CommodoreNorth

LOGAN TOWNSHIP



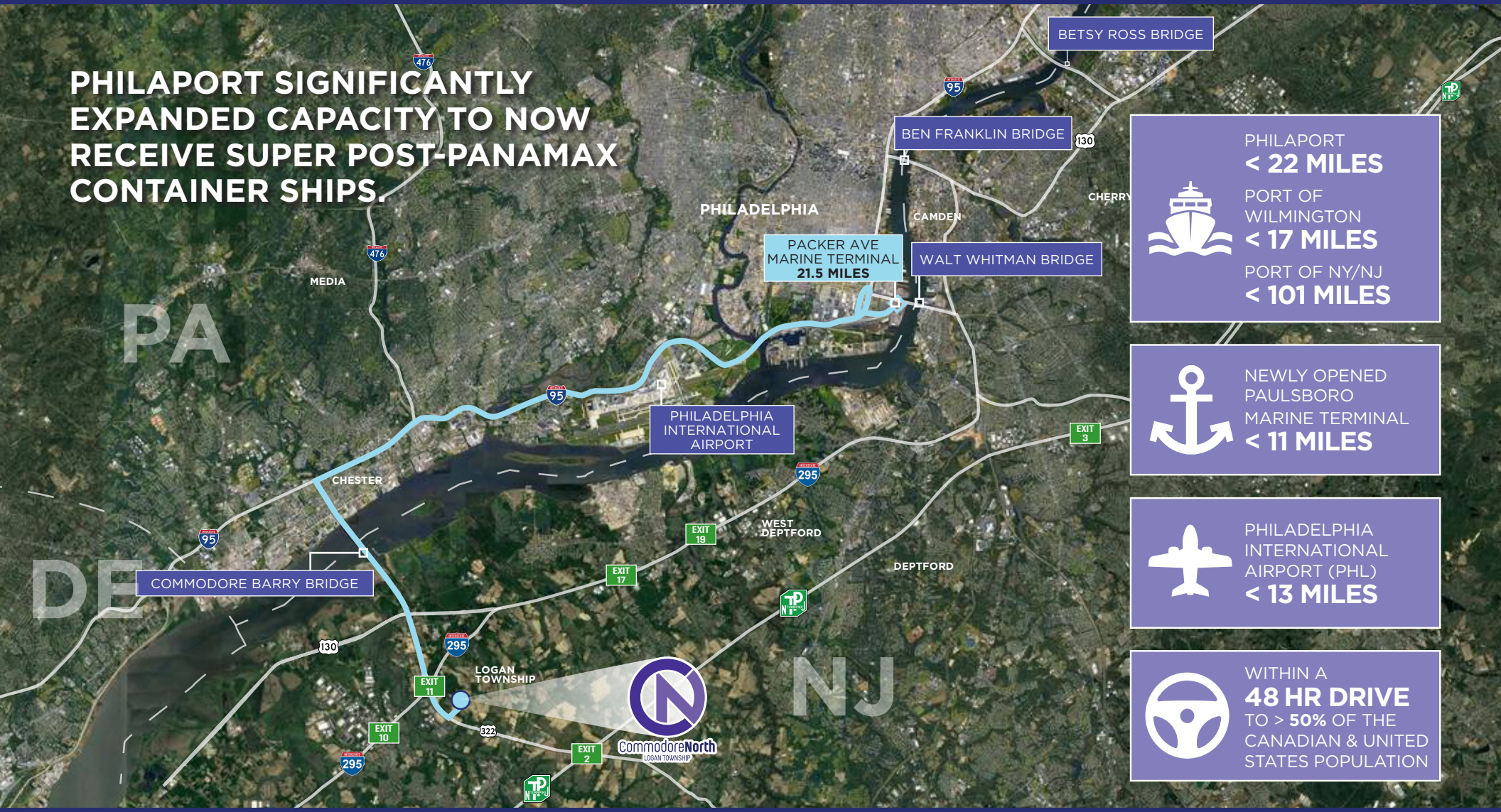
334,170 SF | 91,970 SF | 223,070 SF

MASTER PLANNED INDUSTRIAL PARK

IMMEDIATE ACCESS — INTERSTATE 295 — EXIT 11

CLOSE ACCESS — NJ TURNPIKE — EXIT 2

JLL



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.

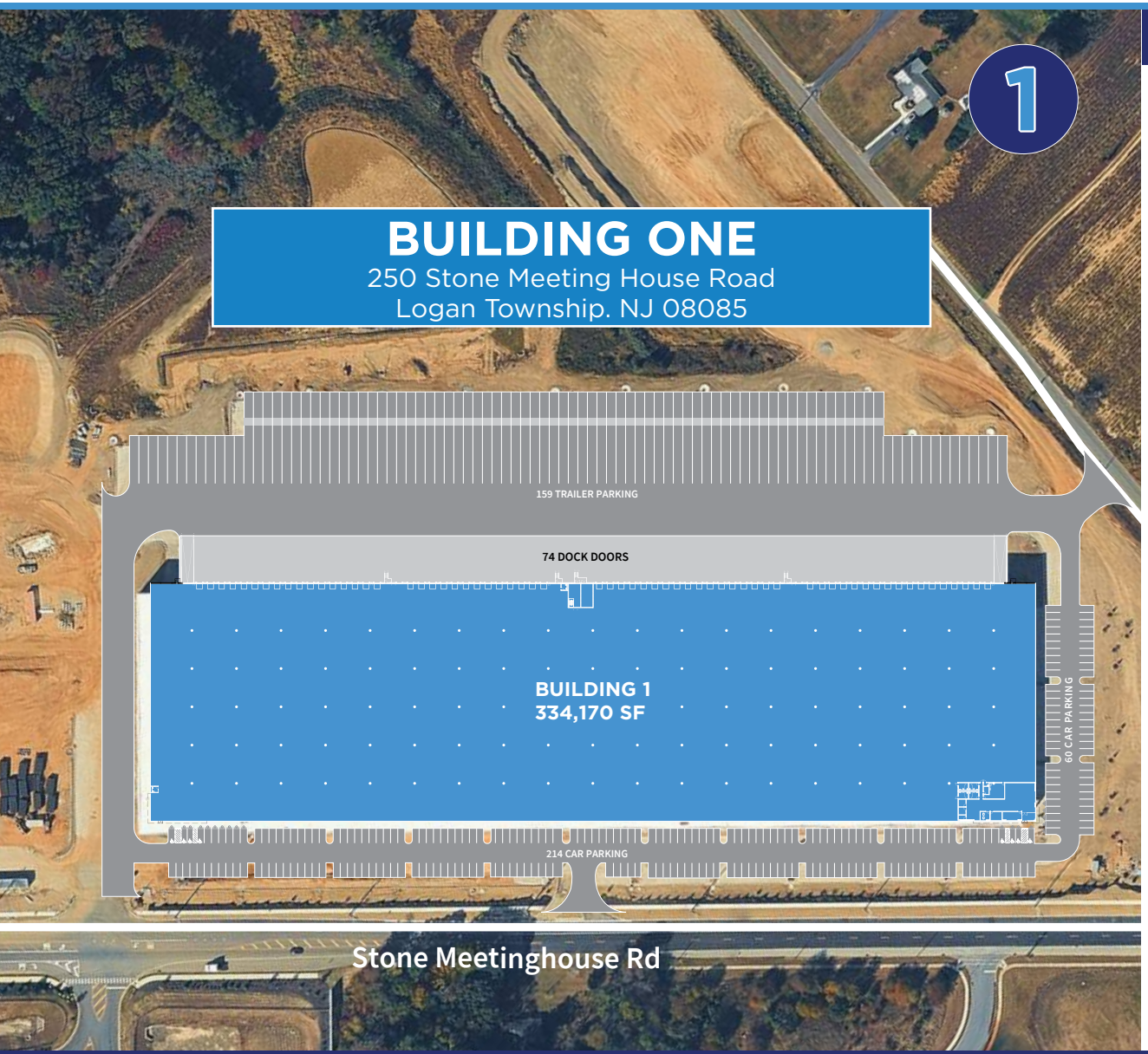


1	
ADDRESS:	250 Stone Meeting House Rd, Logan Township. NJ 08085
AVAILABLE SF:	334,170 SF
OFFICE:	4,600 SF
CLEAR HEIGHT:	40’ CLEAR
PARKING:	274 STALLS
TRAILER PARKING:	159 STALLS
DOCK-HIGH DOORS:	74 DOORS
DRIVE-IN DOORS:	2 DOORS

2	
ADDRESS:	100 Stone Meeting House Rd, Logan Township, NJ 08085
AVAILABLE SF:	91,970 SF REMAINING
OFFICE:	4,600 SF
CLEAR HEIGHT:	40’ CLEAR
PARKING:	139 STALLS
TRAILER PARKING:	36 STALLS
DOCK-HIGH DOORS:	24 DOORS
DRIVE-IN DOORS:	1 DOOR

3	
ADDRESS:	2615 US-322 Logan Township. NJ 08085
AVAILABLE SF:	223,070 SF
OFFICE:	4,600 SF
CLEAR HEIGHT:	40’ CLEAR
PARKING:	128 STALLS
TRAILER PARKING:	34 STALLS
DOCK-HIGH DOORS:	39 DOORS
DRIVE-IN DOORS:	2 DOORS

CommodoreNorth
LOGAN TOWNSHIP



Commodore North: Building 1, Logan Towship, NJ

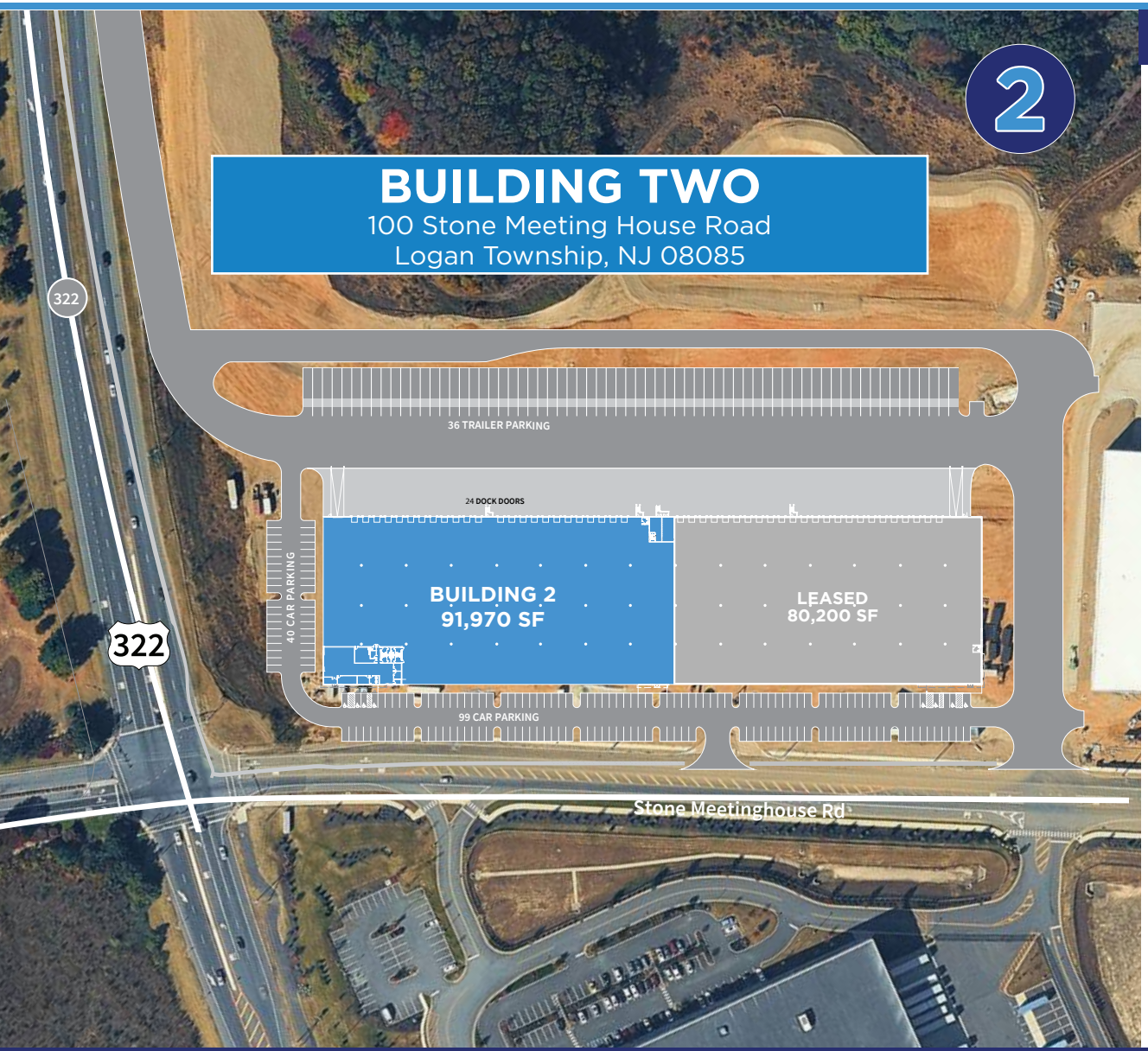
SPECIFICATIONS:

Available SF:	334,170 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

CommodoreNorth
LOGAN TOWNSHIP



Commodore North: Building 2, Logan Towship, NJ

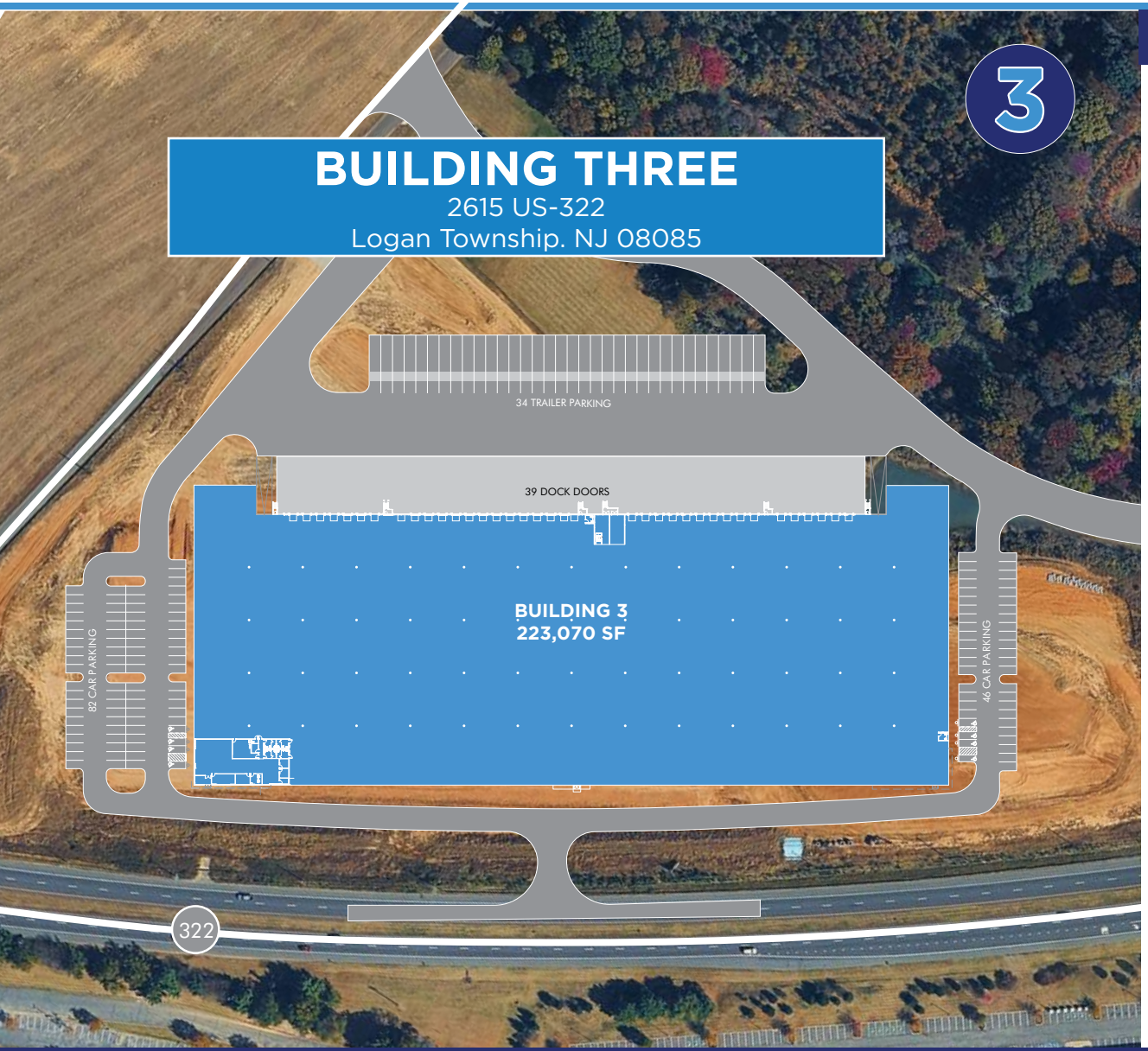
SPECIFICATIONS:

Available SF:	91,970 SF remaining
Office Size:	4,600 SF
Clear Height:	40’
Dock-High Doors:	24 doors
Drive-in Doors:	1 door
Trailer Parking:	36 stalls
Car Parking:	139 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
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CommodoreNorth
LOGAN TOWNSHIP



Commodore North: Building 3, Logan Towship, NJ

SPECIFICATIONS:

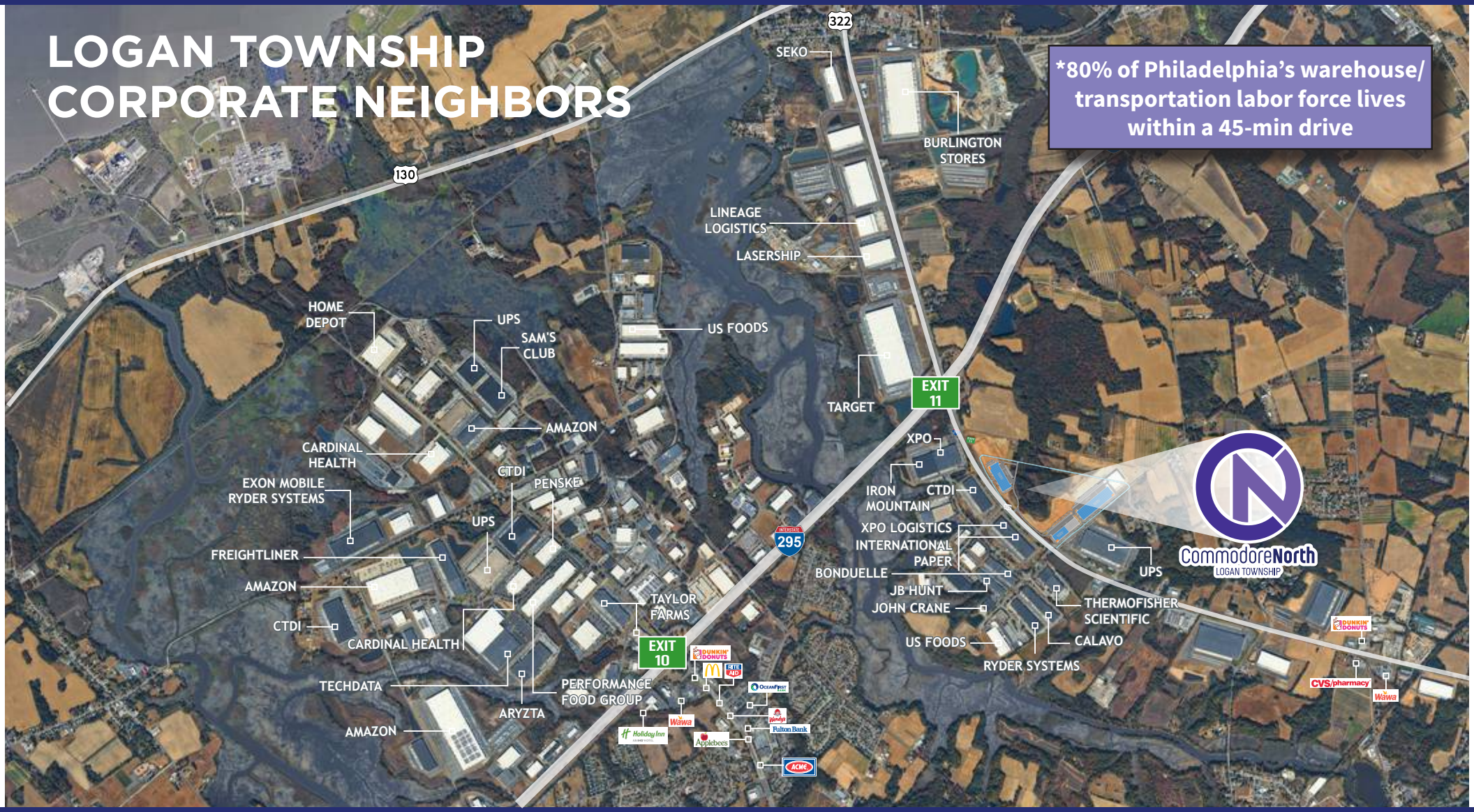
Available SF:	223,070 sf
Office Size:	4,600 sf
Clear Height:	40’
Dock-High Doors:	39 doors
Drive-in Doors:	2 doors
Trailer Parking:	34 stalls
Car Parking:	128 stalls
Typical Bay:	50’-0” X 54’-0”

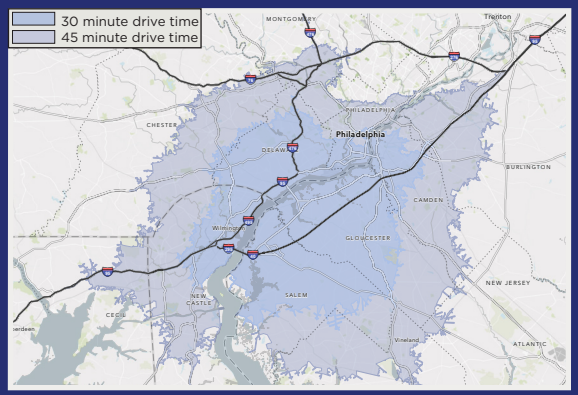
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LOGAN TOWNSHIP CORPORATE NEIGHBORS

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





LABOR & DEMOGRAPHICS*

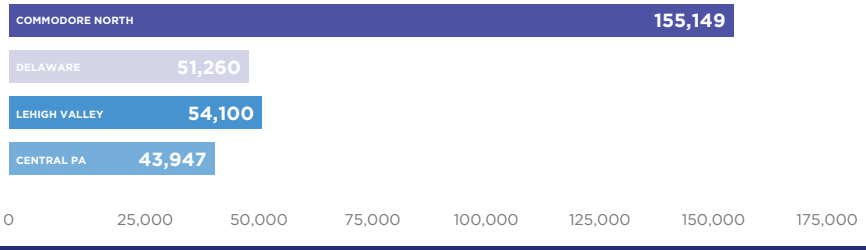
45 MINUTE DRIVE TIME

4,304,409	$84,030	5.0%	155,149
TOTAL POPULATION	MEDIAN HOUSEHOLD INCOME	UNEMPLOYMENT RATE	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	$84,030	$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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