



LOGAN NORTH

WWW.LOGANNORTH.COM

COMMODORE
BARRY BRIDGE

PHILADELPHIA

3.2M SF
Master Planned
Industrial Park

**IMMEDIATE
ACCESS**



1 FROM THE
COMMODORE
BARRY
BRIDGE

322

EXIT
11



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, Target, Rider, Burlington Stores, 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

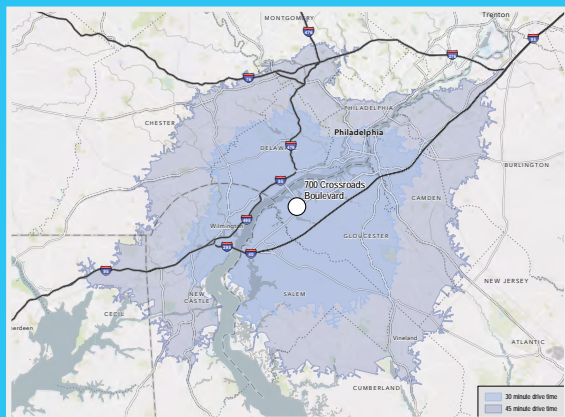
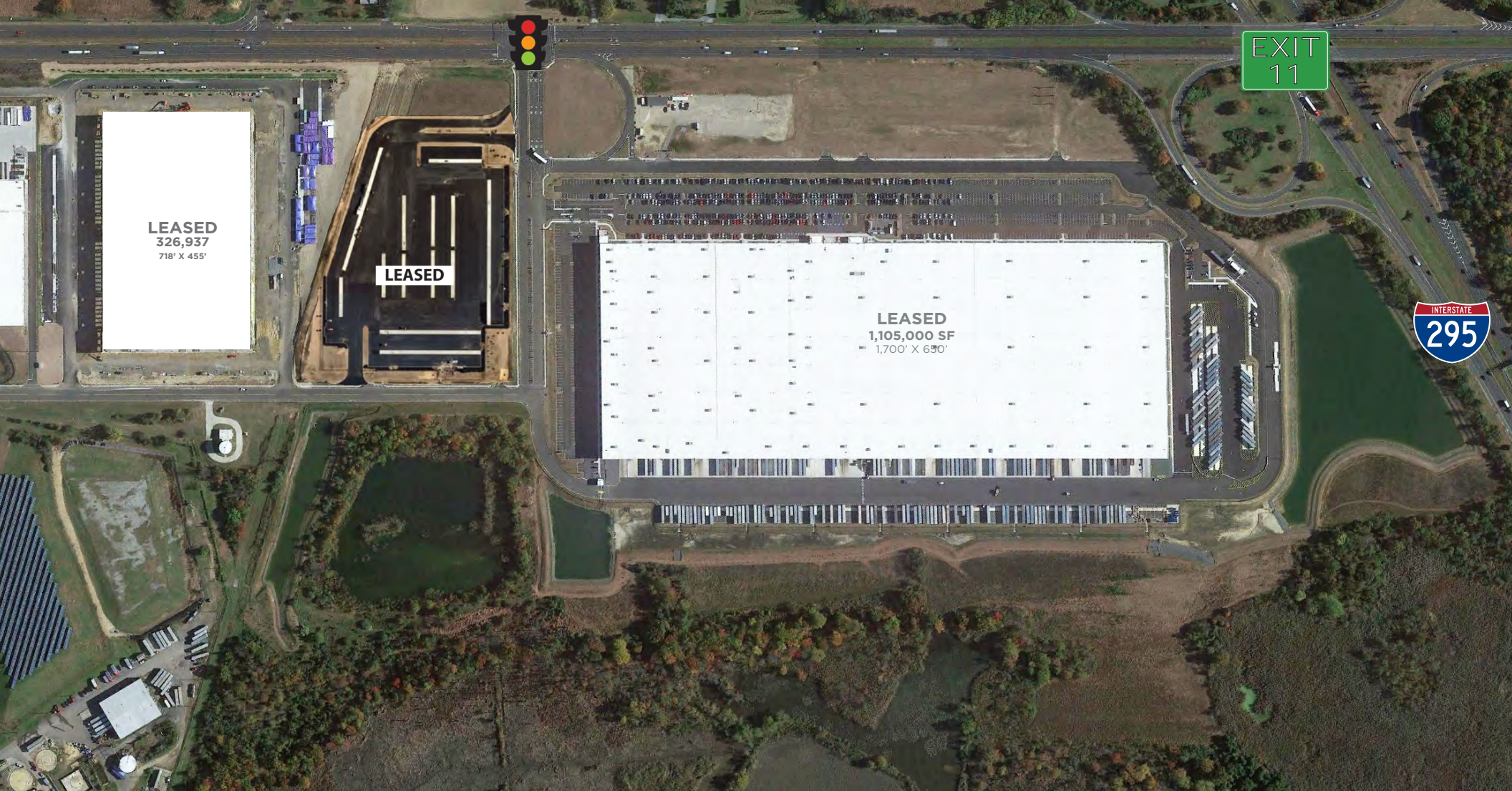
at both ends of
Crossroads Blvd





AVAILABILITIES

BUILDING	ADDRESS	STATUS OF BUILD	SQUARE FEET AVAILABLE	BUILDING DIMENSIONS	TOTAL DOCK DOORS	TOTAL TRAILER SPACES	TOTAL CAR SPACES
BUILDING C/D	501 Crossroads Blvd	NOW COMPLETE	475,488 sf	950' x 500'	106	71	228
BUILDING B	301 Crossroads Blvd	NOW COMPLETE	156,748 sf	434' x 360'	23	33	107
BUILDING K	200 Crossroads Blvd	PROPOSED	200,915 sf	587' x 345'	50	14	164



LABOR & DEMOGRAPHICS

45 MINUTE DRIVE TIME

3,286,193
TOTAL
POPULATION

\$75,592
MEDIAN HOUSEHOLD
INCOME

5.1%
UNEMPLOYMENT
RATE

90,075
TRANSPORTATION/
WAREHOUSE WORKERS



PHILAPORT
< 20 MILE



NEWLY OPENED
PAULSBORO MARINE
TERMINAL
< 11 MILE



PORT OF
WILMINGTON
< 17 MILE



PHILADELPHIA
INTERNATIONAL
AIRPORT (PHL)
< 13 MILE



PORT OF NY/NJ
< 101 MILE



WITHIN A
48 HR DRIVE
TO **> 50%** OF THE
CANADIAN & UNITED
STATES POPULATION

**PHILAPORT SIGNIFICANTLY
EXPANDED CAPACITY TO
NOW RECEIVE SUPER POST-
PANAMAX CONTAINER SHIPS.**

THE PORT OF PHILADELPHIA (PHILAPORT)

Located in the world's richest consumer markets, PhilaPort has achieved double-digit compound annual growth over the past 10 years. The port boasts one of the best container-handling times on the East Coast with 35 moves per hour per crane and is able to handle 16,000 TEU ships. Because the port suffers less waterside, dockside and road congestion than most East Coast ports, truck turn times average 40 minutes.

2023 TEU volume was 743,015 TEUs, continuing the trend of a compound annual growth rate of 5% per year. Refrigerated cargoes have seen a steady rise over the years and showed a 2.3% increase compared to last year.

PHILAPORT HIGHLIGHTS:

- The Greater Philadelphia port complex is a world leader for re-refrigerated cargos, handling \$3.5 billion in produce. Refrigerated containers make up 55% of total container movements.
- Overall Port tonnage YTD volumes grew to 6.9m metric tons, with 65% being container tonnage and 35% other commodity tonnage.
- PhilaPort is in the final stages of planning for the Southport berth, the first new berth in Philadelphia in 50 years. This new berth will have over 150 acres of inland terminal in support.

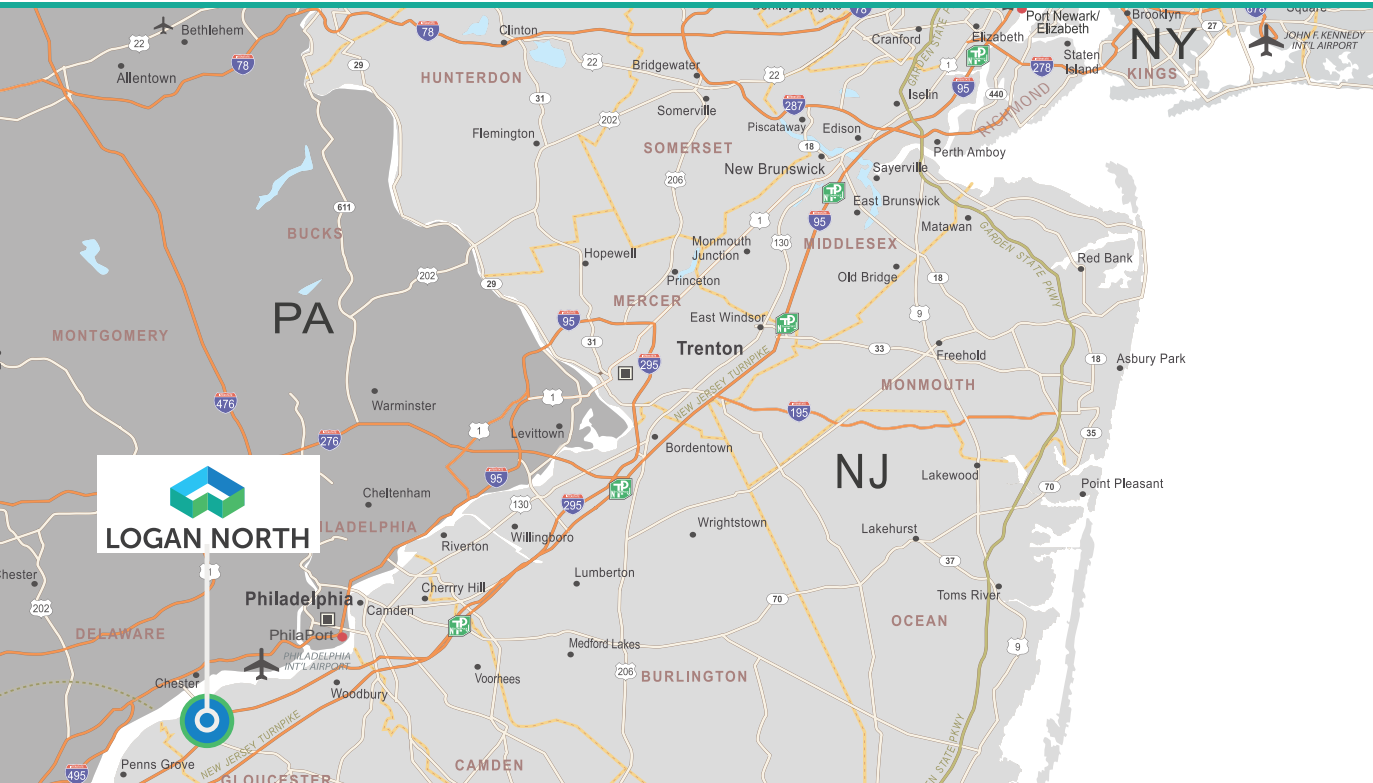
TRANSPORTATION / WAREHOUSE LABOR

WITHIN A 45 MINUTE DRIVE TIME OF CENTROID LOCATION

LOGAN NORTH	90,075
BURLINGTON COUNTY	77,619
DELAWARE	39,299
LEHIGH VALLEY	32,289
CENTRAL PA	31,275

0 10,000 20,000 30,000 40,000 50,000 60,000 70,000 80,000 90,000 100,000

2023 DEMOGRAPHICS	LOGAN NORTH	LEHIGH VALLEY	CENTRAL PA	BURLINGTON COUNTY	DELAWARE
Transportation/Warehouse Labor	90,075	32,289	31,275	77,619	39,299
Total Population	3,286,193	1,037,216	770,145	2,817,329	1,358,507
Median Household Income	\$75,592	\$80,233	\$73,255	\$83,530	\$83,623
Unemployment Rate	5.1%	4.2%	3.3%	5.0%	4.8%
Median Warehouse Hourly Salary	\$17.49	\$18.07	\$18.21	\$17.80	\$18.08



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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