The Navy Yard in Philadelphia is a place known for history, production, and innovation. Considered the most successful redevelopment of a former military facility in the country, today the Navy Yard is an evolving community where companies and their employees thrive. Across 1,200 acres, there are outstanding workplaces in beautifully preserved brick buildings, repurposed warehouses, and contemporary architecture alongside historic ships and green parks.

NOTABLE MOMENTS IN NAVY YARD HISTORY

1794: President George Washington signs the Naval Act, establishing the U.S. Navy in Philadelphia.
1868: The U.S. Navy buys League Island (the current site of the Navy Yard) from the City of Philadelphia for $1.
1874: Quarters A, the oldest building at the Navy Yard, is constructed.
1944: Nearly 50,000 workers come to the Shipyard daily to work during WWII.
1969: The USS Blue Ridge is the last naval ship built at the Shipyard.
1996: Due to the Base Realignment and Closure Act (BRAC), the Shipyard closes.
2000: PIDC acquires the Shipyard on behalf of the City of Philadelphia.
2004: PIDC releases a master plan to reinvent the Navy Yard as a mixed-use employment center.
2013: The Navy Yard reaches an important employment milestone: 10,000 employees.
TODAY: More than 170 companies employ over 14,500 workers at the Navy Yard, with more development underway.
The Philadelphia region offers a broad and deep talent pool.

6.1M PEOPLE IN THE GREATER PHILADELPHIA REGION

MOST DIVERSE STEM WORKFORCE IN THE NATION

COLLEGES, UNIVERSITIES, TRADE, AND SPECIALTY SCHOOLS

100

MORE THAN

TALENT

OF THE U.S. POPULATION IS WITHIN A FIVE-HOUR DRIVE

SHORTEST COMMUTE TIME OF ANY EAST COAST CITY

Philadelphia is located at the center of the region.

1/4 OF THE U.S. POPULATION IS WITHIN A FIVE-HOUR DRIVE

2ND SHORTEST COMMUTE TIME OF ANY EAST COAST CITY

LIVABILITY

Philadelphia is an affordable place to live and do business.

LOWER COST OF LIVING THAN OTHER MAJOR CITIES

ONE OF THE NATION’S LARGEST PUBLIC ART + URBAN PARK SYSTEMS

CITY

THE HEART OF THE NORTHEAST

Philadelphia combines the energy of a big city with small town connectivity to inspire a passion in people that keeps them coming back. Strategically located at the heart of the Northeast corridor of the United States, Philadelphia is the second largest city on the East Coast and a leader in developing and attracting top talent, with a regional workforce of 3 million. And as one of the city’s top centers of employment, the Navy Yard is directly connected to the talent, education, art, culture, science, entertainment, food, history, and everything else that makes Philadelphia so desirable.

THE CITY

11-COUNTY REGION

WASHINGTON, D.C.
1 HHR 40 MIN

NEW YORK
1 HHR 40 MIN

NAVY YARD

DE

DJ

PA
The Navy Yard stands at the southernmost point of Philadelphia at the confluence of the Delaware and Schuylkill Rivers. It is located at the center of the Greater Philadelphia region spanning Pennsylvania, New Jersey, and Delaware—and across the street from the city’s beloved sports stadiums, directly at the entrance to I-95, minutes from the international airport, and a short subway or bus ride to downtown Center City.

**THE NAVY YARD TODAY**

- **1,200** ACRES
- **7.5M** SQUARE FEET OCCUPIED OR IN DEVELOPMENT
- **$1B** IN PUBLIC AND PRIVATE INVESTMENT
- **170** COMPANIES
- **14,500** EMPLOYEES

**ACCESS TO**

- REGIONAL HIGHWAYS
- INTERMODAL RAIL SERVICE
- DRY DOCKS • RIVERFRONT PIERs
With over 20 acres of green spaces, workers will find plenty to enjoy as they work outdoors, eat lunch or sip happy hour al fresco, go for a jog, or even relax in a hammock.

Dining options include restaurants, cafés, bars, and coffee shops.

The Navy Yard is a certified arboretum, complementing and enhancing the preservation and protection of trees and plant life.

The Navy Yard waterfront spans 6.3 miles—complete with imposing battleships, an aircraft carrier, and a Riverfront Greenway with gardens to attract butterflies.
Getting to and around campus is easy, thanks to two Navy Yard bus routes and three on-campus Indego Bike Share stations.

The Navy Yard is home to an evolving collection of local and international public art installations.

Frequent community and public events make the Navy Yard a destination for people throughout the region.

With a variety of outdoor events and wellness programs available to the public, recreation is an important part of life at the Navy Yard.
Customizable Spaces for Diverse Uses

Big or small, global or startup, the Navy Yard is an open, expansive community of people and companies working alongside each other in an environment that is unconventional, flexible, and customizable. These unique spaces come in varying heights, vintages, and floorplates—all powered by a nationally-recognized microgrid. With access to a large and talented regional workforce, the Navy Yard has the room to accommodate any growing business.

1200 Intrepid is a multi-tenant building with space for custom build-outs.
MODERN SPACES

Companies seeking progressive, modern, and flexible workspaces can find the perfect fit at the Navy Yard. Growing businesses that need a build-to-suit office, lab, advanced manufacturing, or distribution space can locate to the Navy Yard and have the flexibility to move and expand when the time comes. Brand new, LEED-certified buildings can be built for larger users that require a custom solution from the ground up that cannot be accommodated in other areas of the city.

HISTORIC SPACES

With a unique inventory of historic buildings, businesses can locate in a former naval officer's residence or lease a suite in a marine barracks converted into a multi-tenant office building. For industrial, manufacturing, or distribution businesses, the Navy Yard offers facilities near regional highways, intermodal rail service, dry docks, and riverfront piers.
The Navy Yard has developed a market-driven master plan with ample open space, riverfront trails, and public art. And with at least 10 million square feet available, there’s still room to grow at the Navy Yard.

Future development at the Navy Yard continues to focus on creating unique spaces for employment—expanding businesses, adding residential development, and enhancing streets with ground floor restaurants and retail. As it grows, the Navy Yard will continue its commitment to high-quality design, historic preservation, and sustainability.
PIDC is Philadelphia's public-private economic development corporation and the Navy Yard's master developer. PIDC spurs investment, supports business growth, and fosters development that creates jobs, revitalizes neighborhoods, and drives growth to every corner of Philadelphia. As master developer for the Navy Yard, PIDC manages master planning, leasing, property management, infrastructure development, utility operation, and structuring development transactions—and has created an environment where companies and their employees thrive.

FINANCING AND INCENTIVES
Choosing the Navy Yard comes with financing programs and tax incentives for qualified companies. PIDC works with the City of Philadelphia, the Chamber of Commerce for Greater Philadelphia, and many others to develop and promote a comprehensive set of economic development tools and incentives, ranging from workforce training and recruiting support to streamlined permitting and planning processes.