



PhilaPort Distribution Center

A build-to-suit distribution center at the Port of Philadelphia

PhilaPort (The Port of Philadelphia) is an agency responsible for the management of port facilities along the Delaware River in Pennsylvania, as well as strategic planning throughout the port district. In a competitive environment, PhilaPort identified a need for a build-to-suit distribution center comprising 200,000 square feet of dry storage, including 5,000 square feet of office space. The project is part of Pennsylvania’s \$300 million (USD) investment in the Port Development Plan, which began in 2016.

NORR was engaged by the Lead Consultant, Pennoni, to provide architecture and interior design services to create maximum flexibility and efficiency. To realize the client vision, the team collaborated on site circulation, building location and stormwater retention that was most advantageous to the current project - and for a proposed future expansion of a refrigerated facility of a similar size. Selection of building materials considered durability and performance in keeping with modern warehouse construction systems used in the region. The design is visually interesting and scaled for the surrounding community.

When complete, the planned and proposed distribution centers will span 370,000 square-foot of dry and refrigerated storage. The envelope will consist of walls, floors and a roof designed for the required thermal performance of food storage. The 45-foot clear height warehouse can fit over 11,000 pallet positions at four-high, and will have 33 dock openings with seals, vehicle restraints, and hydraulic levelers to accommodate a range of truck heights, all covered by a continuous fixed canopy. The refrigerated area will have its own dock openings with plug-in stations for truck refrigeration units. The new modern facility will deliver on PhilaPort’s vision, while further supporting Philadelphia as an ideal destination for a wide variety of import products.

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CLIENT	PhilaPort
PORTFOLIO	Industrial
SIZE	370,000 SF (34,374 SM)
LOCATION	Philadelphia, PA
DATE	Spring 2021
SERVICES	Architecture Interior Design

Industrial

We design industrial projects of all scopes and sizes. The integrated thinking of our architects, master planners, engineers and project managers, enable efficient space utilization with planned flexibility from initial concept and feasibility stages to detailed design. The result: high-quality schemes that optimize a project's potential and maximize the client's return on investment.

The Art of Industrial Design Success

The success of any industrial project is underpinned by a holistic understanding of the vision, technical requirements and manufacturing process—not only from the client but also the other occupiers, planning constraints and the investment markets. NORR's planning and design services include site utilization and infrastructure integration, which is undertaken at initial feasibility stage. Our dedicated experts also consider elements such as the appreciation of potential future adaptation; many of our projects have involved fitting out complex industrial processes into previously constructed space. We listen to our clients' needs to ensure that we deliver a quality architectural solution with added value at all stages of the project.

The Industrial Design Opportunity

The design opportunity for industrial is to create a structure and space that meets today's needs while building in capacity with a scalable solution to meet future needs. At NORR, we design industrial projects from start-ups to custom manufacturing plants and large-scale logistics warehouse and distribution centers that are flexible, efficient and technologically sophisticated.

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