Prologis South Jersey
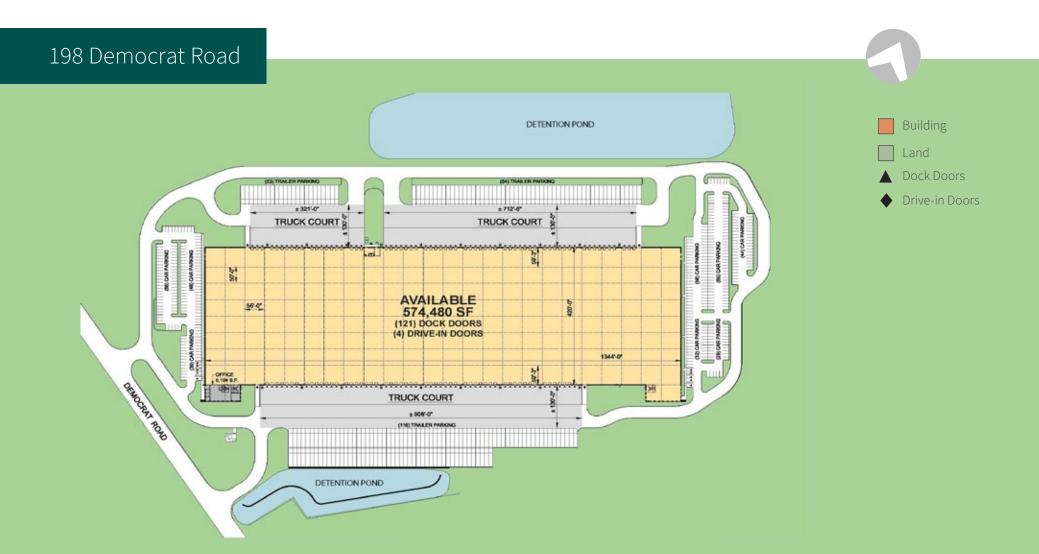
198 DEMOCRAT ROAD | EAST GREENWICH, NJ 08056 USA

198

574,480 SF

CLASS A INDUSTRIAL SPACE AVAILABLE

PROLOGIS®

CUSHMAN & WAKEFIELD

198 Democrat Road

Legend:
- Building
- Land
- ▲ Dock Doors
- ◆ Drive-in Doors

DETENTION POND

(23) TRAILER PARKING

(54) TRAILER PARKING

± 321'-0"

TRUCK COURT

± 712'-6"

TRUCK COURT

± 130'-0"

DEMOCRAT ROAD

(96) CAR PARKING

(48) CAR PARKING

(38) CAR PARKING

50'-0"

56'-0"

**AVAILABLE
574,480 SF
(121) DOCK DOORS
(4) DRIVE-IN DOORS**

420'-0"

1344'-0"

(96) CAR PARKING

(80) CAR PARKING

(44) CAR PARKING

(32) CAR PARKING

(39) CAR PARKING

OFFICE
5,104 S.F.

TRUCK COURT

± 906'-0"

± 130'-0"

(116) TRAILER PARKING

DETENTION POND

Building Specifications

- 574,480 SF available
- ± 5,000 SF office
- 1344' x 420' building dimensions
- 40' clear height
- 121 dock doors
- 4 drive-in doors
- 50' x 56' column spacing
- LED motion sensor lighting
- 401 car parking spaces
- 193 trailer parking space
- 4,000 amps, 480/277v, 3-phase
- ESFR sprinkler system

Site Advantages

- Immediate access to I-295 and Route 130
- ± 19 miles from the Port of Philadelphia
- ± 16 miles from Philadelphia International Airport
- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign

Corporate Neighbors

1. Amazon
2. Target
3. Lineage Logistics
4. Burlington Coat Factory
5. Boeing
6. Barry Callebaut

PHILADELPHIA

Port of Philadelphia

Philadelphia International Airport

16 miles to
Philadelphia International Airport

Immediate access to I-295
and Route 130

20 miles to
Center City Philadelphia

East Greenwich Labor Force

	10 Miles	15 Miles
Total Labor Force	563,593	1,720,132
Total Population	696,315	2,081,185

2-Day Delivery Area

1-Day Delivery Area

East Greenwich

MILWAUKEE
863 mi / 13 hrs

DETROIT
597 mi / 9 hrs

CHICAGO
773 mi / 11.5 hrs

COLUMBUS
482 mi / 7.5 hrs

TORONTO
506mi / 8 hrs

PORTLAND
415 mi / 7.5 hrs

BOSTON
326mi / 6 hrs

PITTSBURGH
318 mi / 5 hrs

NEW YORK
103 mi / 2 hrs

INDIANAPOLIS
657 mi / 10 hrs

PHILADELPHIA
20 mi / 0.5 hrs

WASHINGTON, D.C.
136 mi / 2.75 hrs

BALTIMORE
87 mi / 1.75 hrs

ST. LOUIS
899 mi / 13.5 hrs

LOUISVILLE
686 mi / 10.5 hrs

NORFOLK
261 mi / 5 hrs

NASHVILLE
791 mi / 12.5 hrs

RALEIGH
420 mi / 6.75 hrs

ATLANTA
787 mi / 12.5 hrs

CHARLESTON
672 mi / 10.5 hrs

CUSHMAN & WAKEFIELD

3000 Atrium Way
Suite 101
Mt. Laurel, NJ 19103 USA

John Gartland
Executive Managing Director
+1 856 324 8287
john.gartland@cushwake.com

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

Sean Duncan
Senior Associate
+1 610 484 4793
sean.duncan@cushwake.com

PROLOGIS®

Patrick Lafferty II
Leasing Manager
+1 856 642 8307
plafferty@prologis.com

Prologis - Mt. Laurel
302 Fellowship Road
Suite 125
Mt. Laurel, NJ 08054 USA

Prologis Headquarters
Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 9000
info@prologis.com

www.prologis.com
Twitter: @Prologis

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.