



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

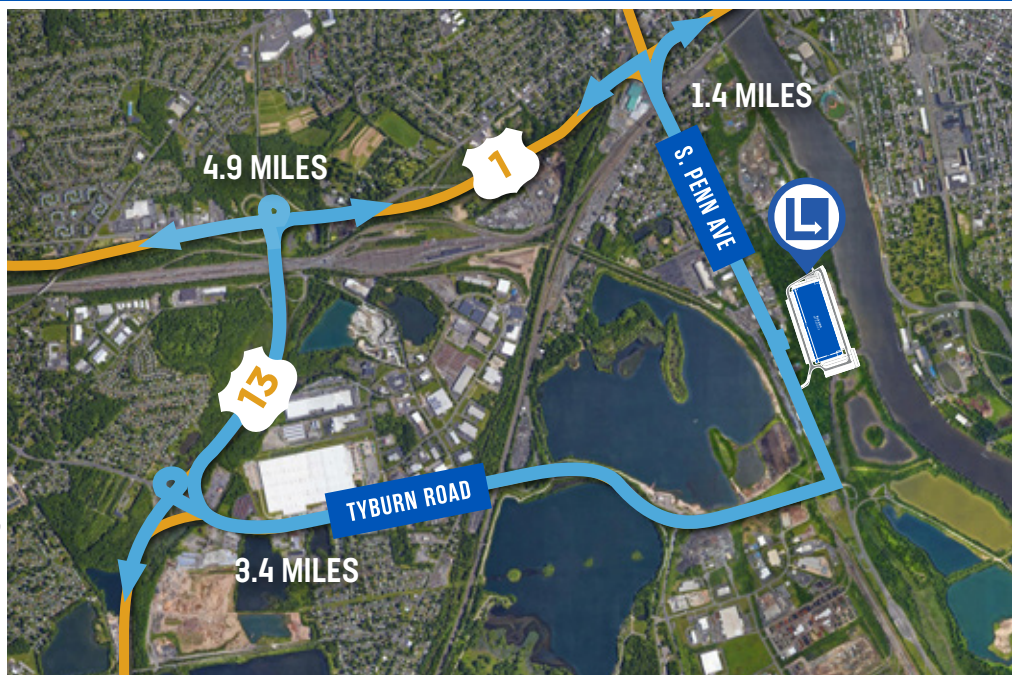
# SOUTH PENN LOGISTICS CENTER

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
- Guardshack & secured access available



**CUSHMAN &  
WAKEFIELD**

**Jonas Skovdal**  
Executive Managing Director  
+1 610 772 2005  
[jonas.skovdal@cushwake.com](mailto:jonas.skovdal@cushwake.com)

**Kevin Hagenberg**  
Managing Director  
+1 610 306 7968  
[kevin.hagenberg@cushwake.com](mailto:kevin.hagenberg@cushwake.com)

**John Gartland**  
Executive Managing Director  
+1 856 403 9535  
[john.gartland@cushwake.com](mailto:john.gartland@cushwake.com)

**Chris Butera**  
Director  
+1 215 963 4011  
[chris.butera@cushwake.com](mailto:chris.butera@cushwake.com)



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

# SOUTH PENN LOGISTICS CENTER

2300 South Pennsylvania Avenue, Morrisville, PA 19067



|                       |                                                         |
|-----------------------|---------------------------------------------------------|
| <b>BUILDING SIZE</b>  | ±973,200 SF                                             |
| <b>DIMENSIONS</b>     | 1622' x 600'                                            |
| <b>DOCK OFFICE</b>    | 1,500 SF                                                |
| <b>COLUMN SPACING</b> | 54' x 52'                                               |
| <b>DOCK DOORS</b>     | 174 (100 equipped with full dock packages) - Cross Dock |
| <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<br>Trilytics TriSLAB |
| <b>CLEAR HEIGHT</b>    | 40'                                       |
| <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 exchange units                               |
| <b>POWER</b>         | 4,000-Amps, 480/277V, 3 Phase (35kV primary service line on-site) |
| <b>UTILITIES</b>     | Public water, sewer, electric and gas                             |



**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  
+1 215 963 4011  
chris.butera@cushwake.com



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

# SOUTH PENN LOGISTICS CENTER

2300 South Pennsylvania Avenue, Morrisville, PA 19067



**CUSHMAN &  
WAKEFIELD**

**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  
+1 215 963 4011  
chris.butera@cushwake.com

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



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

# SOUTH PENN LOGISTICS CENTER

2300 South Pennsylvania Avenue, Morrisville, PA 19067



## SOUTH PENN LOGISTICS CENTER

2300 South Pennsylvania Avenue  
Morrisville, PA 19067

**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. |



**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  
+1 215 963 4011  
chris.butera@cushwake.com