

179 DEMOCRAT ROAD

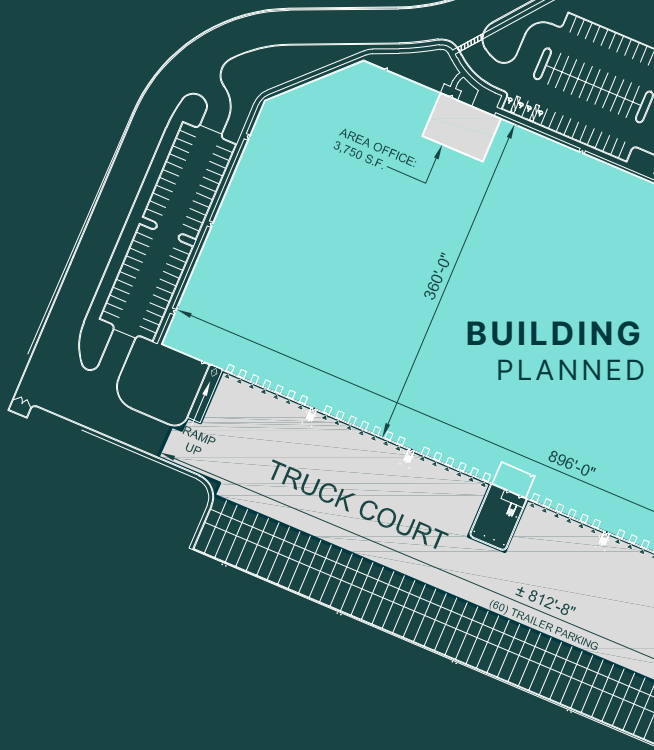
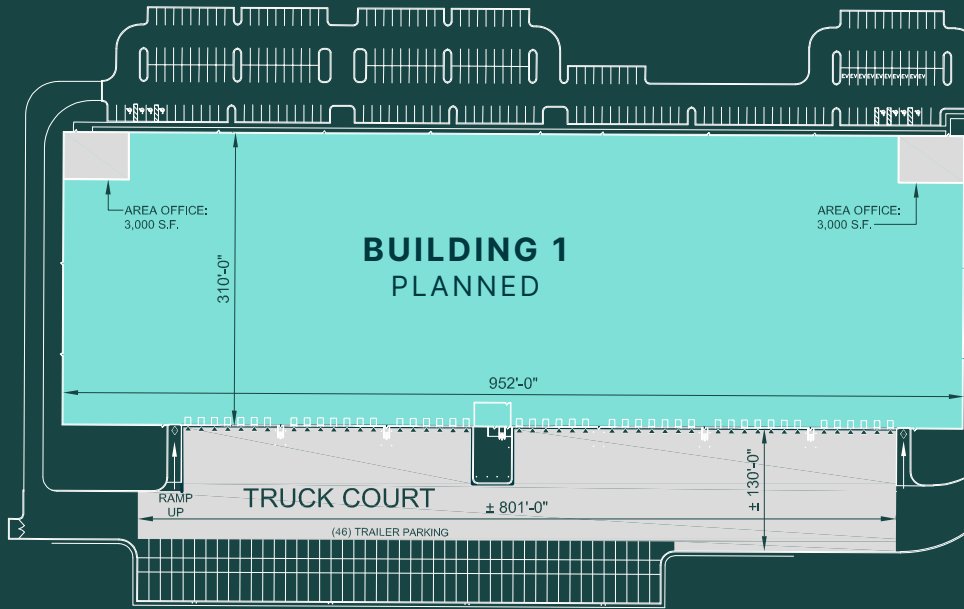
319,360 SF

295,120 SF

211,680 SF

Prologis  
**East Greenwich**





# Next Level Operations

A master planned 826,160 SF three (3) building Class A warehouse and logistics park with secure access, built to meet the expectations of top occupiers.

±826,000 SF

total

Q3 2026

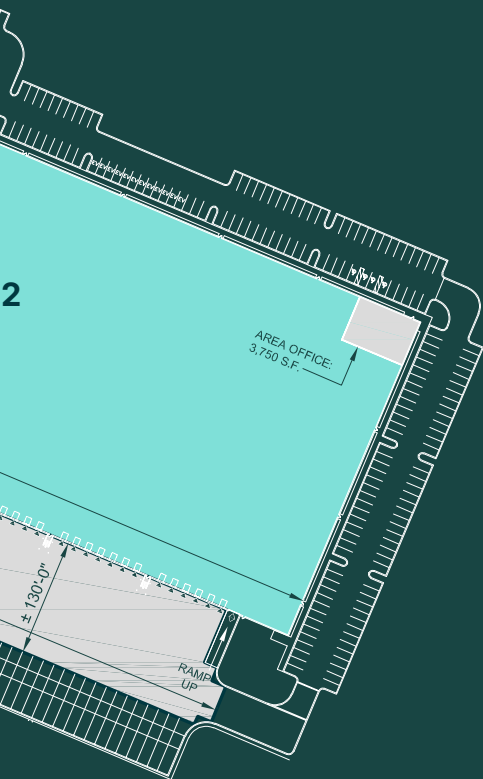
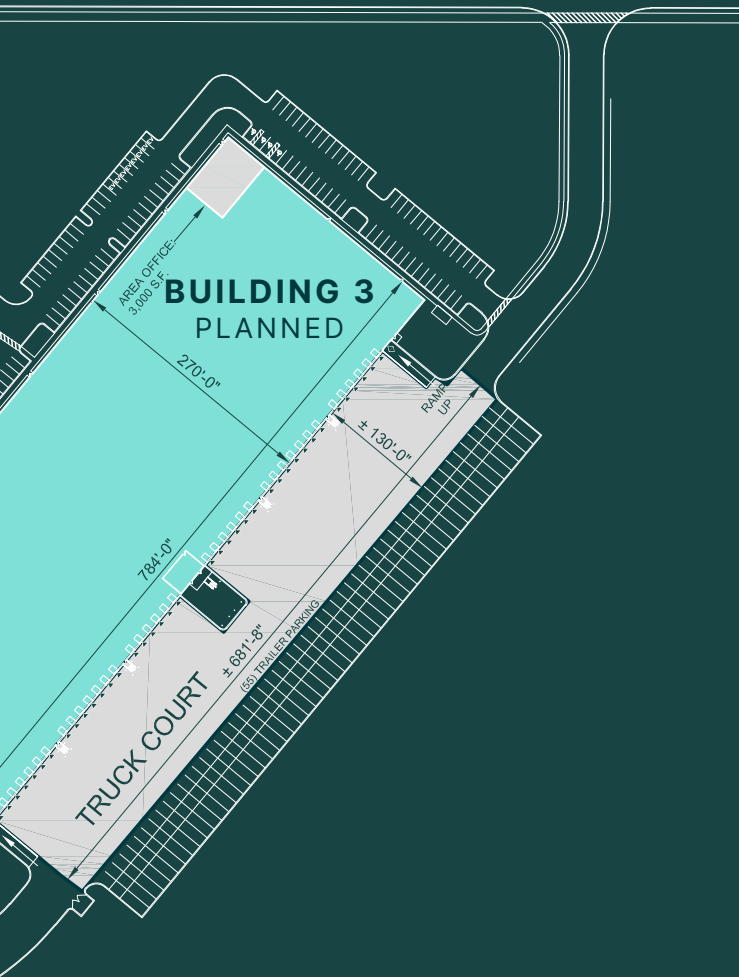
breaking ground

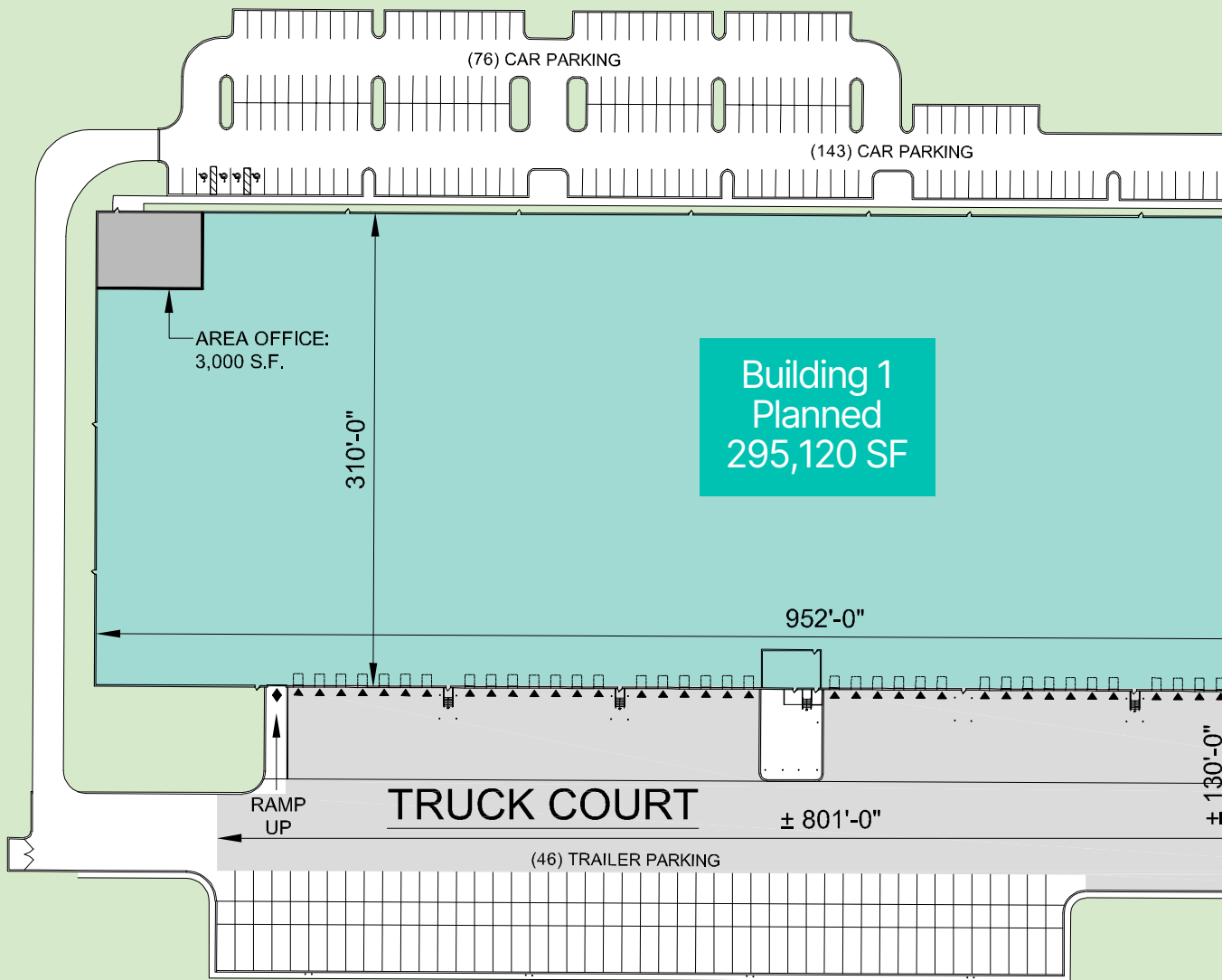
190.62

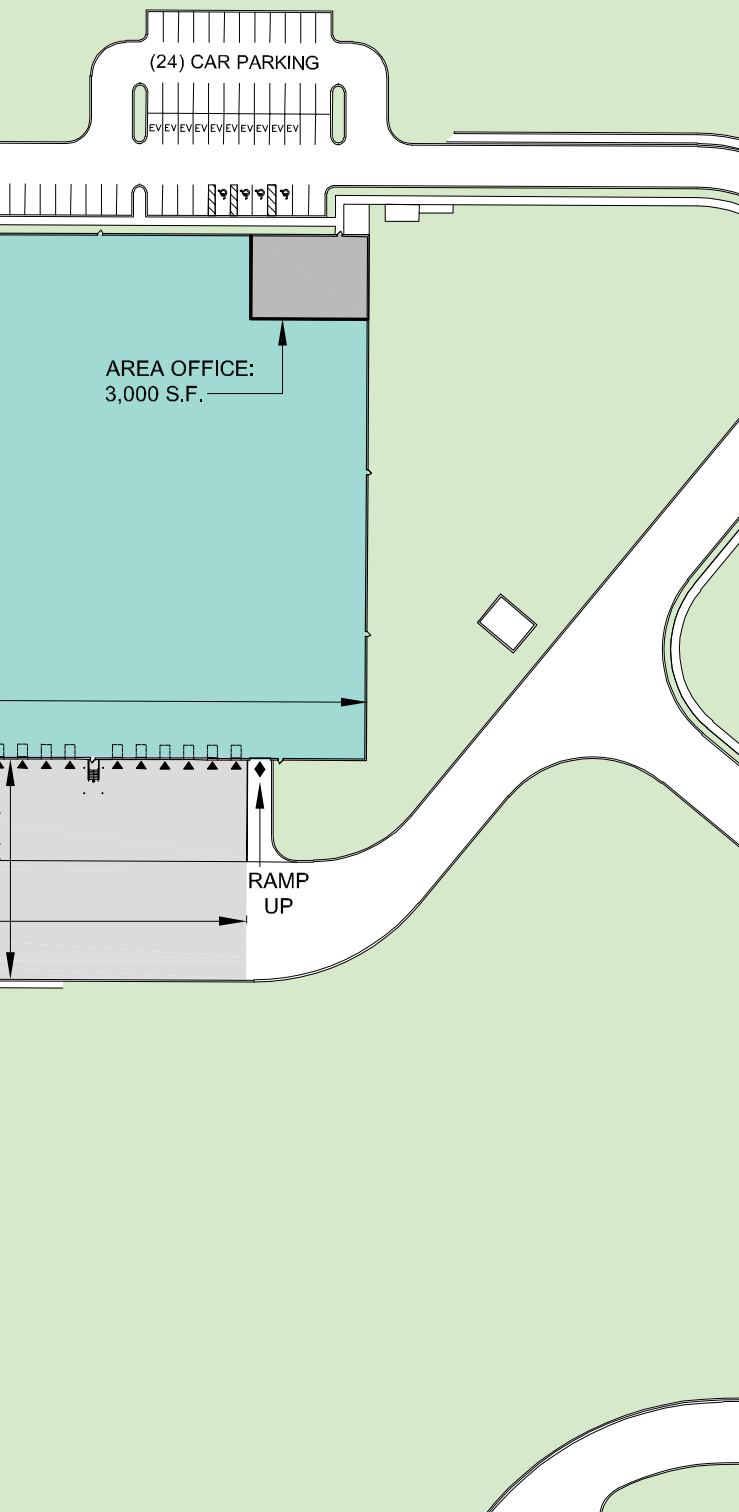
acres

Up to 40'

modern clear heights



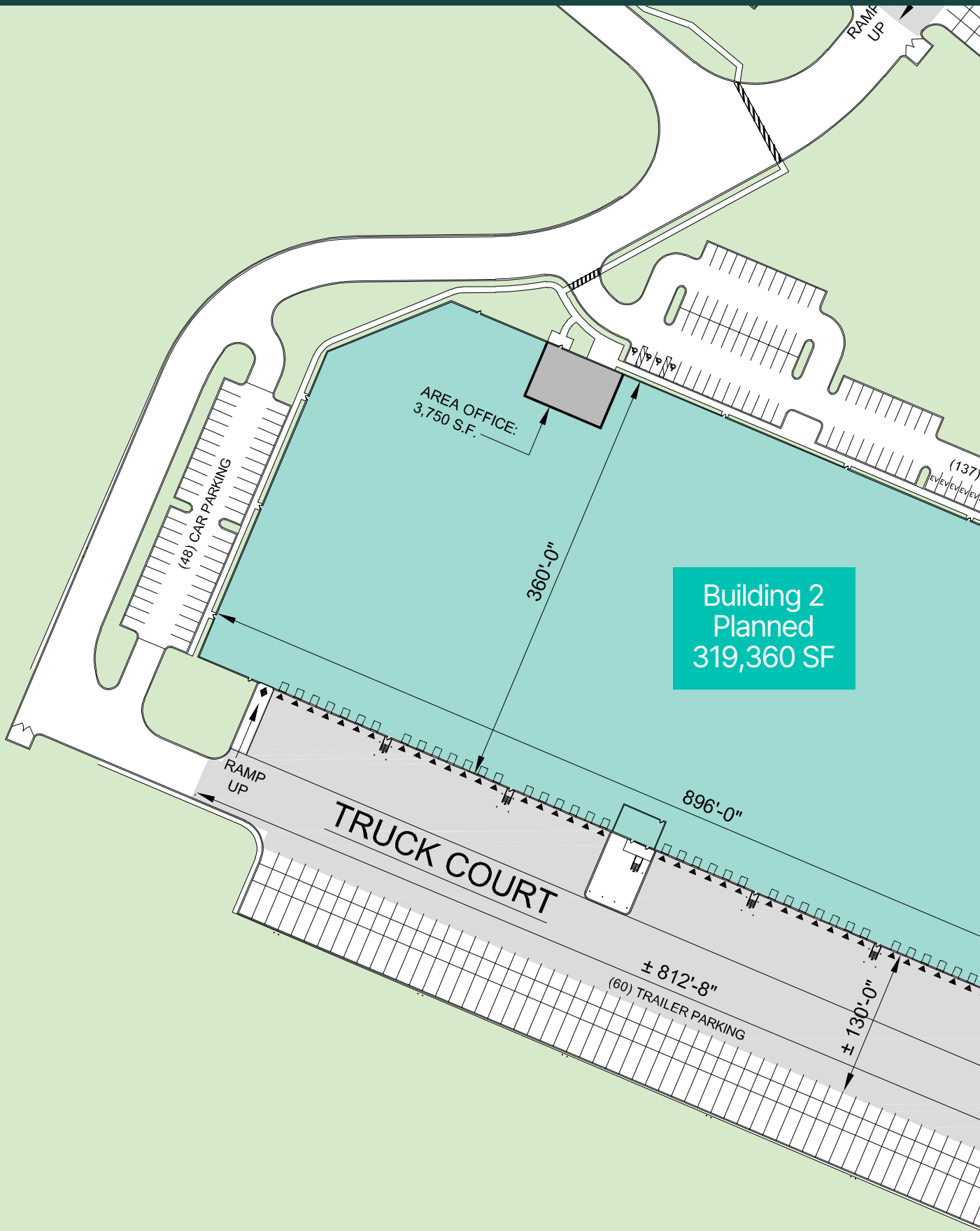




# Building 1

**295,120 SF**

- + 6,000 Office SF
- + 36' Clear Height
- + 46 Dock-High Doors
- + 2 Drive-In Doors
- + 243 Car Parking
- + 10 Parking Reserved for EV
- + 46 Trailer Parking



Building 2  
Planned  
319,360 SF

TRUCK COURT

AREA OFFICE:  
3,750 S.F.

(48) CAR PARKING

(60) TRAILER PARKING

(137)

RAMP  
UP

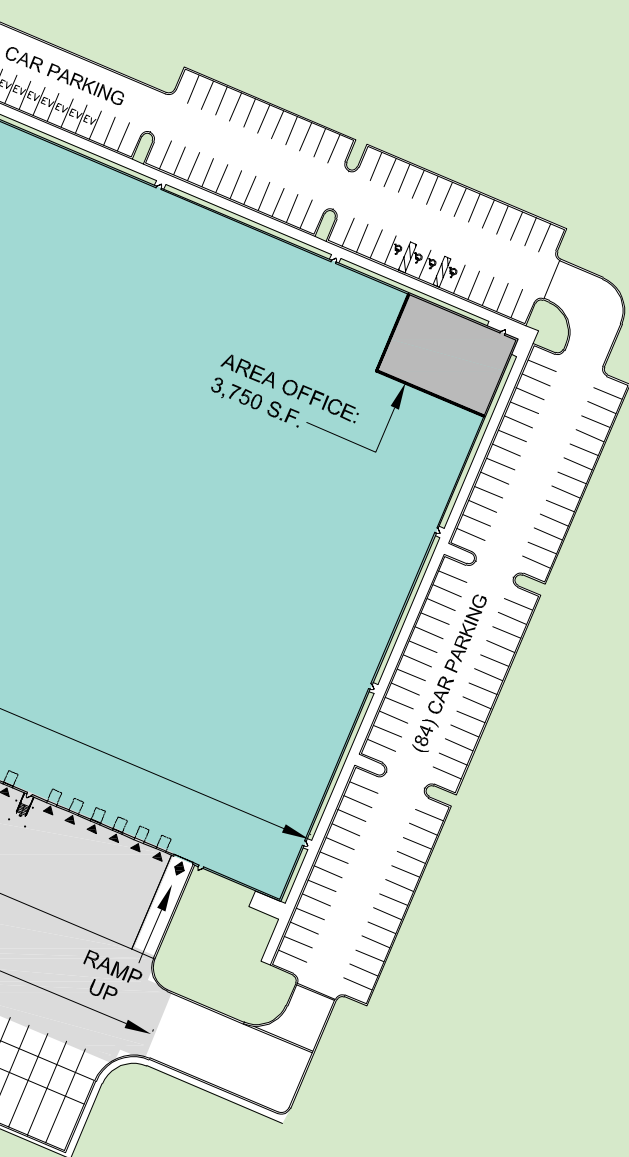
RAMP  
UP

360'-0"

896'-0"

± 812'-8"

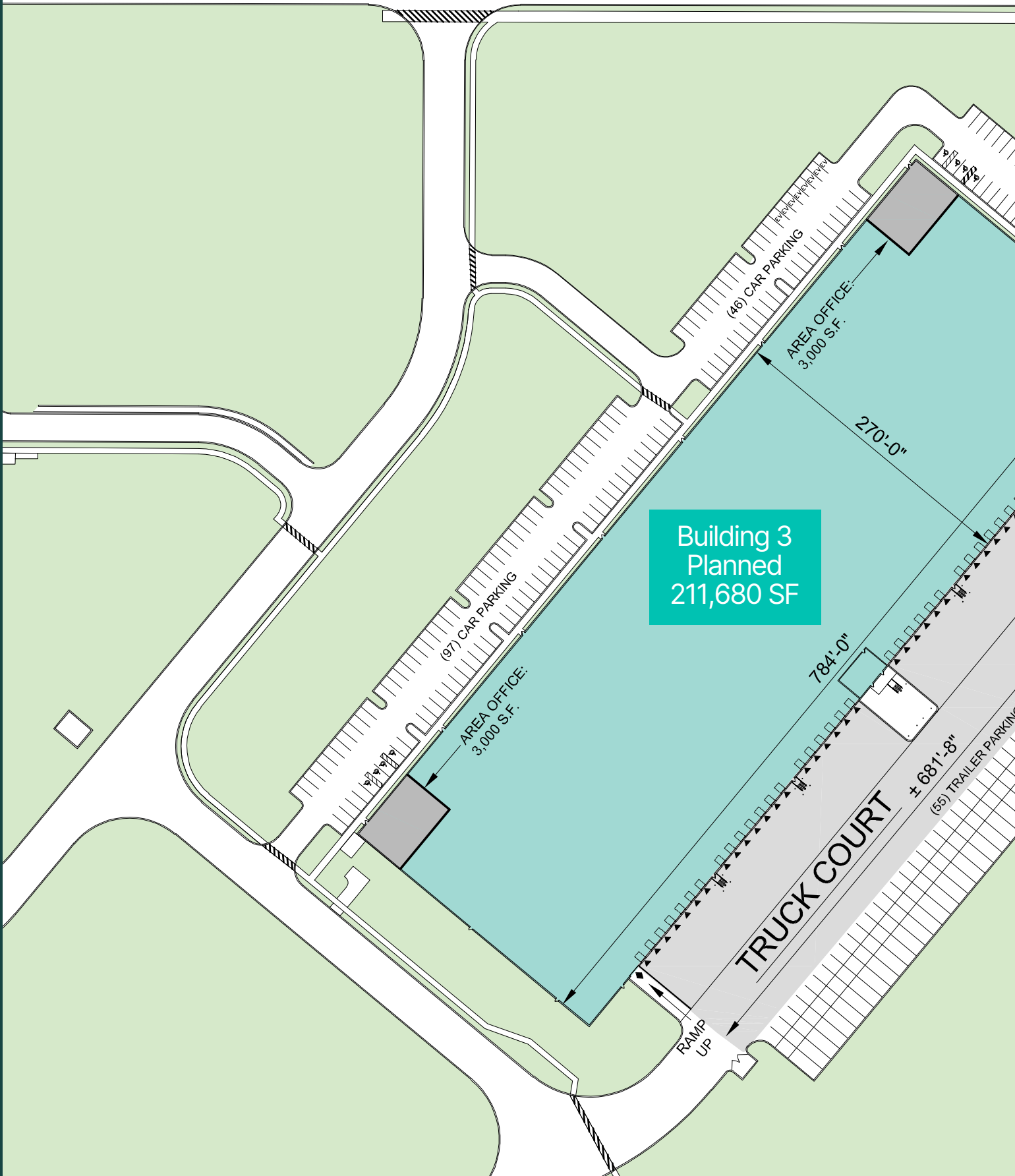
± 130'-0"



# Building 2

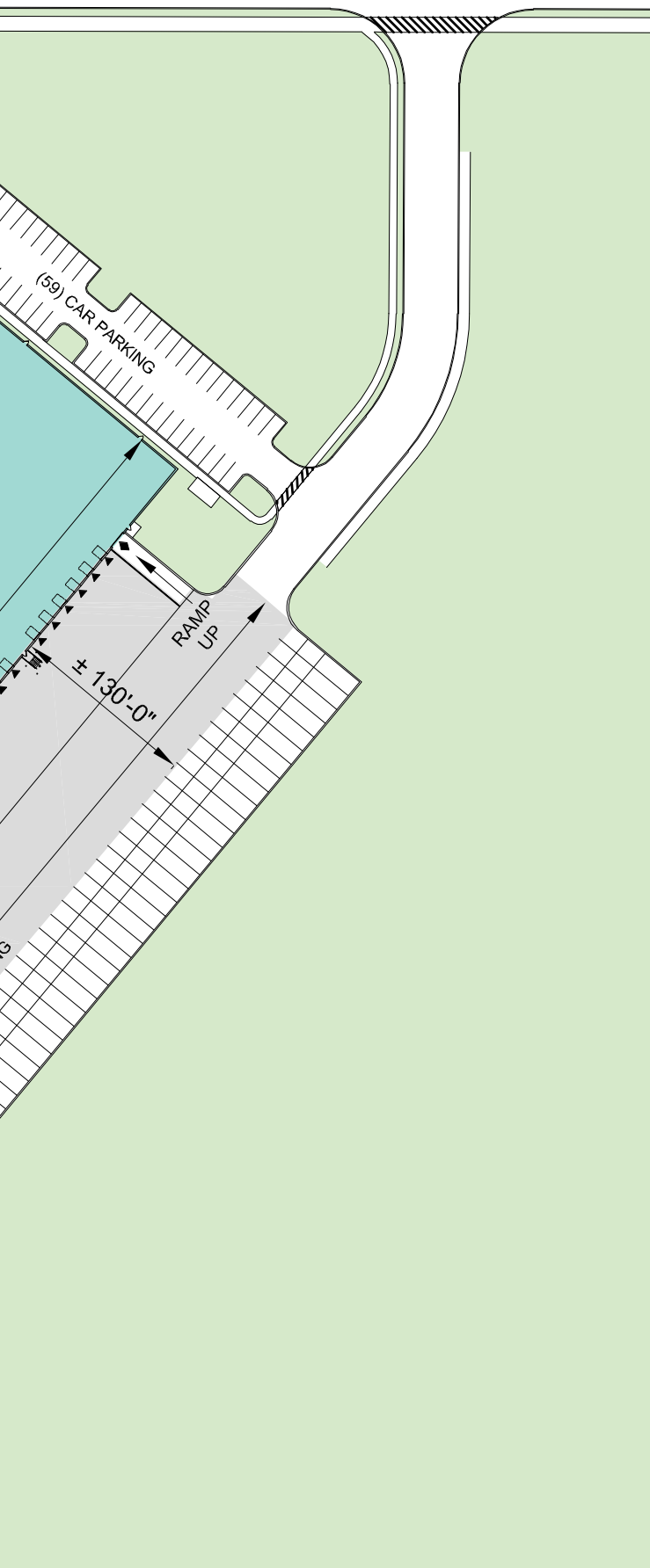
**319,360 SF**

- + 7,500 Office SF
- + 40' Clear Height
- + 46 Dock-High Doors
- + 2 Drive-In Doors
- + 269 Car Parking
- + 12 Parking Reserved for EV
- + 60 Trailer Parking



Building 3  
Planned  
211,680 SF

ROAD



# Building 3

**211,680 SF**

- + 6,000 Office SF
- + 36' Clear Height
- + 39 Dock-High Doors
- + 2 Drive-In Doors
- + 202 Car Parking
- + 8 Parking Reserved for EV
- + 55 Trailer Parking

# The Location That Delivers

Strategically located in a business-friendly climate among key transportation routes, easily connecting you to Philadelphia and beyond.



Less than 1 mile from I-295 and less than 6 miles to the NJ Turnpike



PILOT secured which provides long term tax stability so occupiers can be rest assured that they will not experience unexpected tax hikes



**BEN FRANKLIN BRIDGE**  
18 MILES

**PORT OF PHILADELPHIA**  
23 MILES

**PHILADELPHIA**  
20 MILES

95

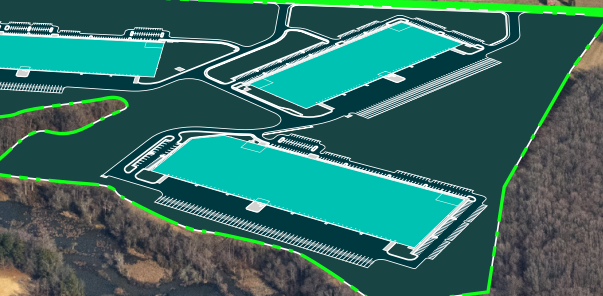
I-95  
8 MILES

**WALT WHITMAN BRIDGE**  
14 MILES

295

I-295 (EXIT 16)  
.9 MILES

**DEMOCRAT ROAD**



# Certainty You Can Build On

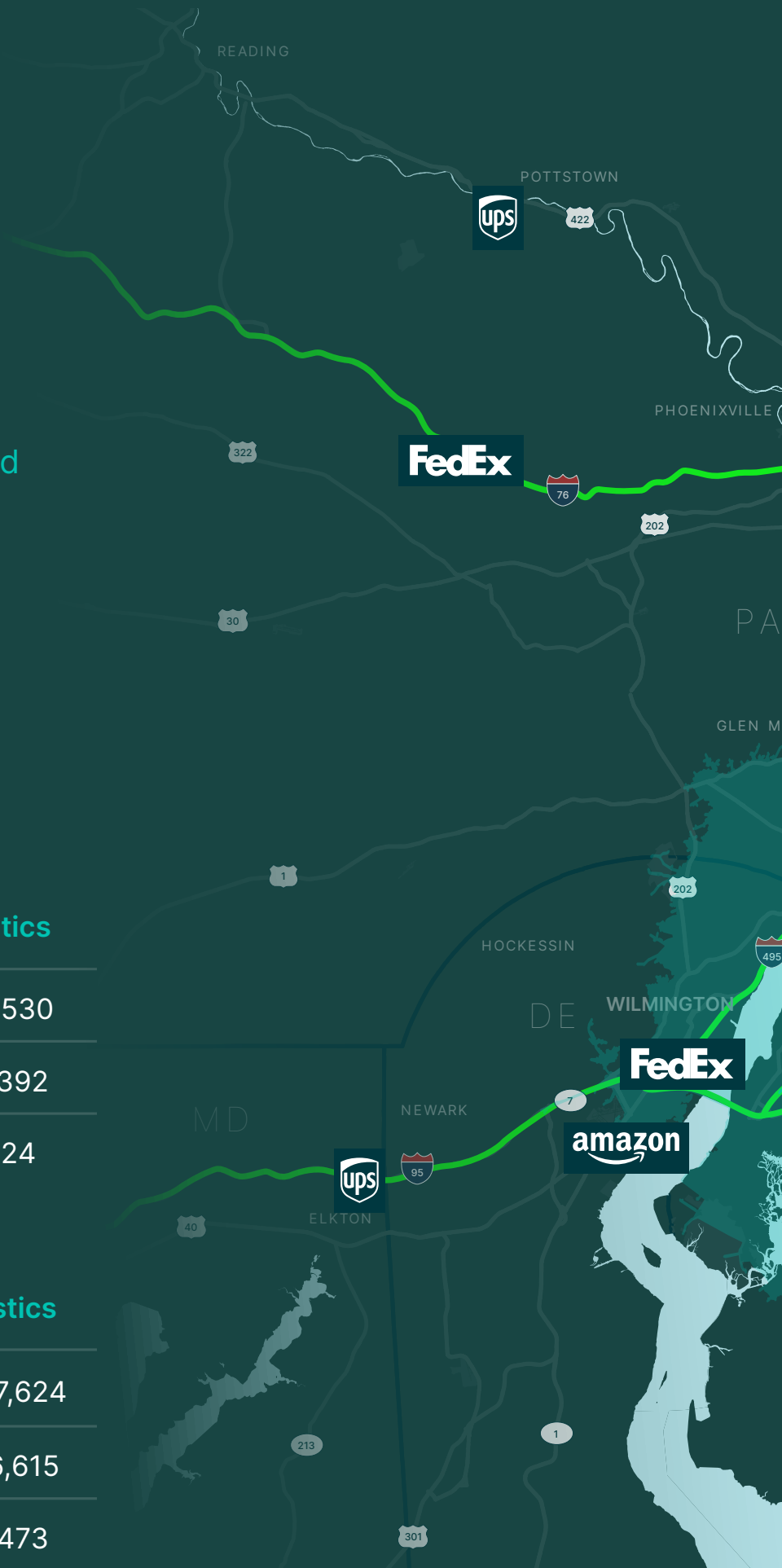
Situated in a proven location with access to a diverse skilled workforce among Camden, Gloucester, Delaware, and Philadelphia counties.

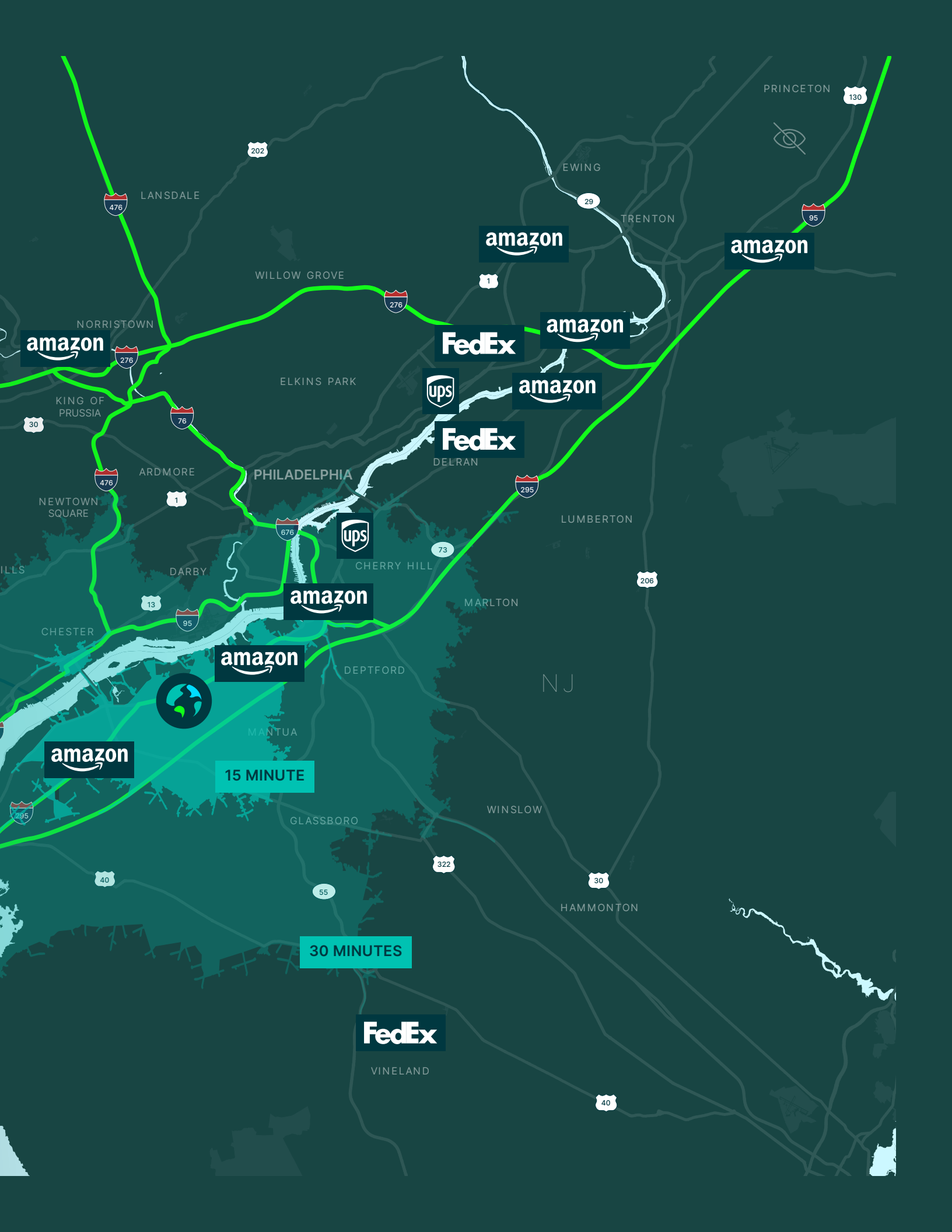
## 15 Minute Drive Time Labor Statistics

Employees	69,530
Blue Collar Workers	16,392
Manufacturing Employees	6,424

## 30 Minute Drive Time Labor Statistics

Employees	847,624
Blue Collar Workers	176,615
Manufacturing Employees	61,473





# The Gateway to Northeast Distribution

Centrally positioned to major metropolitan hubs with excellent accessibility and convenient connections to millions of consumers throughout the Northeast corridor.

## One Day Drive Time (450 Miles)

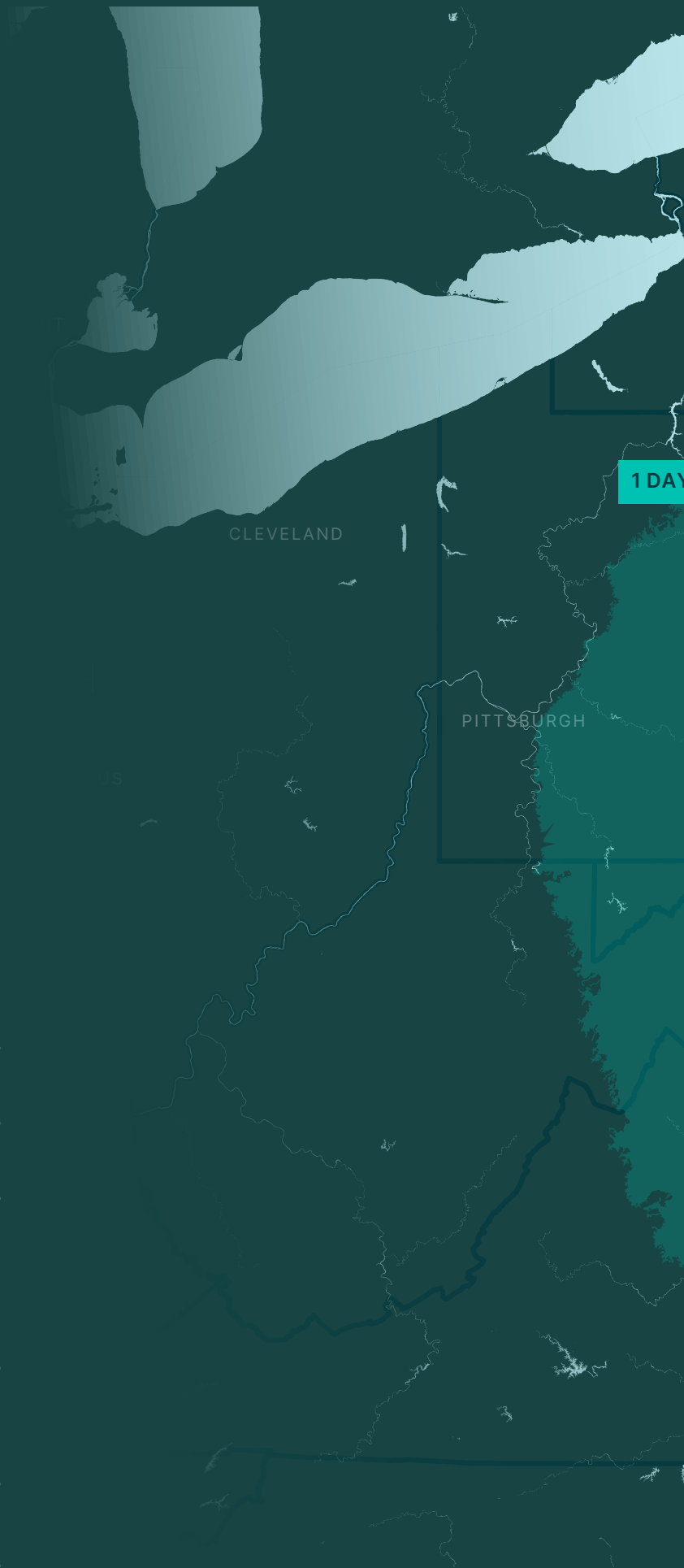
Total Households	22,800,620
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Total Population	58,789,281
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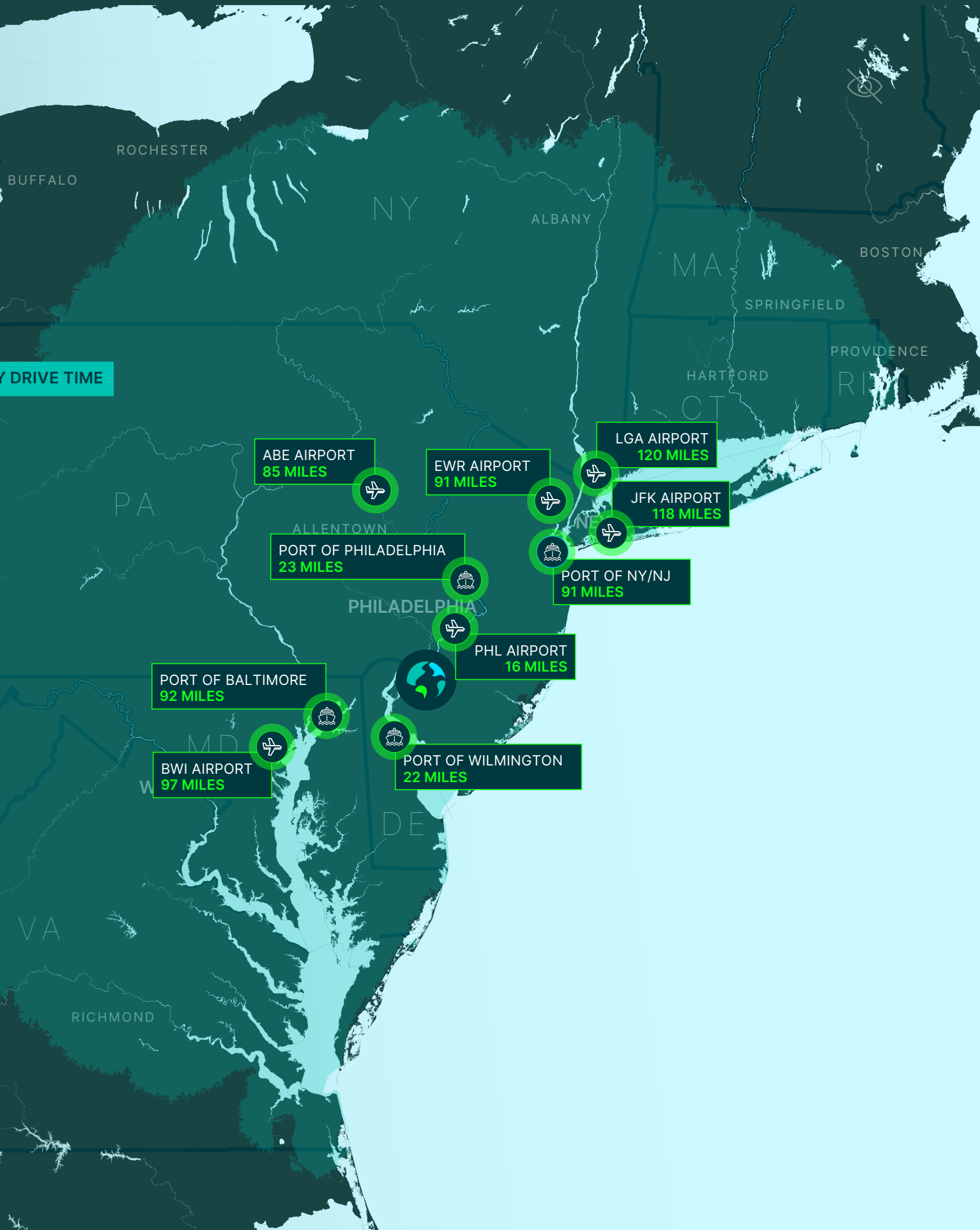
## Online Commerce within 2 Hrs

Used Internet for Purchase within last 30 days	5,698,758
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Aggregate Disposable Income	\$354B
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DRIVE TIME







# Prologis Essentials

Keeping You Ahead of What's Next

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## Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

- + Warehouse strategy and consulting
- + End-to-end project management
- + Integrated solutions
  - + *Move-in and move-out*
  - + *Material handling and storage*
  - + *Automation and robotics*
  - + *Security*
  - + *Software and technology*
  - + *Labor*

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



## Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

- + Energy consulting and comprehensive sustainability solutions

- + Integrated solutions
  - + *Onsite solar and storage*
  - + *OnPrem power*
  - + *Fleet and workplace charging*



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