



CommodoreNorth
LOGAN TOWNSHIP

334,084 SF | 172,170 SF | 223,070 SF
MASTER PLANNED INDUSTRIAL PARK

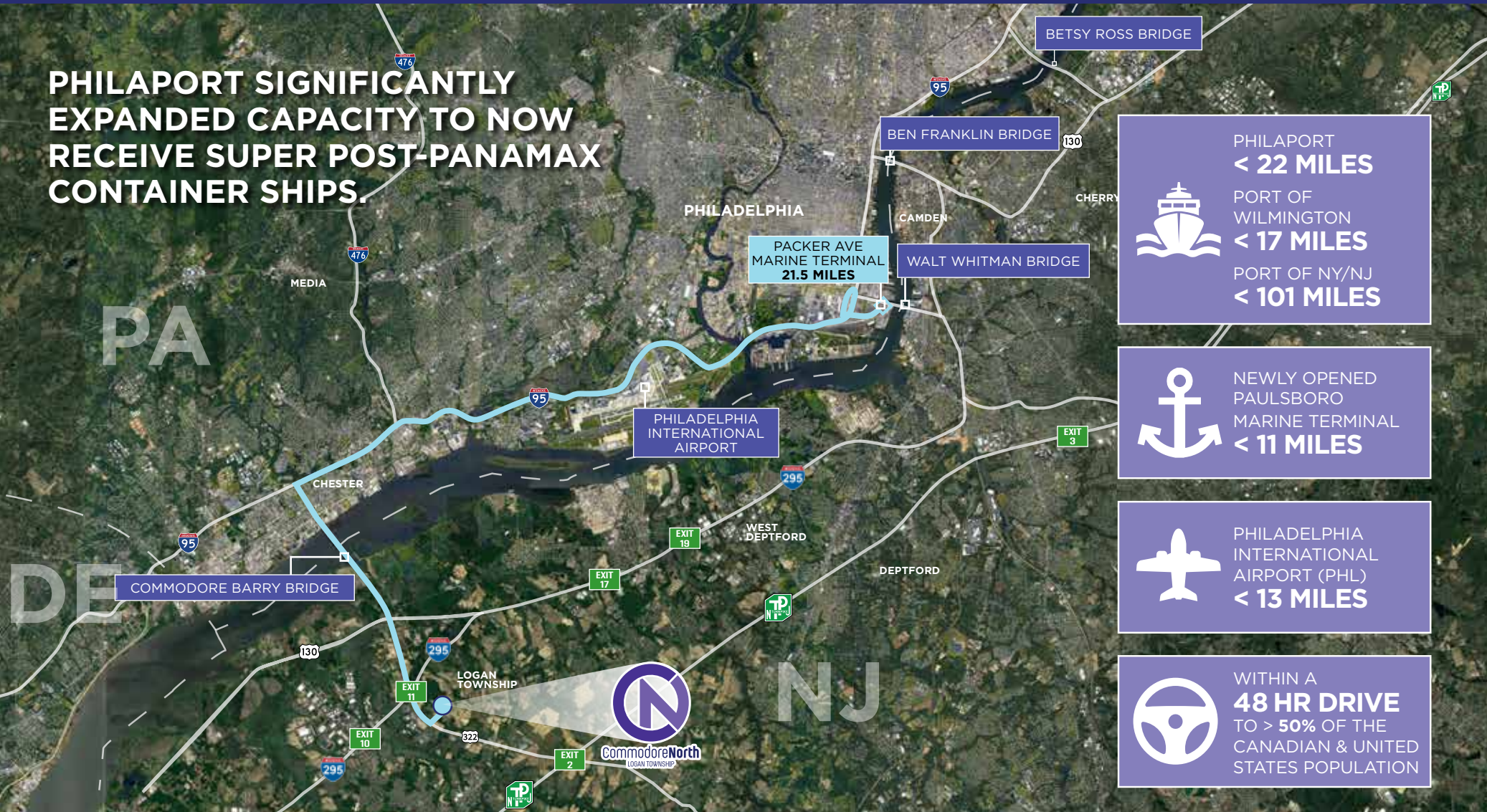
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**PHILAPORT SIGNIFICANTLY
EXPANDED CAPACITY TO NOW
RECEIVE SUPER POST-PANAMAX
CONTAINER SHIPS.**



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

COMMODORE PARK NORTH
LOGAN TOWNSHIP, NJ 08085

3

Building 3
223,070

322

1

Building 1
334,084

2

Building 2
172,170

1

2

3

ADDRESS:	250 Stone Meeting House Rd, Logan Township, NJ 08085
SQUARE FOOTAGE:	334,084 S.F.
OFFICE:	4,600 S.F.
CLEAR HEIGHT:	40' CLEAR
PARKING:	274 STALLS
TRAILER PARKING:	159 STALLS
DOCK-HIGH DOORS:	74 DOORS
DRIVE-IN DOORS:	2 DOORS

ADDRESS:	100 Stone Meeting House Rd, Logan Township, NJ 08085
SQUARE FOOTAGE:	172,170 S.F.
OFFICE:	4,600 S.F.
CLEAR HEIGHT:	40' CLEAR
PARKING:	192 STALLS
TRAILER PARKING:	67 STALLS
DOCK-HIGH DOORS:	48 DOORS
DRIVE-IN DOORS:	2 DOORS

ADDRESS:	2615 US-322 Logan Township, NJ 08085
SQUARE FOOTAGE:	223,070 S.F.
OFFICE:	4,600 S.F.
CLEAR HEIGHT:	40' CLEAR
PARKING:	128 STALLS
TRAILER PARKING:	34 STALLS
DOCK-HIGH DOORS:	39 DOORS
DRIVE-IN DOORS:	2 DOORS



Commodore North: Building 1, Logan Township, NJ

SPECIFICATIONS:

Building Size: 334,084 sf

Office Size: 4,600 sf

Clear Height: 40' clear

Dock-High Doors: 74 doors

Drive-in Doors: 2 doors

Trailer Parking: 159 stalls

Car Parking: 274 stalls

Typical Bay: 50'-0" X 54'-0"

PROJECT HIGHLIGHTS:

- Prime location at I-295 interchange (Exit 11) and quick access to New Jersey Turnpike (Exit 2) and I-95
- Direct access to Commodore Barry Bridge via Route 322
- ±25 miles from Center City Philadelphia and Port of Philadelphia
- Close proximity to the workforce in southern New Jersey, northern Delaware and eastern Pennsylvania
- Reachable to 25% of US population in one day's drive

2

BUILDING TWO

100 Stone Meeting House Road
Logan Township, NJ 08085

67 TRAILER PARKING

48 DOCK DOORS

BUILDING 2
172,170' SF

152 CAR PARKING

Stone Meetinghouse Rd

Commodore North: Building 2, Logan Township, NJ

SPECIFICATIONS:

Building Size:	172,170 sf
Office Size:	4,600 sf
Clear Height:	40'
Dock-High Doors:	48 doors
Drive-in Doors:	2 doors
Trailer Parking:	67 stalls
Car Parking:	192 stalls
Typical Bay:	50'-0" X 54'-0"

PROJECT HIGHLIGHTS:

- Prime location at I-295 interchange (Exit 11) and quick access to New Jersey Turnpike (Exit 2) and I-95
- Direct access to Commodore Barry Bridge via Route 322
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3

BUILDING THREE

2615 US-322
Logan Township, NJ 08085

34 TRAILER PARKING

39 DOCK DOORS

BUILDING 3
223,070 SF

82 CAR PARKING

46 CAR PARKING

322

Commodore North: Building 3, Logan Township, NJ

SPECIFICATIONS:

Building Size:	223,070 sf
Office Size:	4,600 sf
Clear Height:	40'
Dock-High Doors:	39 doors
Drive-in Doors:	2 doors
Trailer Parking:	34 stalls
Car Parking:	128 stalls
Typical Bay:	50'-0" X 54'-0"

PROJECT HIGHLIGHTS:

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**LOGAN TOWNSHIP
CORPORATE NEIGHBORS**

***80% of Philadelphia's warehouse/
transportation labor force lives
within a 45-min drive**

CommodoreNorth
LOGAN TOWNSHIP

Corporate neighbors labeled on the map include: Amazon, UPS, Home Depot, Cardinal Health, Exon Mobile, Ryder Systems, Freightliner, Taylor Farms, Performance Food Group, Arzyta, Techdata, US Foods, Lineage Logistics, Lasership, Target, XPO, Iron Mountain, CTDI, International Paper, Bonduelle, JB Hunt, John Crane, US Foods, Ryder Systems, Thermofisher Scientific, Calavo, and CVS/pharmacy.

Major highways shown: I-76, I-295, and I-95. Exit 10 and Exit 11 are marked.

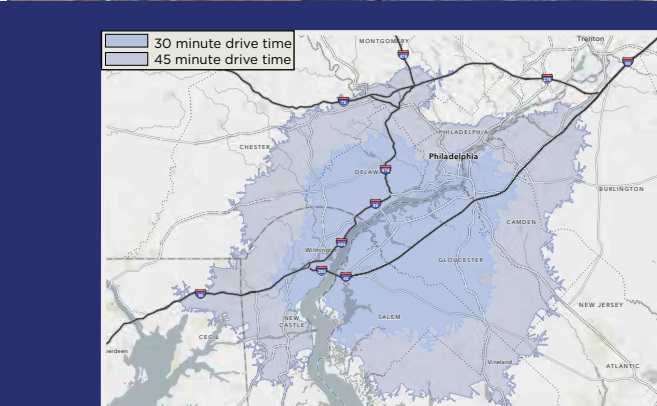
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LABOR & DEMOGRAPHICS*

4,304,409
TOTAL
POPULATION

\$84,030
MEDIAN HOUSEHOLD
INCOME

5.0%
UNEMPLOYMENT
RATE

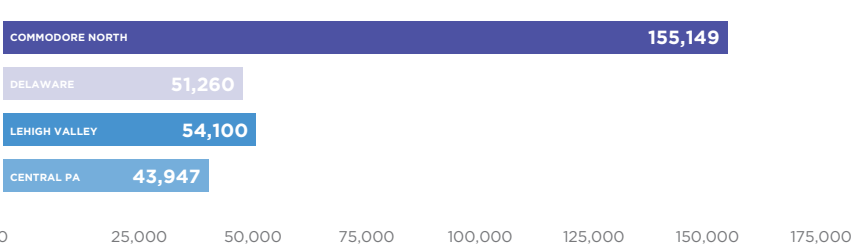
155,149
TRANSPORTATION/
WAREHOUSE WORKERS



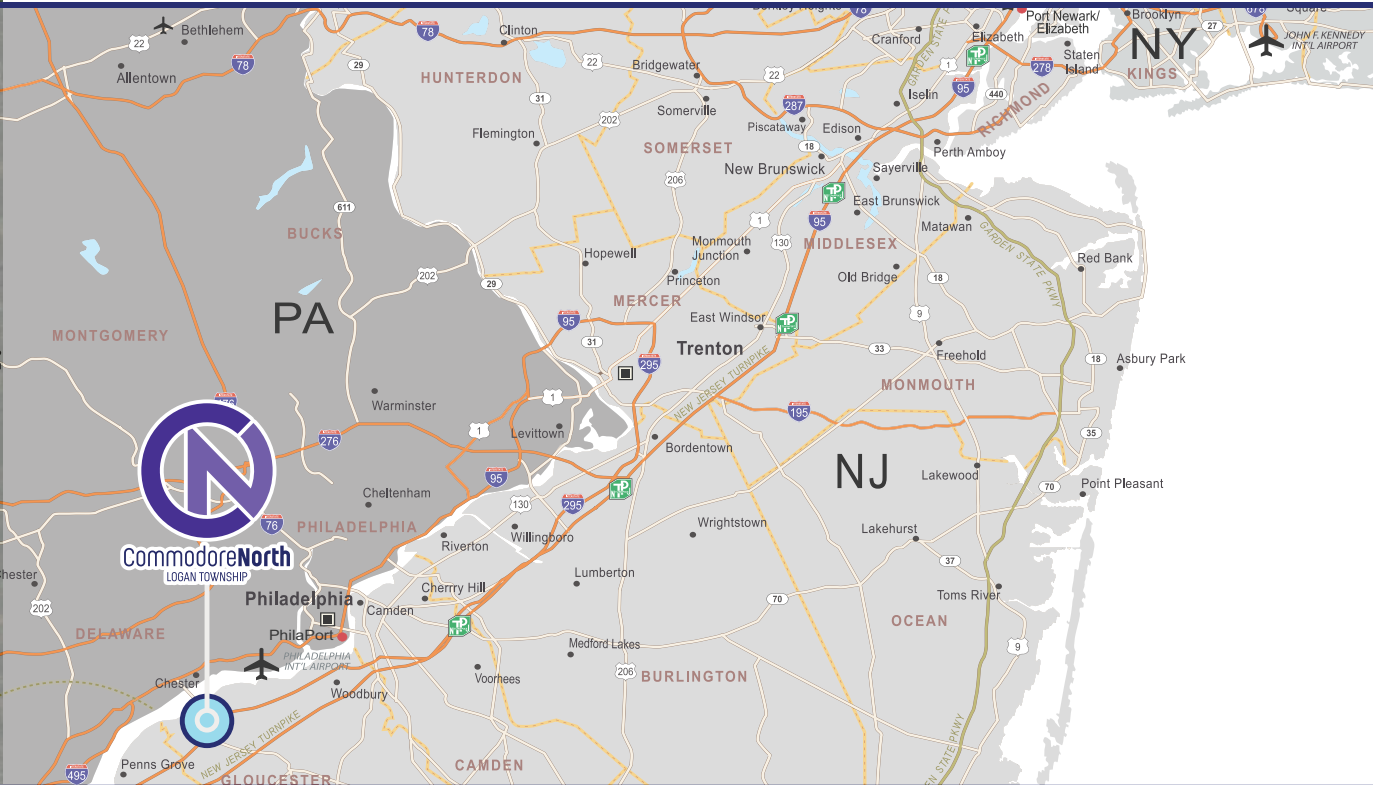
*2026 STATS

TRANSPORTATION / WAREHOUSE LABOR

WITHIN A 45 MINUTE DRIVE TIME OF CENTROID LOCATION



2026 DEMOGRAPHICS	COMMODORE 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	21.5 MILES
PHILADELPHIA CBD	25 MILES
PORTS OF NY/NJ	101 MILES
NYC CBD	108 MILES

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