



From drawings to reality, Greenfield Architects' design for the 210,000-square-foot warehouse, known as Building 424, is taking shape as part of High Associates' \$150 million, mixed-use Greenfield North development project, at Willow Road and Ben Franklin Boulevard. This is the second of three complementary warehouses that will be built here.

The new construction, being completed by High Construction Company, features 32' clear height, ESFR sprinkler system, 6" reinforced concrete slab, a structural steel frame with a low-slope EPDM roof membrane on rigid insulation and a metal deck roof diaphragm. The tenant entries are identified by full-height masonry walls, recessed glazed storefront framing and doors, and three (3) large canopies (one canopy at the center entry, one at each corner). Masonry walls up to 12'-0" A.F.F., with insulated metal wall panels, supported by wall girts above surround the perimeter of the building. The rear of the building is lined with 31 loading dock bays, three of which have drive-up ramps.

According to plans, the warehouse should be completed by August 2024.

High received an \$11 million Redevelopment Assistance Capital Program grant from the Commonwealth of Pennsylvania, which was designated for site infrastructure costs for the planned 600-unit residential community and industrial buildings 423 and 424.

Work covered by the funds included: grading; storm water management facilities; water, sewer, gas, and electrical connections; landscaping; site lighting; pedestrian paths; sidewalks; and stoning and paving portions of the site.



