

# Prologis Marcus Hook

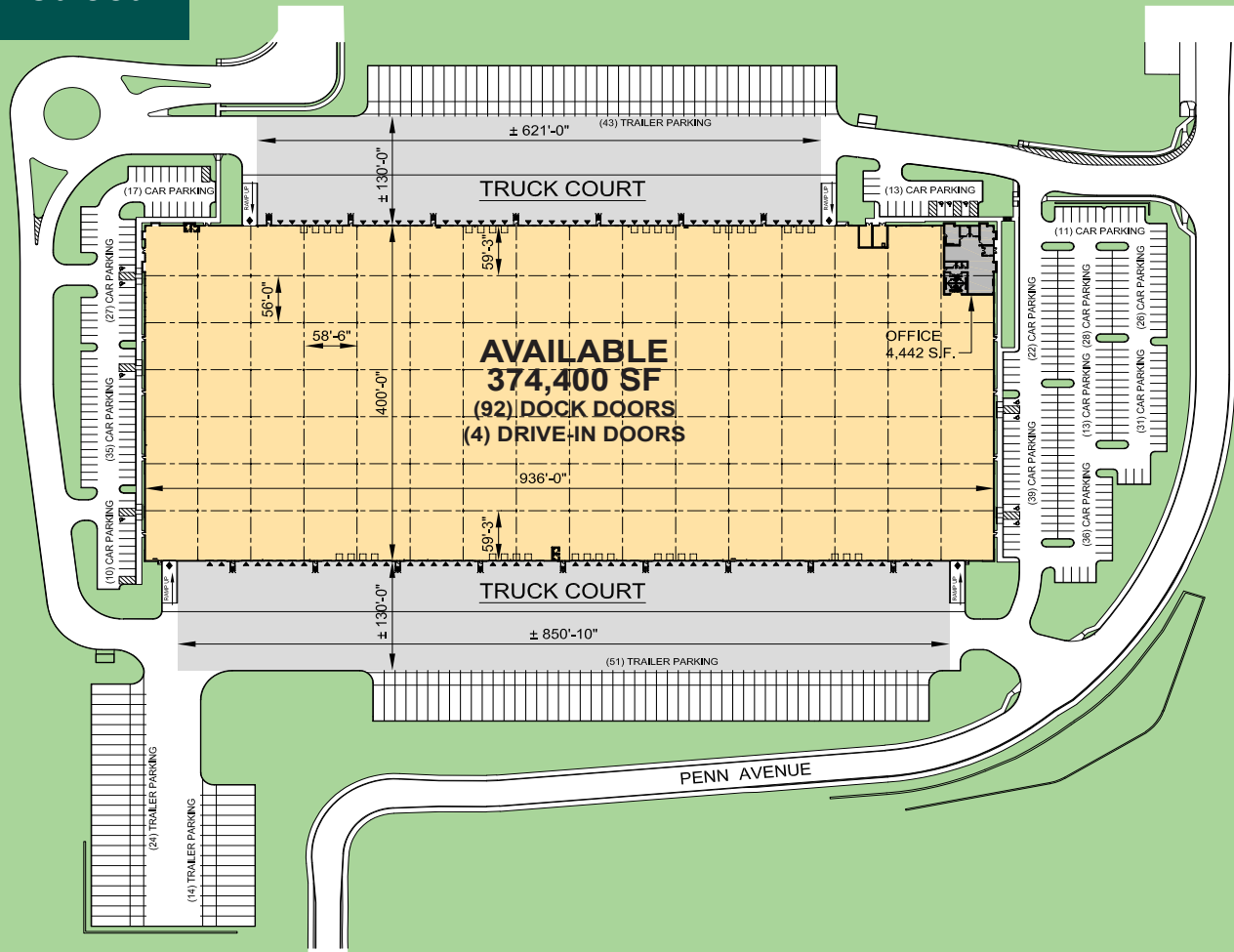
601 EAST 10TH STREET | MARCUS HOOK, PA 19061 USA



# 374,400 SF

CLASS A INDUSTRIAL SPACE AVAILABLE





- Building
- Land
- Dock Doors
- Drive-in Doors

## Building Specifications

- 374,400 SF available
- ± 4,400 SF office
- 936' x 400' building dimensions
- 40' clear height
- 92 dock high doors
- 4 drive-in doors
- 58'-6" x 56' column spacing
- LED motion sensor lighting
- 308 car parking spaces
- 132 trailer parking space
- 3,200 amps, 477/280v, 3-phase
- ESFR sprinkler system

## Site Advantages

- Located at Exit 4 of I-95 with immediate access to US-13
- ± 20 miles from the Port of Philadelphia
- ± 10 miles from the Port of Wilmington Maritime and Philadelphia International Airport
- LERTA tax designation



10.5 miles to  
Philadelphia International Airport



Immediate access to US 13  
and 1 mile to I-95



9 miles to  
Center City Philadelphia

## Corporate Neighbors

- 1 Pepsi
- 2 Red Bull
- 3 Cintas
- 4 Refresco
- 5 FedEx Express
- 6 USPS

## Marcus Hook Labor Force



Total Labor Force

10 Miles

441,596

15 Miles

1,190,156



Total Population

542,087

1,453,021

2-Day Delivery Area

1-Day Delivery Area



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of December 31, 2023, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.