

December 2016 Completion

# LogistiCenter<sup>SM</sup> at Logan

## 2810 Oldmans Creek Road

### Available for Lease

### 393,120 SF (divisible)

LogistiCenter<sup>SM</sup> at Logan is a 1,100 acre master-planned Class A business park planned for over 5.5 million square feet of warehouse, distribution, and manufacturing space. LogistiCenter<sup>SM</sup> at Logan is located at Exit 10 of I-295 and Exit 2 of the New Jersey Turnpike. Within 15 miles of the Delaware River ports in Camden, Philadelphia, and Wilmington. Located halfway between New York City and Washington, D.C., in the heart of the Northeast Transportation Corridor, LogistiCenter<sup>SM</sup> at Logan provides exceptional access to the U. S. Interstate system - including the toll-free I-295, the New Jersey Turnpike, the Pennsylvania Turnpike and I-476 - and the Eastern Seaboard. This strategic location puts 40 percent of the total U. S. population and one of the world's largest consumer markets within a one-day drive.



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# Property Overview

**Available: 393,120 SF  
For Lease**

<b>Building Dimensions:</b> 420' x 936'	<b>Dock Doors:</b> 48 positions; expandable to 95
<b>Drive-In Doors:</b> {4}	<b>Clear Height:</b> 36'
<b>Column Spacing:</b> 50' x 52'	<b>Speed Bay:</b> 50' x 60'
<b>Parking:</b> 186 Car Parking Stalls; 129 Trailer Stalls	<b>Fire Protection System:</b> ESFR
<b>Office Area:</b> Office space built-to-suit	<b>Lighting:</b> T-5 Fluorescent
<b>Year Built:</b> Fall 2016 Completion	<b>Structure Exterior:</b> Tilt up Concrete
<b>Site Area:</b> 74.70+/- Acres	<b>HVAC Systems:</b> {4} 80/20 make up air units
<b>Zoning:</b> GI (General Industrial)	<b>Electric:</b> 3,000 Amp Service
<b>Floors:</b> 7" Concrete Slab	<b>Roof:</b> 60 mil EPDM

## Utility Providers:

Electric: Atlantic City Electric - [www.atlanticcityelectric.com](http://www.atlanticcityelectric.com)  
Natural Gas: South Jersey Gas - [www.southjerseygas.com](http://www.southjerseygas.com)  
Water: New Jersey American Water - [www.amwater.com/njaw](http://www.amwater.com/njaw)  
Sewer: Logan Township MUA - [www.loganmua.com](http://www.loganmua.com)

# Site Plan





## About Dermody Properties

Dermody Properties is a privately held, industrial real estate development company. Founded and headquartered in Reno, Nevada, the company has a national development reach, served by its regional offices in Chicago, Northern New Jersey, Phoenix, and Seattle. Over its 50-year history, the company has developed and leased more than 45 million square feet of high quality facilities to many Fortune 500 companies and other well-respected firms.

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and parking, that enable companies to execute their operations more effectively and efficiently.



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