



For lease

Delivering September 2026
New Construction
±250,000 SF

EXIT 5
COMMERCE CENTER

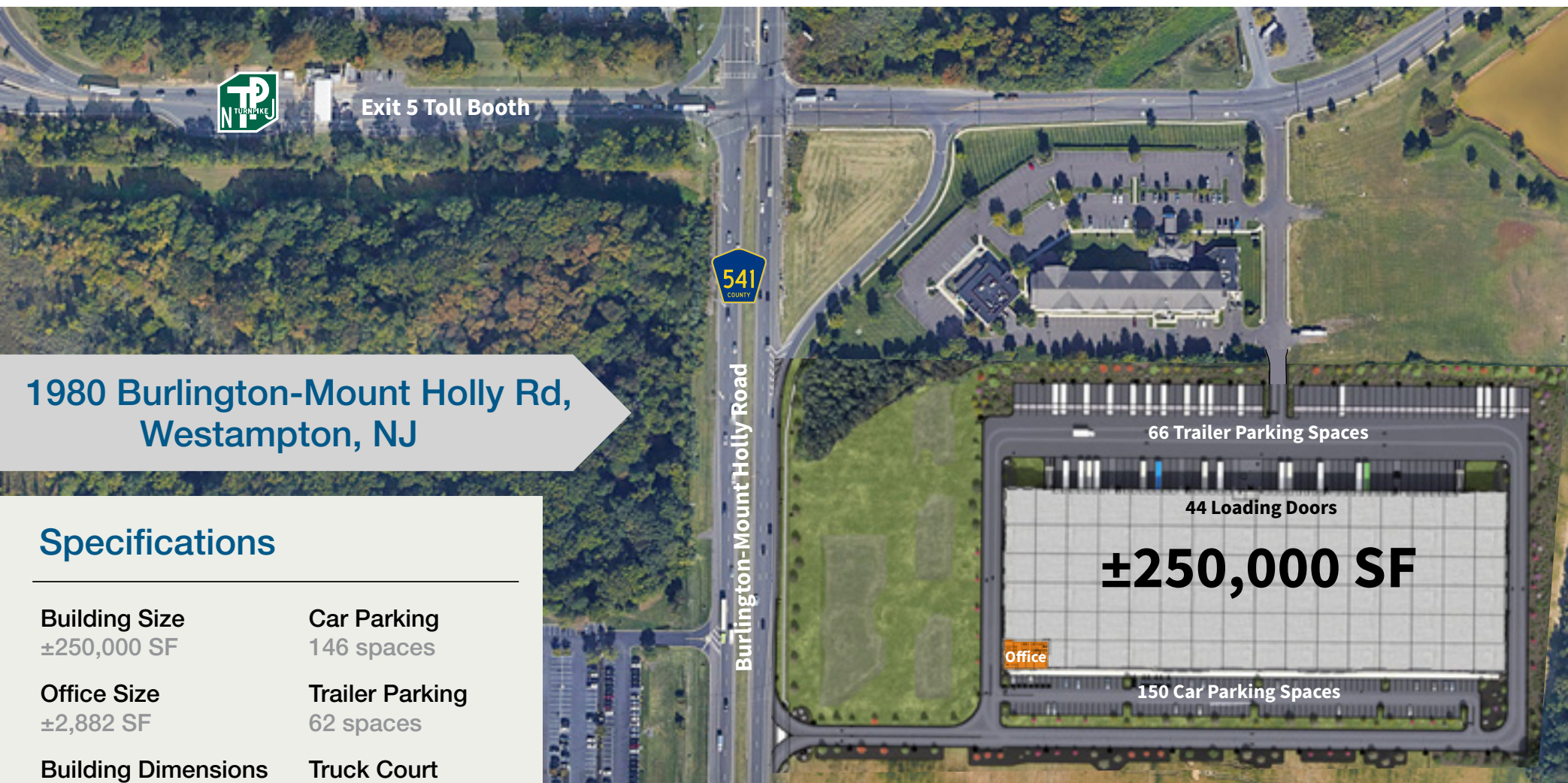
Superior Access from Major Roads



Direct Access to Exit 5



Site Plan and Specifications



Specifications

Building Size ±250,000 SF	Car Parking 146 spaces
Office Size ±2,882 SF	Trailer Parking 62 spaces
Building Dimensions 300' x 833.3'	Truck Court 185'
Ceiling Height 36'-0"	Truck Apron 60'
Drive-in Doors 2 (12' x 14')	Column Spacing 48' x 52' (typical)
Loading Doors 44 (9' x 10')	Speed Bays 52' x 60'

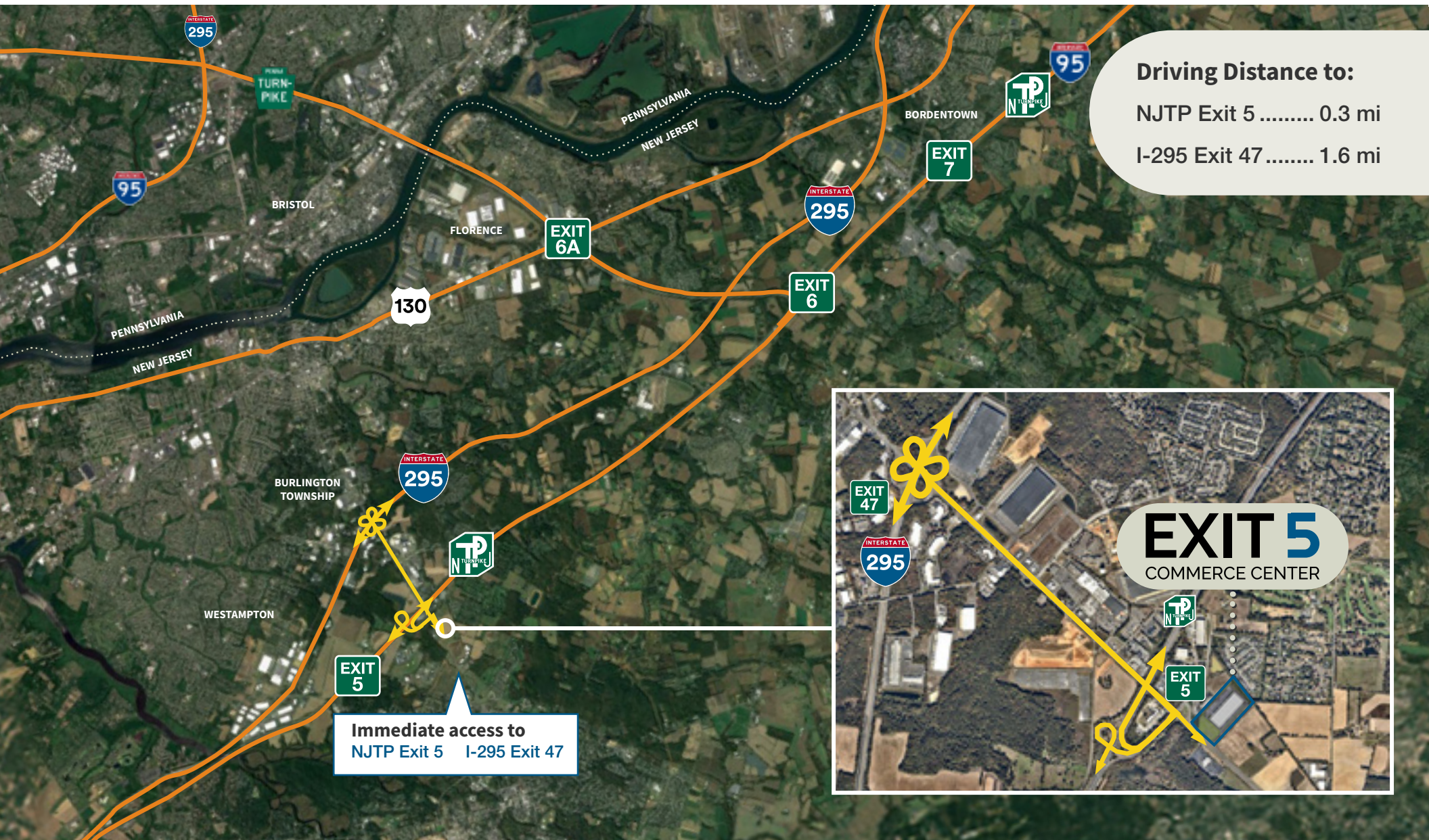
Construction Details

Construction Type Precast concrete
Floor 8" unreinforced concrete
Roof 60 mil reinforced TPO system

Building System

Fire Protection ESFR	Heating Sytem Gasfired outdoor air units	HVLS Fans 4 units
Electric System 4000 Amps	Dock Equipment Every dock equipped with 40,000 lbs. leveler	Water Mount Holly MUA
Lighting System LED at 30 FC		Sewer Mount Holly MUA

Highway Connectivity



A Powerful Labor Force and Compelling Demographics

30-minute drive time*

Total population
1,191,947

Total labor force
647,682

Transportation/
warehouse employees
37,285

Median household
income
\$97,166

Unemployment rate
5.1%

Median warehouse
salary
\$20.70

45-minute drive time*

Total population
3,652,549

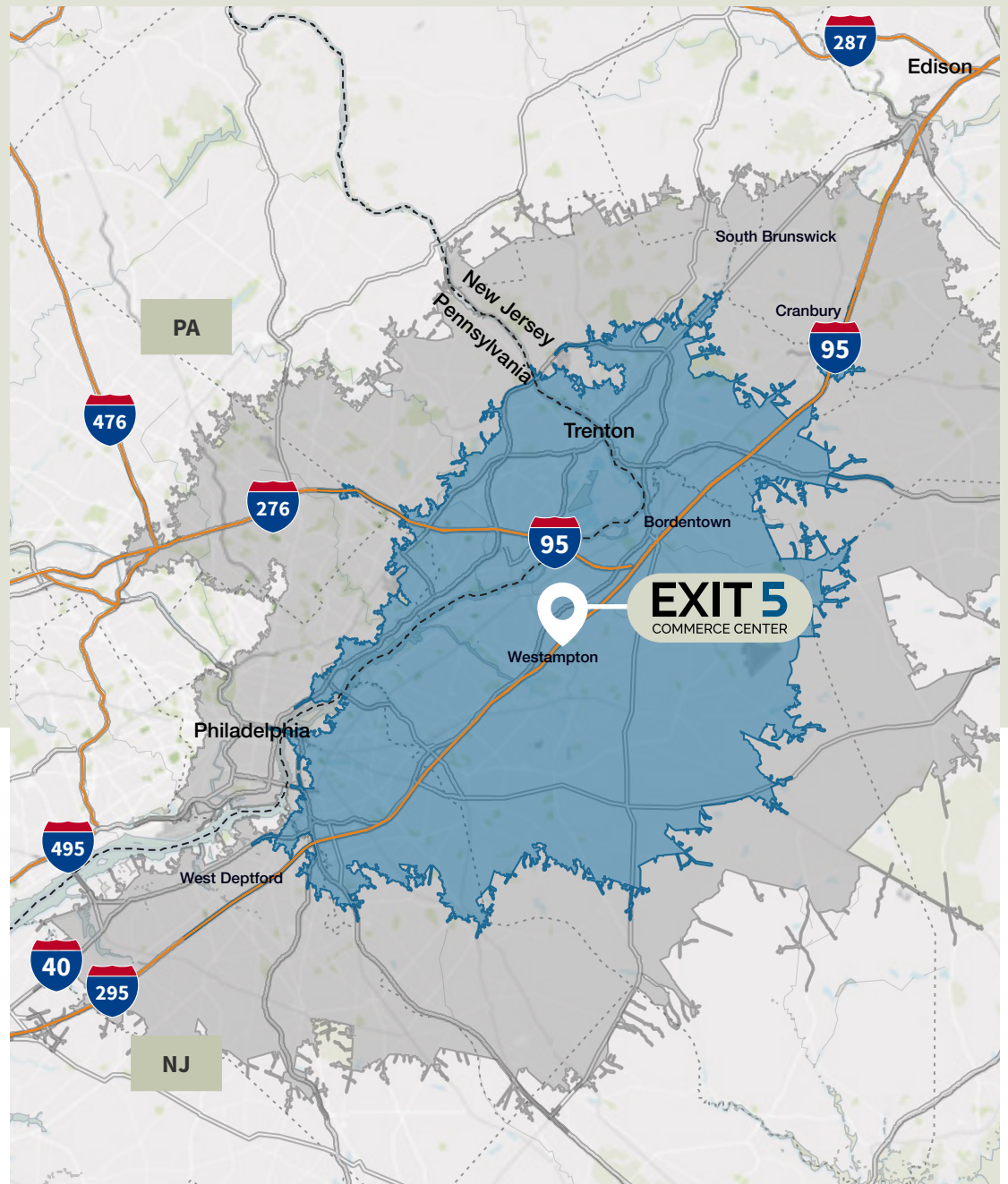
Total labor force
1,964,270

Transportation/
warehouse employees
99,852

Median household
income
\$87,652

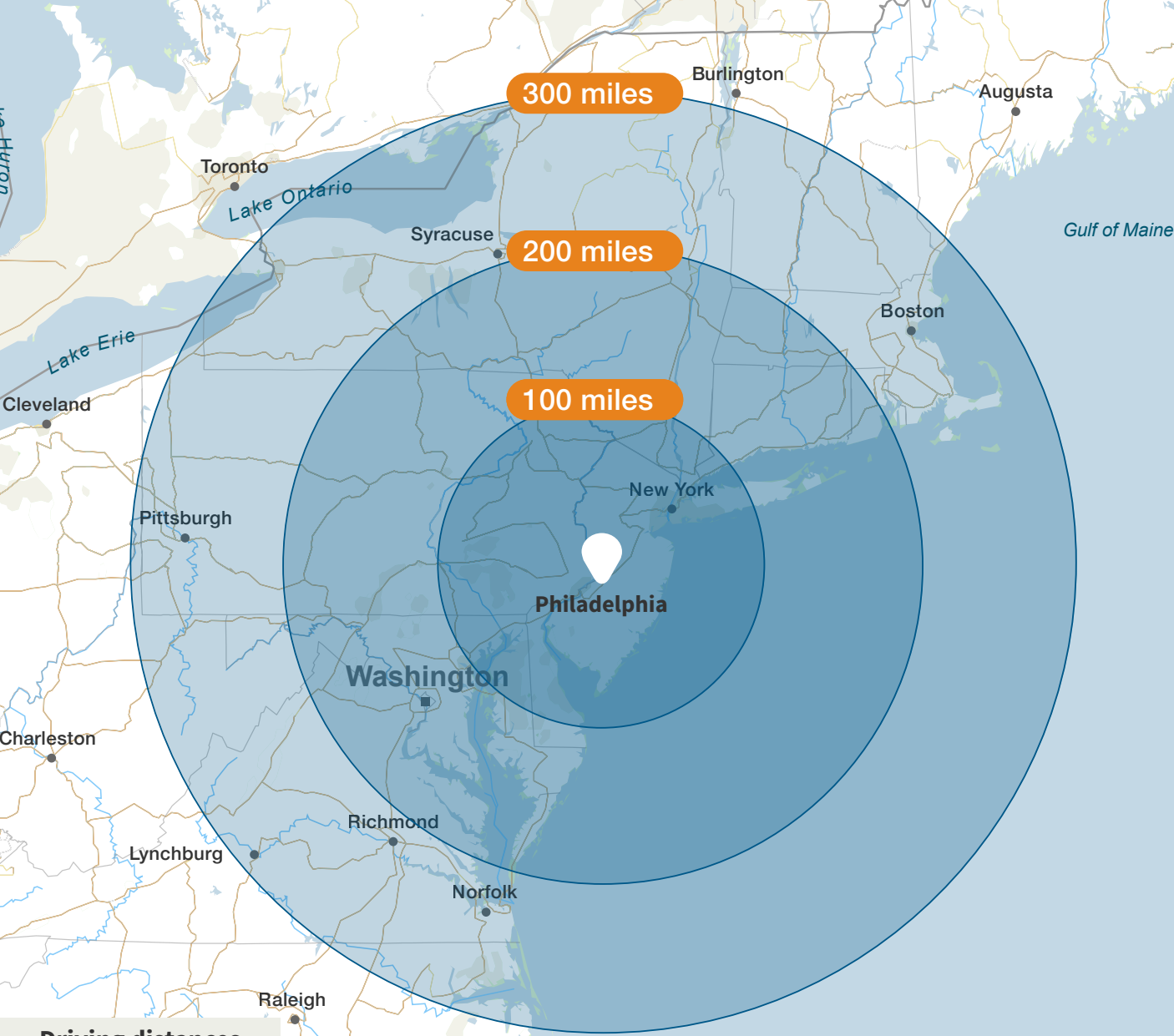
Unemployment rate
5.0%

Median warehouse
salary
\$20.66



Corporate Neighbors





Driving distances

Port of Philadelphia

21 miles

CBD Philadelphia, PA

24 miles

Port of Newark

67 miles

New York, NY

77 miles

CBD Washintgon, D.C.

155 miles

CBD Boston, MA

284 miles

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