LOGAN NORTH

WWW.LOGANNORTH.COM

Logan North

Is located within the 28 MSF Gloucester/Salem County submarket, one of the most active in the state, at the geographical center of the Washington DC - New York City Corridor; approx. 25 miles from Philadelphia. The submarket hosts a range of Fortune 500 companies such as Amazon, Home Depot, FedEx, UPS, UNFI, Avantor, Performance Food Group, TechData, Penske, Cardinal Health, US Foods, Thermo Scientific, Exxon Mobile, Lockheed Martin, International Paper and XPO; and household names like Daimler, Trek Bikes, Goya Foods, Five Below, ReadyPac, J&J Snack foods, Ceva, Mitsubishi, Little Caesars & Leslie Swimming Pools.

MASTER-PLANNED INDUSTRIAL PARK providing long-term flexibility within 3.2msf footprint

PROMINENT VISIBILITY along Route 322

BEST-IN-CLASS design amenities

TRAFFIC LIGHTS at both ends of the park access road

Outbound transportation costs*

from Logan North servicing the greater DC-NYC Corridor (NY, NJ, PA, DE, CT, MD, DC, VA, WV) are the lowest on the I-95 Corridor serving in the greater NE region.

*customer distribution modeled on location/density of population

Total cost savings of outbound shipments at Logan North

(including RE costs)

NJTP EXIT 8A	NJTP EXIT 6A	NJTP EXIT 1	DELCO, PA	DELAWARE	N. MARYLAND
$1.81/sf savings	$0.96/sf savings	$0.27/sf savings	$0.35/sf savings	$0.05/sf savings	$1.50/sf savings

THE PORT OF PHILADELPHIA (PHILAPORT)

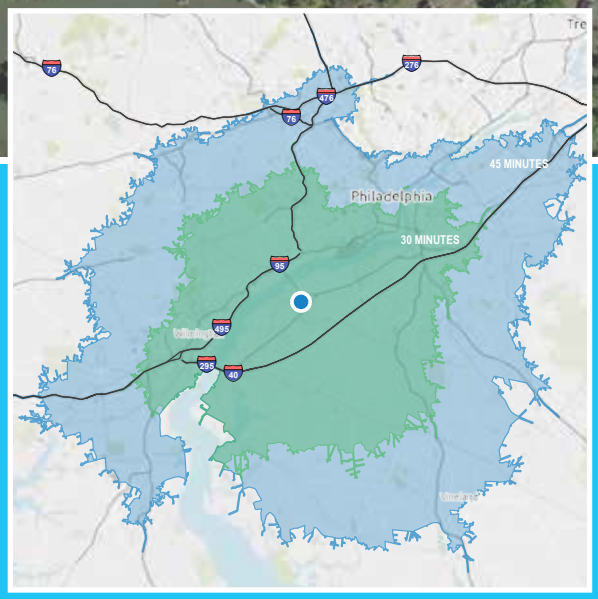
has recently undergone significant improvements and expansion to establish itself as one of the top port options in the Northeast, and meet the needs of modern advances in the global shipping industry. The improvements will virtually double the PhilaPort's capacity of total TEUs handled, with four new Super Post-Panamax container cranes (two of which already installed) and terminal berth dredging to 45' deep.

2019 was a record year with most TEUs handled (598,278 TEUs) at PhilaPort, surpassing 2018 which had already seen a 8.6% annual increase over the prior year.

PHILAPORT HIGHLIGHTS:

- The **#1 Port in the USA** for Food Cargo in 2019 with $5.2B of food & associated products imported
- The **#1 Port in the USA** for Forest Products and Cocoa Beans based off the 2019 cargo volumes.
- Over the past seven years, container volume at the Port have grown rapidly with a compound annual growth rate of 12% per year.
- The Port Development Plan anticipates doubling the capacity of container volume at the Port.

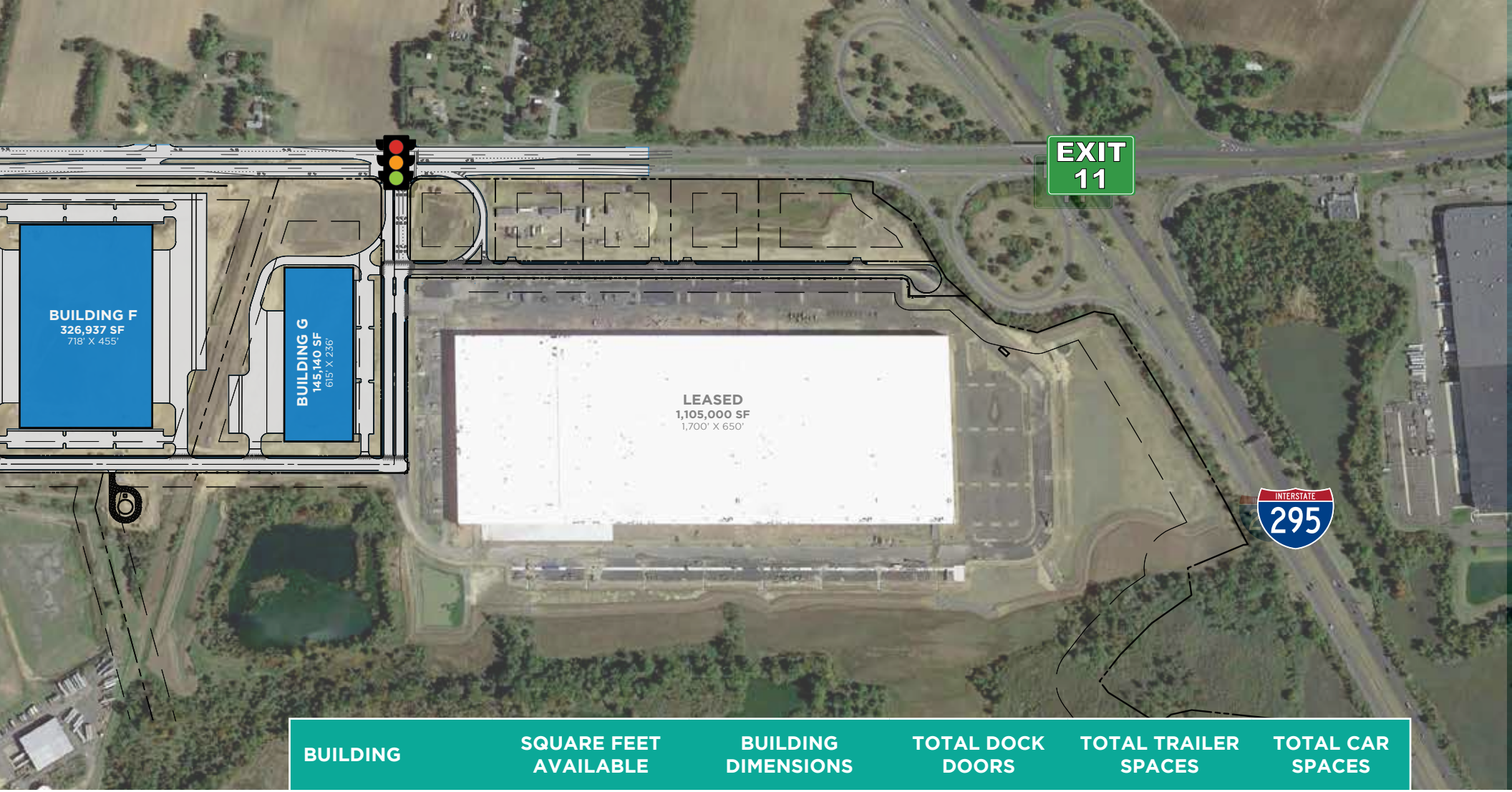
MASTER PLAN



LABOR & DEMOGRAPHICS
45 MINUTE DRIVE TIME

3,802,861	1,962,475	8.3%	95,972
TOTAL POPULATION	TOTAL LABOR FORCE	UNEMPLOYMENT RATE (2019)	TRANSPORTATION/ WAREHOUSE WORKERS

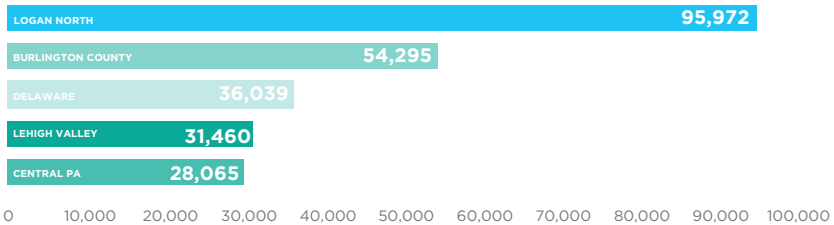
* COURTESY OF ESRI



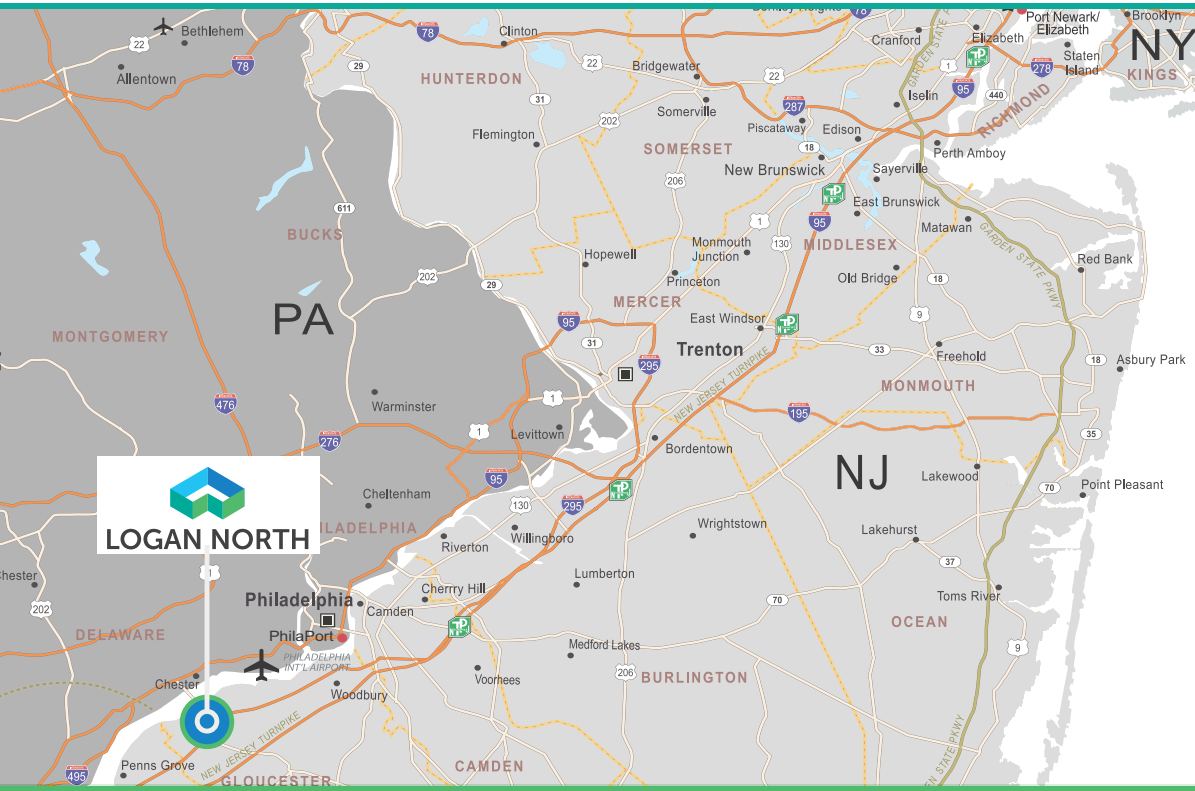
BUILDING	SQUARE FEET AVAILABLE	BUILDING DIMENSIONS	TOTAL DOCK DOORS	TOTAL TRAILER SPACES	TOTAL CAR SPACES
BUILDING C/D	475,000 sf	950' x 500'	109	69	228
BUILDING F	326,937 sf	718' x 455'	72	109	238
BUILDING B	274,200 sf	761' x 360'	40	58	188
BUILDING K	202,667 sf	633' x 320'	67	14	122
BUILDING A	164,000 sf	820' x 200'	45	0	199
BUILDING G	145,140 sf	615' x 236'	30	17	114

TRANSPORTATION / WAREHOUSE LABOR

WITHIN A 45 MINUTE DRIVE TIME OF CENTROID LOCATION



2021 DEMOGRAPHICS	LOGAN NORTH	LEHIGH VALLEY	CENTRAL PA	BURLINGTON COUNTY	DELAWARE
Transportation/Warehouse Labor	95,972	31,460	28,065	54,295	36,039
Total Population	3,802,861	1,136,629	750,726	2,109,903	1,365,573
Median Household Income	$67,522	$75,356	$66,700	$76,428	$76,673
Unemployment Rate (2019)	8.3%	6.0%	5.1%	7.7%	6.2%
Median Warehouse Hourly Salary	$15.40	$15.56	$15.94	$16.04	$15.42



DRIVING DISTANCES

ROUTE 322	IMMEDIATE
I-295 (EXIT 11)	0.2 MILES
NJ TURNPIKE (EXIT 2)	4 MILES
PORT OF WILMINGTON	17 MILES
PHILAPORT	20 MILES
PHILADELPHIA CBD	25 MILES
PORTS OF NY/NJ	101 MILES
NYC CBD	108 MILES

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