

PROLOGIS®

Prologis
Marcus Hook

601 E 10th Street
Marcus Hook, Pennsylvania

Available Now

257,400 SF

Industrial Space for Lease

Beyond Fast.
Beyond Forward.

Designed with place in mind

Prologis Marcus Hook offers a unique 257,400-square-foot cross dock space for lease just south of Philadelphia along I-95, a longtime transportation and distribution hub, prized for its strategic value. With speculative office in place, the building is ready for immediate occupancy, giving tenants a fast path to serving the region. The facility has all of the modern specifications of new development including 40’ clear height, 90 opposable trailer stalls, and a LERTA tax abatement.

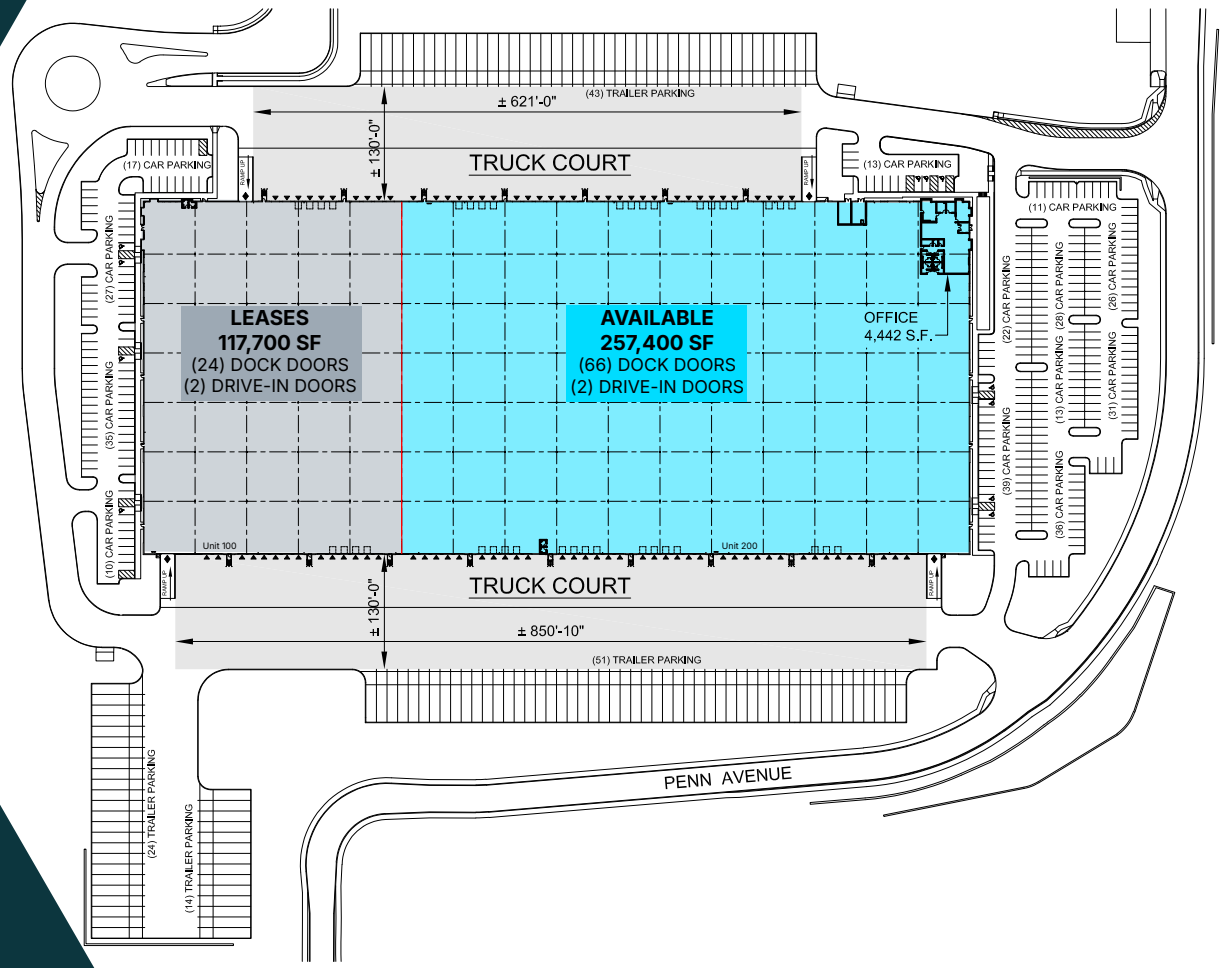


Design

Built to reduce, designed to deliver.

Our expertly engineered design redefines what it means to operate at the forefront of modern logistics infrastructure.

AVAILABLE SPACE	**257,400 SF**
OFFICE	**4,442 SF**
CLEAR HEIGHT	**40’**
COLUMN SPACING	**58’-6” x 56’**
DOCK DOORS	**66**
DRIVE-IN DOORS	**2**
TRAILER PARKING SPACES	**90**
CAR PARKING SPACES	**211**
SPRINKLER	**ESFR**
LIGHTING	**LED Motion Sensor**
ABATEMENT	**LERTA tax designation**





Location

From ports to door within an hour

Minutes from major markets, seconds from opportunity

- Built for speed and efficiency
- Direct I-95 access—your gateway to the entire East Coast
- Seamless harbor-to-highway flow keeps goods moving
- Minutes from major ports and airports

Prime access, from harbor to highway

Deliver to millions of consumers within 1 day



Reachable for 1-Day Delivery

PHILADELPHIA	23 mi
BALTIMORE	83 mi
NEW YORK CITY	114 mi
WASHINGTON DC	120 mi
NORFOLK	255 mi
PITTSBURGH	297 mi
BOSTON	334 mi
RALEIGH	380 mi
PORTLAND	432 mi
TORONTO	506 mi



Talent

People-powered performance

Great operations are powered by great people. This location provides direct access to Greater Philadelphia's deep and diverse labor pool, connecting your business to the skilled workforce needed to drive performance and long-term growth.

442K
Total labor force
within in a 10 mile radius

1.3M
Total labor force
within in a 15 mile radius

542K
Total population
within in a 10 mile radius

1.5M
Total population
within in a 15 mile radius

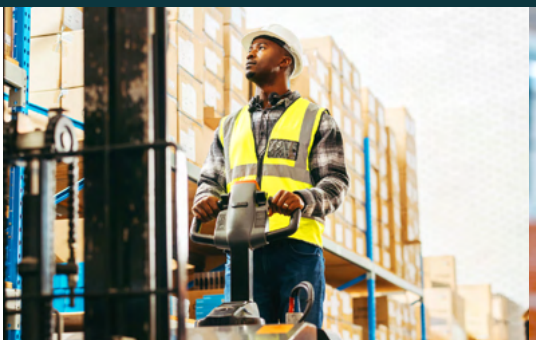
20 MI to talent & residential hub of Center City Philadelphia

Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.

Unlock the full potential of your warehouse **with one strategic partner.**






Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential.

From planning through delivery and beyond, we increase throughout and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
  - Move-in and move-out
  - Material handling and storage
  - Automation and robotics
  - Security
  - Software and technology
  - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions.

From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
  - Onsite solar and storage
  - OnPrem power
  - Fleet and workplace charging



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PROLOGIS®

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our ecosystems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one–not just shaping the future of logistics but building what comes next. Learn more at Prologis.com.