



**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

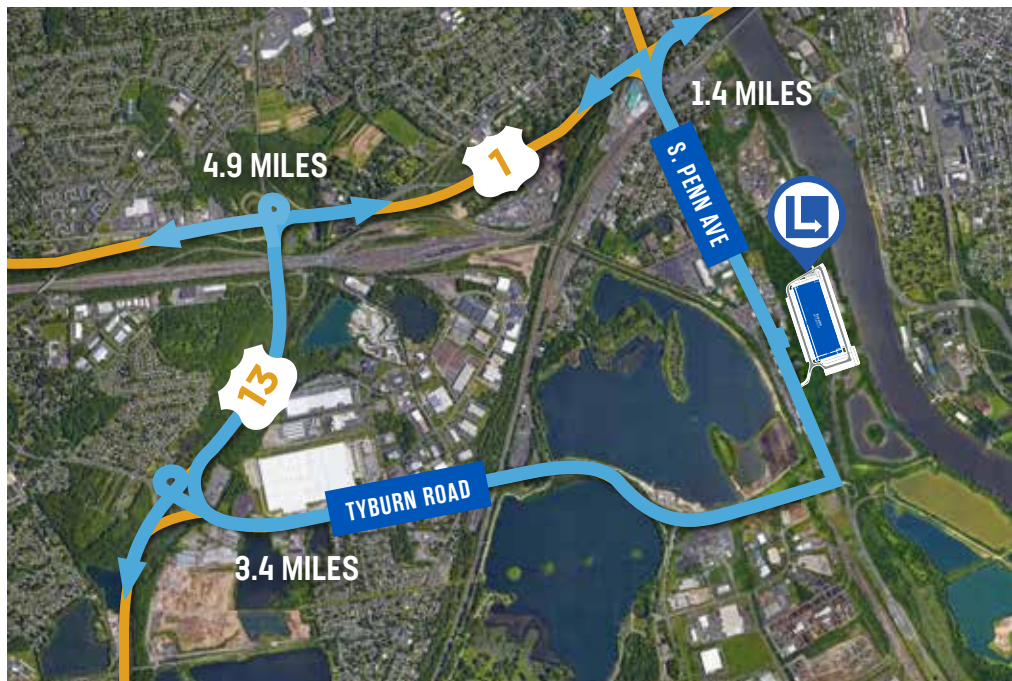
# SOUTH PENN LOGISTICS CENTER

2300 South Pennsylvania Avenue, Morrisville, PA 19067



±973,200 SF | 40' CLEAR HEIGHT

- Private, secure, well-located site
- Modern, class A industrial 40' clear facility
- Strategic location to:
  - Exit 8A NJ Turnpike – 23 miles
  - Philadelphia – 31 miles
  - Port of Philadelphia – 30 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



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<b>BUILDING SIZE</b>	±973,200 SF
<b>DIMENSIONS</b>	1622' x 600'
<b>CLEAR HEIGHT</b>	40'
<b>COLUMN SPACING</b>	54' x 52'
<b>DOCK DOORS</b>	174 (100 equipped with packages)
<b>DRIVE-IN DOORS</b>	4

<b>TRUCK COURT</b>	185'
<b>CAR PARKING</b>	495 spaces
<b>TRAILER PARKING</b>	363 spaces
<b>FLOOR</b>	8" 4000 PSI concrete
<b>POWER</b>	4,000-Amps, 480/277V, 3 Phase (Expandable)
<b>FIRE PROTECTION</b>	ESFR system

<b>LIGHTING</b>	LED (25 footcandles at 36" above finish floor)
<b>EXTERIOR WALL</b>	10 insulated precast panel
<b>ROOF</b>	R-30 fully adhered white TPO 45 mil
<b>HVAC</b>	(6) 100% outside air makeup air units
<b>DOCK OFFICE</b>	1,500 SF
<b>UTILITIES</b>	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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