



LOGAN NORTH

WWW.LOGANNORTH.COM

COMMODORE
BARRY BRIDGE

PHILADELPHIA

3.2M SF
Master Planned
Industrial Park

**IMMEDIATE
ACCESS**



1 FROM THE
COMMODORE
BARRY
BRIDGE

EXIT
11



322

Logan North

Is located within the 28 MSF Gloucester/Salem County submarket, one of the most active in the state, at the geographical center of the Washington DC - New York City Corridor; approx. 25 miles from Philadelphia.

The submarket hosts a range of Fortune 500 companies such as Amazon, Home Depot, FedEx, UPS, UNFI, Avantor, Performance Food Group, TechData, Penske, Cardinal Health, US Foods, Thermo Scientific, Exxon Mobile, Lockheed Martin, International Paper, Target, Rider, Burlington Stores, and XPO; and household names like Daimler, Trek Bikes, Goya Foods, Five Below, ReadyPac, J&J Snack foods, Ceva, Mitsubishi, Little Caesars & Leslie Swimming Pools.



MASTER-PLANNED INDUSTRIAL PARK

providing long-term
flexibility within
3.2msf footprint



PROMINENT VISIBILITY

along Route 322



BEST-IN-CLASS

design amenities



TRAFFIC LIGHTS

at both ends of
Crossroads Blvd



PHILAPORT
< 20 MILE



NEWLY OPENED
PAULSBORO MARINE
TERMINAL
< 11 MILE



PORT OF
WILMINGTON
< 17 MILE



PHILADELPHIA
INTERNATIONAL
AIRPORT (PHL)
< 13 MILE



PORT OF NY/NJ
< 101 MILE



WITHIN A
48 HR DRIVE
TO **> 50%** OF THE
CANADIAN & UNITED
STATES POPULATION

**PHILAPORT SIGNIFICANTLY
EXPANDED CAPACITY TO
NOW RECEIVE SUPER POST-
PANAMAX CONTAINER SHIPS.**

THE PORT OF PHILADELPHIA (PHILAPORT)

is the fastest growing ports in the United States that is located in the world's richest consumer market. Appealing factors of the PhilaPort include has five new super-post Panamax cranes at Packer Avenue Marine terminal, one of the best container-handling times on the East Coast with 35 moves per hour per crane, terminal berth dredging to 45' deep and less congested than other East Coast ports with rapid turn times of under 40 minutes.

2021 TEU volumes have increased 15% to 739,323 TEUs, with imports growing 16% and export 15%. PhilaPort surpassed its 2020 total TEU count of (640,799), marking another new milestone.

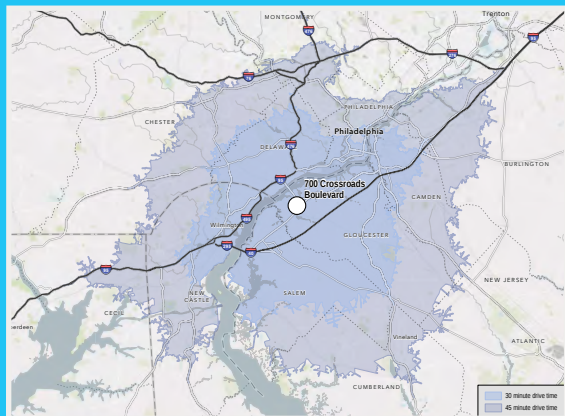
PHILAPORT HIGHLIGHTS:

- PhilaPort is the East Coast leader for refrigerated cargo, which made up the largest portion of its cargo in 2021 at 36%.
- Overall Port tonnage YTD volumes grew 10% to 7,062,523 metric tons, crushing the Port's highest record set back in 2017 at 6,868,747 metric tons.
- Following the \$300 million Capital Investment into PhilaPort, Pennsylvania had pledged another \$246 million in state investment into the Port of Philadelphia to continue modernization efforts and improve regional economic stability.



AVAILABILITIES

BUILDING	ADDRESS	STATUS OF BUILD	SQUARE FEET AVAILABLE	BUILDING DIMENSIONS	TOTAL DOCK DOORS	TOTAL TRAILER SPACES	TOTAL CAR SPACES
BUILDING C/D	501 Crossroads Blvd	NOW COMPLETE	475,488 sf	950' x 500'	106	71	228
BUILDING B	301 Crossroads Blvd	NOW COMPLETE	274,524 sf	762' x 360'	42	58	188
BUILDING K	200 Crossroads Blvd	PROPOSED	200,915 sf	587' x 345'	50	14	164



LABOR & DEMOGRAPHICS

45 MINUTE DRIVE TIME

3,286,193

TOTAL
POPULATION

\$75,592

MEDIAN HOUSEHOLD
INCOME

5.1%

UNEMPLOYMENT
RATE

90,075

TRANSPORTATION/
WAREHOUSE WORKERS

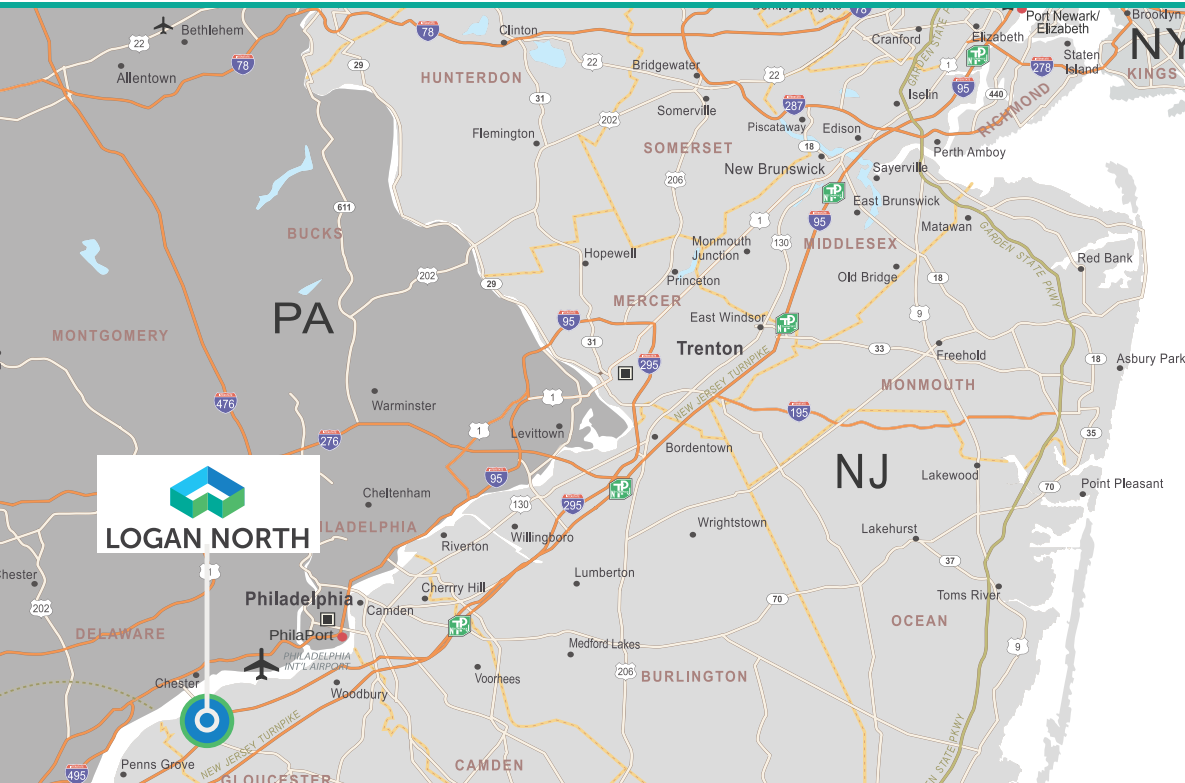
TRANSPORTATION / WAREHOUSE LABOR

WITHIN A 45 MINUTE DRIVE TIME OF CENTROID LOCATION

LOGAN NORTH	90,075
BURLINGTON COUNTY	77,619
DELAWARE	39,299
LEHIGH VALLEY	32,289
CENTRAL PA	31,275

0 10,000 20,000 30,000 40,000 50,000 60,000 70,000 80,000 90,000 100,000

2023 DEMOGRAPHICS	LOGAN NORTH	LEHIGH VALLEY	CENTRAL PA	BURLINGTON COUNTY	DELAWARE
Transportation/Warehouse Labor	90,075	32,289	31,275	77,619	39,299
Total Population	3,286,193	1,037,216	770,145	2,817,329	1,358,507
Median Household Income	\$75,592	\$80,233	\$73,255	\$83,530	\$83,623
Unemployment Rate	5.1%	4.2%	3.3%	5.0%	4.8%
Median Warehouse Hourly Salary	\$17.49	\$18.07	\$18.21	\$17.80	\$18.08



DRIVING DISTANCES

ROUTE 322	IMMEDIATE
I-295 (EXIT 11)	0.2 MILES
NJ TURNPIKE (EXIT 2)	4 MILES
PORT OF WILMINGTON	17 MILES
PHILAPORT	20 MILES
PHILADELPHIA CBD	25 MILES
PORTS OF NY/NJ	101 MILES
NYC CBD	108 MILES

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