



LOGISTICS[®]
PROPERTY
CO

SOUTH PENN LOGISTICS CENTER

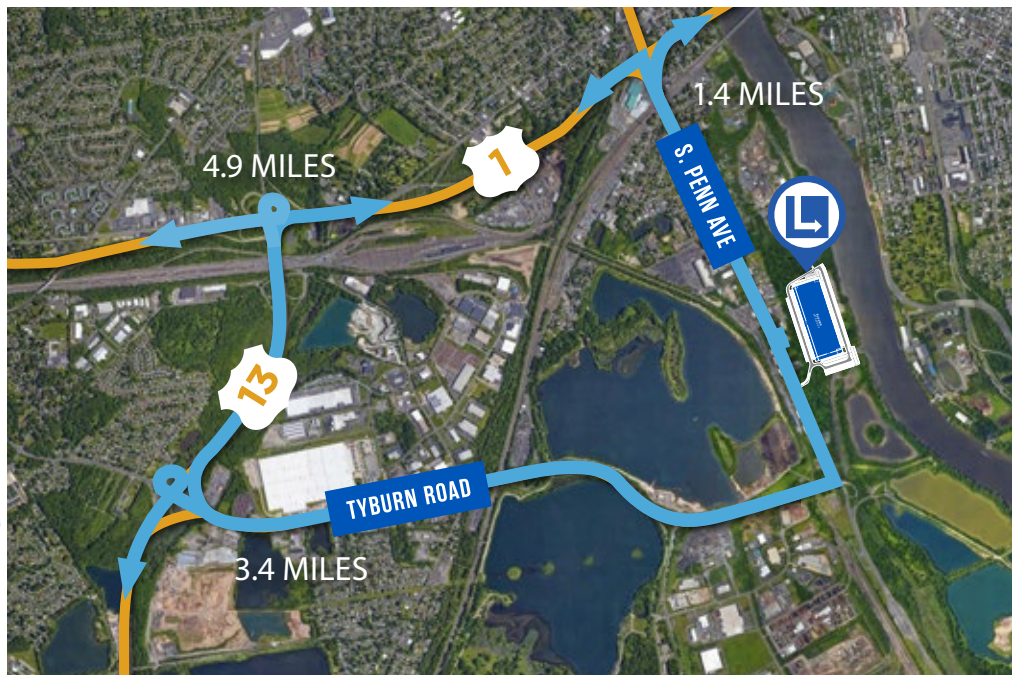
2300 South Pennsylvania Avenue, Morrisville, PA 19067



LEED
PRE-REGISTERED

JUNE 2025 DELIVERY | ±973,200 SF | 40' CLEAR HEIGHT

- Private, secure, well-located site
- Modern, Class A industrial 40' clear facility
- HEAVY power available (35kV primary service line on-site)
- Potential for rail access
- Strategic location to:
 - Exit 8A NJ Turnpike – 23 miles
 - Port of Philadelphia – 30 miles
 - Philadelphia – 31 miles
 - Philadelphia Int'l Airport – 42 miles
 - Port of NJ / NY – 56 miles
- 1.2M population within a 30-minute drive
- Within a 1-day drive to 40% of the US population, and 50% of the Canadian population
- Above the 500-year floodplain
- Guardshack & secured access available



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BUILDING SIZE	±973,200 SF	TRUCK COURT	185'	LIGHTING	LED (25 footcandles at 36' above finish floor)
DIMENSIONS	1622' x 600'	CAR PARKING	495 spaces	EXTERIOR WALL	10" insulated precast panel
CLEAR HEIGHT	40'	TRAILER PARKING	363 spaces	ROOF	R-30 fully adhered white TPO 45 mil
COLUMN SPACING	54' x 52'	FLOOR	8" 4000 PSI concrete	HVAC	(6) 100% outside air exchange units
DOCK DOORS	174 (100 equipped with full dock packages) - Cross Dock	POWER	4,000-Amps, 480/277V, 3 Phase (35kV Primary Service line on-site)	DOCK OFFICE	1,500 SF
DRIVE-IN DOORS	4	FIRE PROTECTION	ESFR system	UTILITIES	Public water, sewer, electric and gas



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DEMOGRAPHICS WITHIN A 30-MINUTE DRIVE

	1,216,247 POPULATION		44,843 WAREHOUSE/DISTRIBUTION WORKERS**
	110,943 (18%) BLUE COLLAR EMPLOYMENT		\$90,917 MEDIAN HOUSEHOLD INCOME
	106,168 INDUSTRIAL WORKFORCE*		278,370 (32%) POPULATION 25+ WITH HIGH SCHOOL DIPLOMA ONLY

*INDUSTRIAL WORKFORCE IS MADE UP OF: TRADE, TRANSPORTATION AND UTILITIES AND MANUFACTURING JOBS, WAREHOUSING AND WHOLESALE TRADE
 **US CENSUS BUREAU'S OCCUPATION SUBCATEGORY LABELED TRANSPORTATION MATERIAL MOVING; INCLUDED IN BLUE-COLLAR EMPLOYMENT

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Distance (MI) **Drive Time**

DISTANCES TO CITIES

Trenton, NJ	4	7 min.
Exit 8A NJ Turnpike	23	36 min.
Philadelphia, PA	31	49 min.
Wilmington, DE	60	1 hr 13 min.
New York, NY	68	1 hr 42 min.
Baltimore, MD	129	2 hr 29 min.
Washington, D.C.	167	3 hr 17 min.
Boston, MA	279	5 hr 7 min.

DISTANCES TO INTERMODAL/PARCEL

FedEx Ground	1	3 min.
Norfolk Southern Intermodal Yard	9	16 min.
FedEx Ground	10	20 min.
FedEx Freight	11	21 min.
USPS	17	22 min.
UPS Freight	19	25 min.
Northeast Philadelphia Airport	24	29 min.
UPS	25	30 min.
Philaport	30	36 min.
CSX Intermodal Yard	37	42 min.
Philadelphia International Airport	42	44 min.



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