



LOGISTICS[®]
PROPERTY
CO

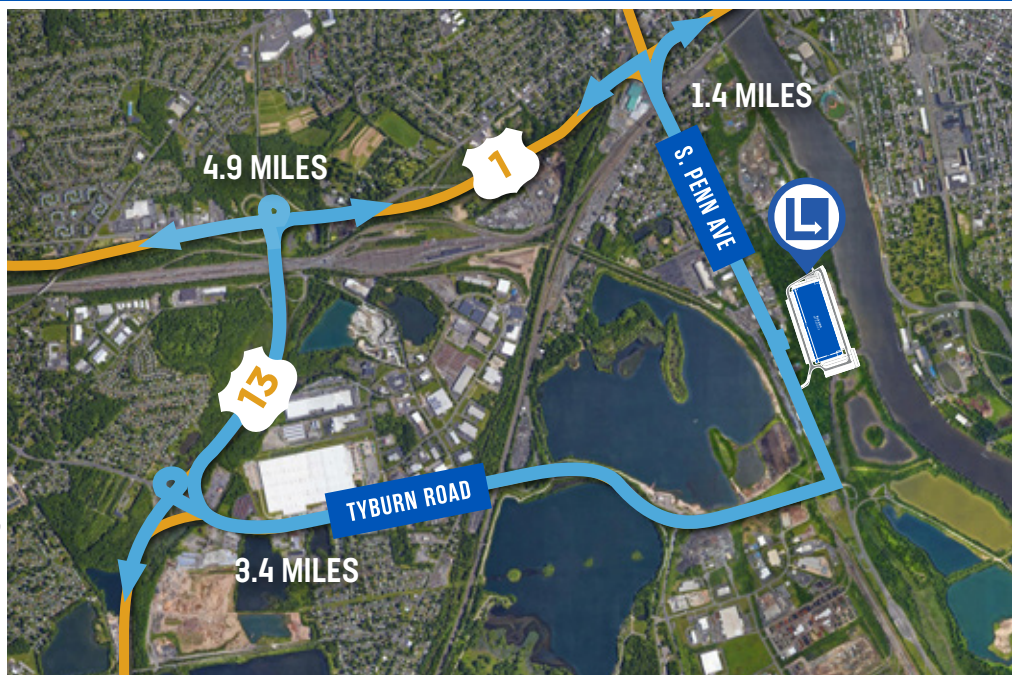
SOUTH PENN LOGISTICS CENTER

2300 South Pennsylvania Avenue, Morrisville, PA 19067



AVAILABLE NOW | ±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
- Guard shack & secured access available



Jonas Skovdal
Executive Managing Director
+1 610 772 2005
jonas.skovdal@cushwake.com

Kevin Hagenberg
Managing Director
+1 610 306 7968
kevin.hagenberg@cushwake.com

John Gartland
Executive Managing Director
+1 856 403 9535
john.gartland@cushwake.com

Chris Butera
Director
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chris.butera@cushwake.com



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BUILDING SIZE	±973,200 SF
DIMENSIONS	1622' x 600'
DOCK OFFICE	1,500 SF
COLUMN SPACING	54' x 52'
DOCK DOORS	174 (100 equipped with full dock packages) - Cross Dock
DRIVE-IN DOORS	4

TRUCK COURT	185'
CAR PARKING	495 spaces
TRAILER PARKING	363 spaces
FLOOR	8" 4000 PSI concrete Trilytics TriSLAB
CLEAR HEIGHT	40'
FIRE PROTECTION	ESFR system

LIGHTING	LED (25 footcandles at 36' above finish floor)
EXTERIOR WALL	10" insulated precast panel
ROOF	R-30 fully adhered white TPO 45 mil
HVAC	(6) 100% outside air exchange units
POWER	4,000-Amps, 480/277V, 3 Phase (35kV primary service line on-site)
UTILITIES	Public water, sewer, electric and gas



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**CUSHMAN &
WAKEFIELD**

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Cushman & Wakefield • 1650 Market Street, 48th Floor, Philadelphia, PA 19103



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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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