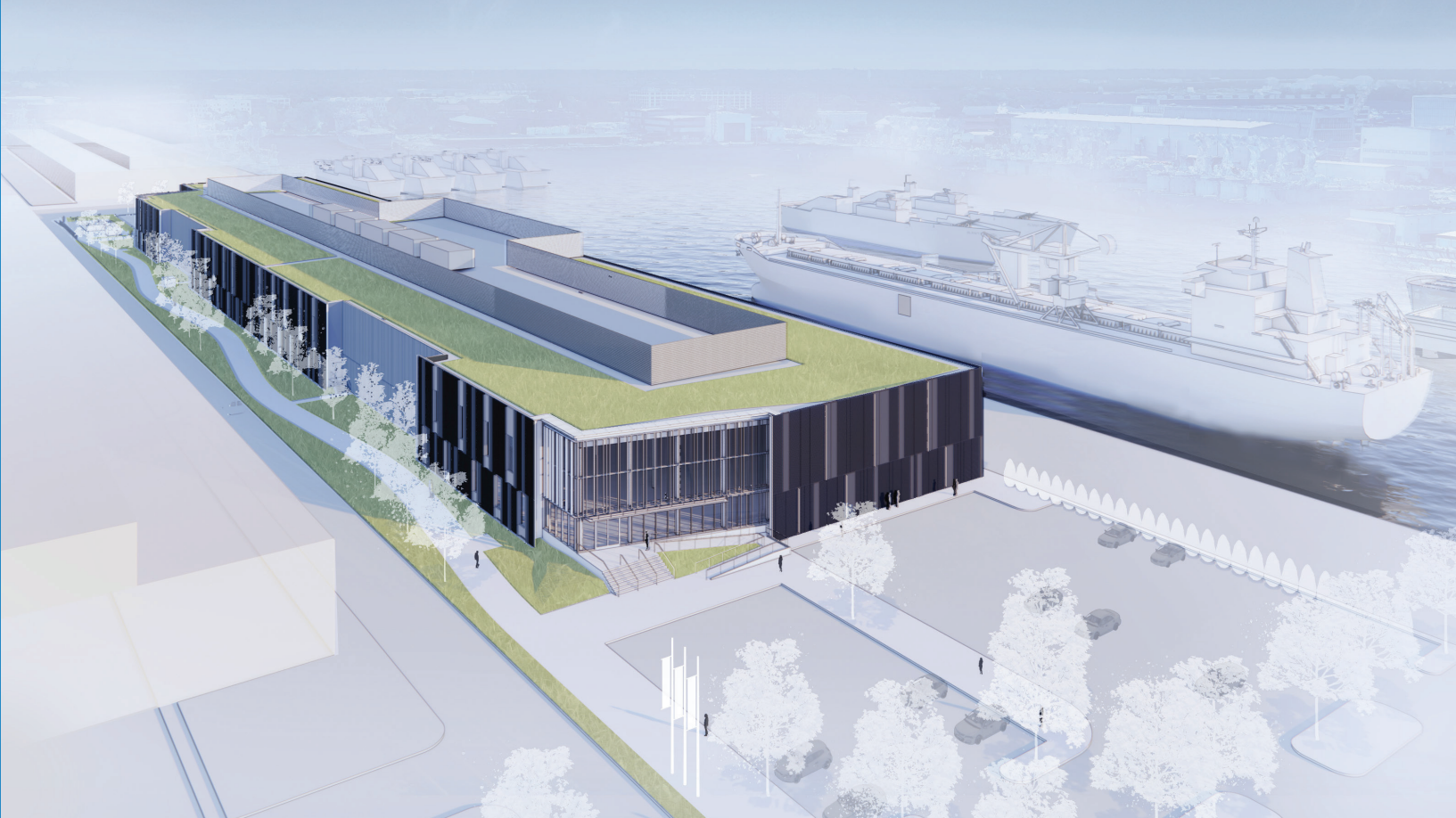
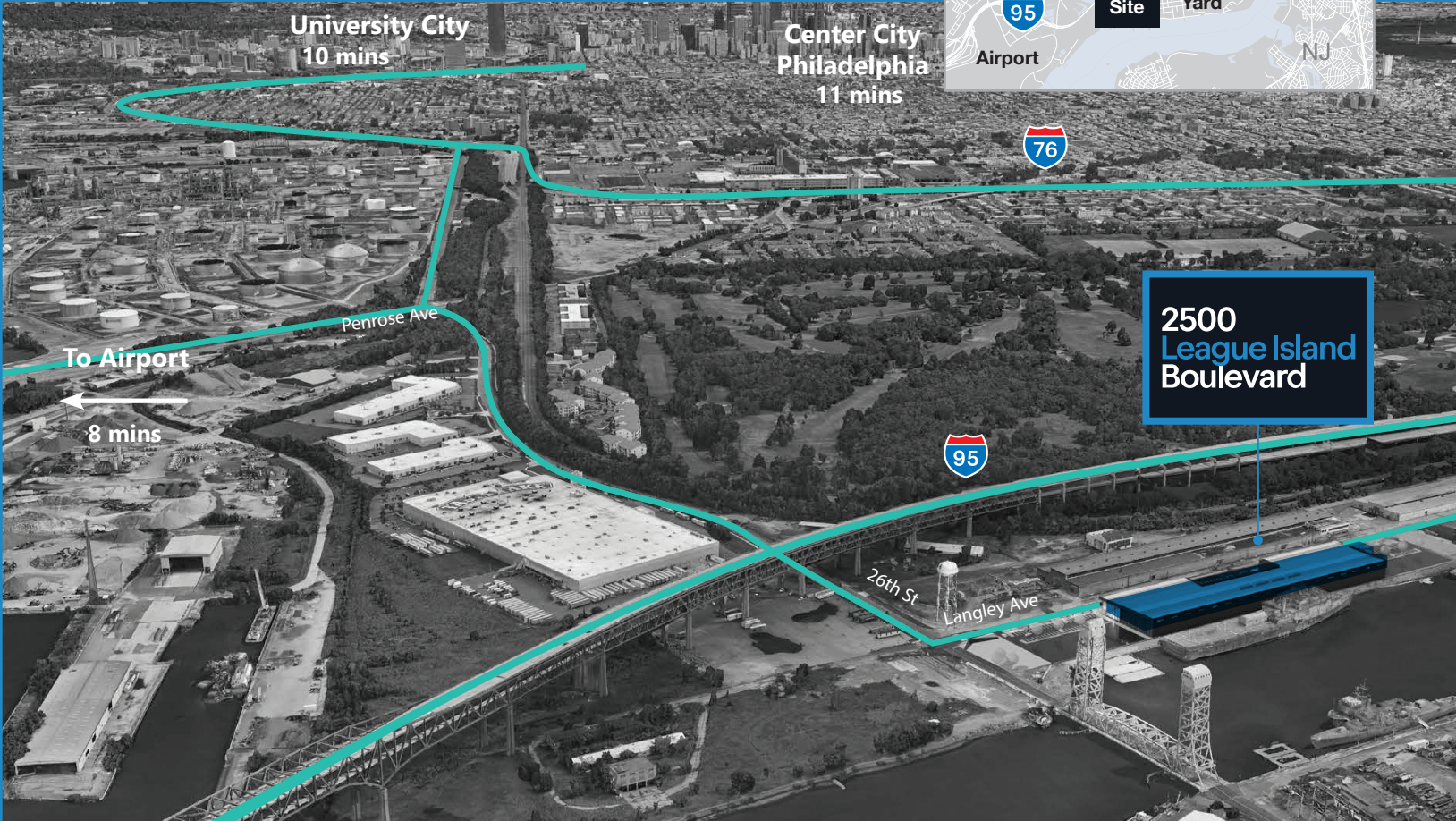
**Navy Yard Philadelphia**



2500 League Island Boulevard offers an ideal R&D, headquarters, production, or flex opportunity in Philadelphia's fast-growing Navy Yard submarket. With travel times of less than ten minutes to University City, Center City, and the Philadelphia Airport, 2500 League Island boasts unbeatable access across the key hubs and transit nodes critical to Philadelphia's dynamic life sciences sector.

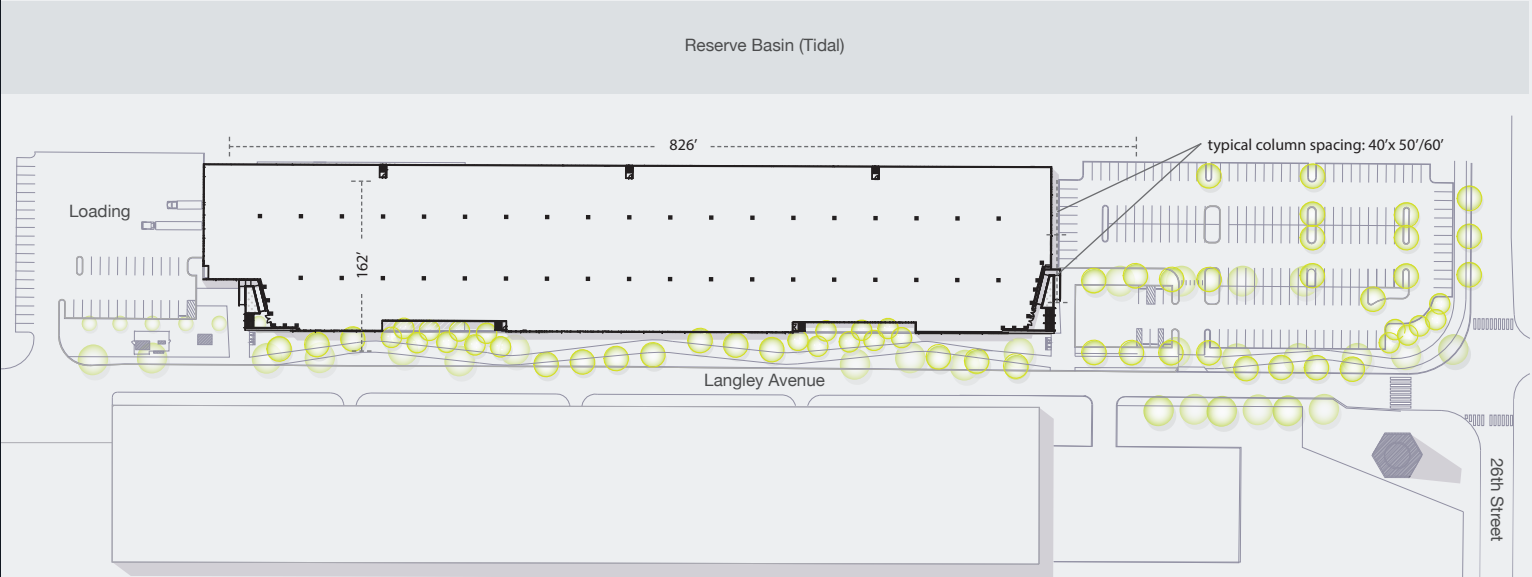


- Ground-up, 130,000 SF, 30' clear height flex/production/headquarters facility
- Building can be subdivided to accommodate tenants from 40,000 SF to 130,000 SF
- Designed by SITIO architects and targeting LEED v4 Silver Certification
- Tax incentives available through Keystone Opportunity Zone (KOZ) Program
- Access Philadelphia's innovation ecosystem, nationally recognized as a top talent pool for biotech companies
- Core and shell building is construction complete and ready for TI construction
- Prime opportunity to join leading life sciences companies in the burgeoning Navy Yard submarket
- Connectivity to Philadelphia International Airport, University City, Center City, and 30th Street Station all within a 10 minute drive
- 130,000 SF total, 825' x 162' footprint
- 30' clear height with typical 40'x50'/60' column spacing



### Drive Times

4	4	7	8	10	11
minutes to Navy Yard Corporate Center (1.1 mi)	minutes to NRG Station (1.3 mi)	minutes to 30th Street Station (4.7 mi)	minutes to Philadelphia International Airport (5.4 mi)	minutes to University City (5 mi)	minutes to Center City Philadelphia (City Hall) (7.5 mi)





# 2500 League Island Boulevard



## R+D, Headquarters, Production, or Flex Opportunity

[2500leagueislandboulevard.com](https://2500leagueislandboulevard.com)

### Leasing Information

Tyler Vandegrift  
+1 215 399 1828  
[tyler.vandegrift@jll.com](mailto:tyler.vandegrift@jll.com)

Ron Cariola  
+1 610 249 2275  
[ron.cariola@jll.com](mailto:ron.cariola@jll.com)

Austin Weitz  
+1 609 221 5848  
[austin.weitz@jll.com](mailto:austin.weitz@jll.com)

Jones Lang LaSalle Brokerage, Inc.  
1700 Market St., Suite 3200  
Philadelphia, PA 19103  
+1 215 988 5500

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