



LOGAN NORTH

WWW.LOGANNORTH.COM

COMMODORE
BARRY BRIDGE

PHILADELPHIA

3.2M SF
Master Planned
Industrial Park

**IMMEDIATE
ACCESS**



1 MILE FROM THE
COMMODORE
BARRY
BRIDGE

322

EXIT
11





PHILAPORT
< 20 MILE



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 HIGHLIGHTS (PHILAPORT)

- Ranked #1 in North America for productivity and 26th globally by the 2024 Container Port Performance Index. PhilaPort recorded the fourth highest global ranking growth since 2020, outperforming major U.S. ports like New York/New Jersey, Los Angeles, and Long Beach.
- Achieving over 780,000 TEUs annually with a 12% compound annual growth rate, handling 7.4 million tons of cargo per year.
- Centrally positioned within 150 miles of 41 million consumers, with truck turn times under one hour and direct connectivity via three Class I railroads, including Canadian National.

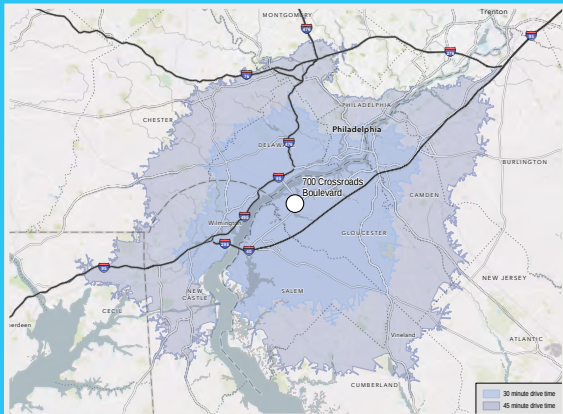
- The #1 fruit gateway in the U.S., supported by world class refrigerated warehousing and the world's largest fully enclosed wholesale produce market.
- \$25.4 billion annual economic impact, sustaining 18,000 family supporting jobs across Pennsylvania.
- Over \$1 billion in public and private investment driving modernization, including electric cranes, low emission vehicles, and expanded intermodal facilities.
- Recent acquisition of 152 acre Mustin Yard to expand Southport capacity, create new rail and highway connections, and power future growth.
- Every vessel turned efficiently reflects the skill and dedication of PhilaPort's workforce and partners, who make Philadelphia the most productive port on the continent.

MASTER PLAN



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	192
BUILDING B	301 Crossroads Blvd	NOW COMPLETE	156,748 sf	435' x 360'	23	35	147



LABOR & DEMOGRAPHICS

45 MINUTE DRIVE TIME

4,304,409
TOTAL
POPULATION

\$84,030
MEDIAN HOUSEHOLD
INCOME

5.0%
UNEMPLOYMENT
RATE

155,149
TRANSPORTATION/
WAREHOUSE WORKERS

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, Ryder, 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

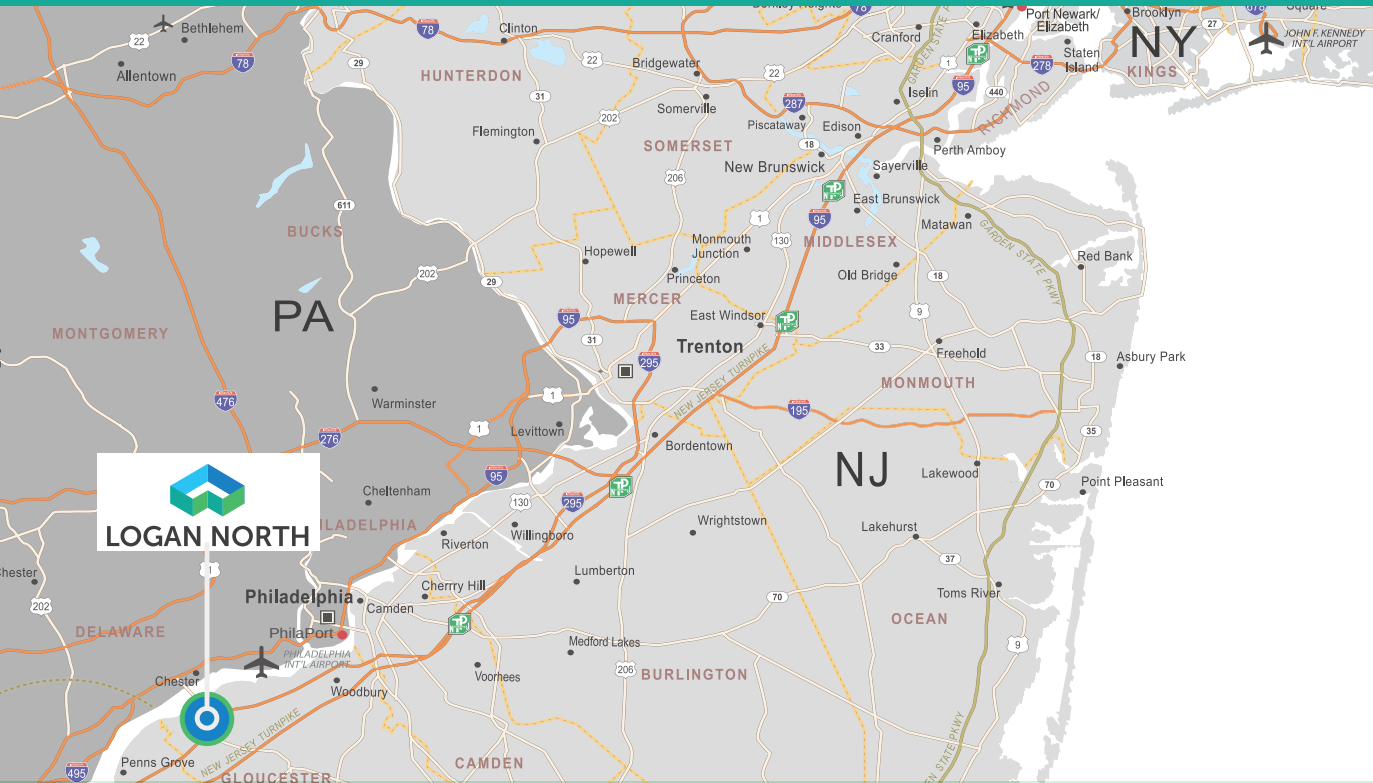


TRANSPORTATION / WAREHOUSE LABOR
WITHIN A 45 MINUTE DRIVE TIME OF CENTROID LOCATION

LOGAN NORTH	155,149
DELAWARE	51,260
LEHIGH VALLEY	54,100
CENTRAL PA	43,947

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2026 DEMOGRAPHICS	LOGAN NORTH	LEHIGH VALLEY	CENTRAL PA	DELAWARE
Transportation/Warehouse Labor	155,149	54,100	43,947	51,260
Total Population	4,304,409	1,069,600	796,127	1,400,752
Median Household Income	\$75,592	\$89,828	\$81,155	\$93,654
Unemployment Rate	5.0%	3.8%	2.8%	3.9%
Median Warehouse Hourly Salary	\$21.13	\$21.80	\$21.22	\$21.76



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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