



Prologis
Marcus Hook

601 E 10th Street
Marcus Hook, Pennsylvania

Available Now

374,400 SF

Industrial Space for Lease

**Beyond Fast.
Beyond Forward.**

Designed with place in mind

Prologis Marcus Hook is a 374,400-square-foot warehouse rooted in the Delaware Valley just outside of Philadelphia, a site long-renowned for its value as a key transport and distribution hub. With community support a vital factor throughout its development, this facility's alignment in streetscaping, scale, and environmental sustainability features reveals a facility ready for today's industrial environment.

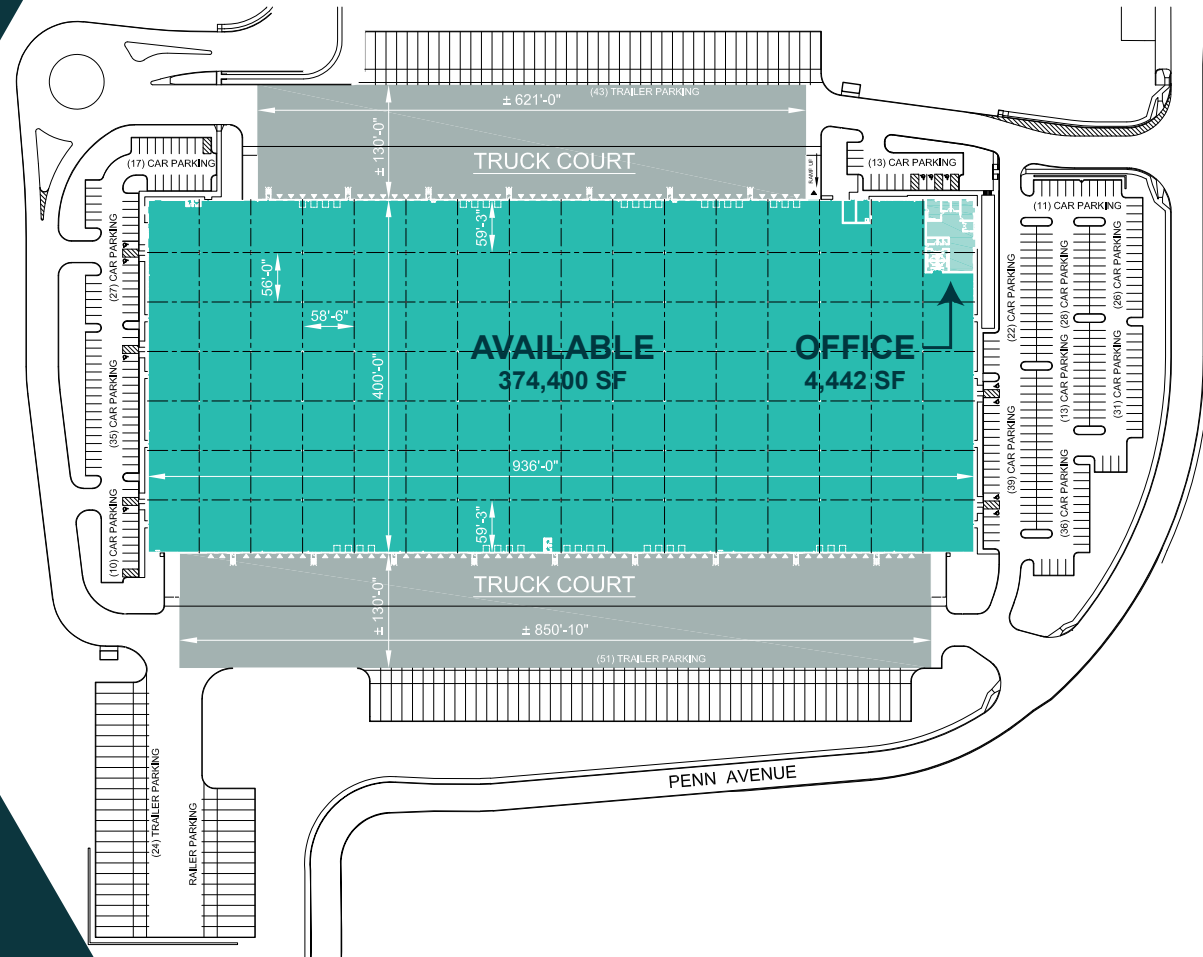


Design

Built to reduce, designed to deliver.

Smart energy systems and sustainable operations create a dynamic environment that powers high-speed modern distribution. Our expertly engineered design redefines what it means to operate at the forefront of modern logistics infrastructure.

AVAILABLE SPACE	374,400 SF
OFFICE	4,442 SF
CLEAR HEIGHT	40'
COLUMN SPACING	58'-6" x 56'
DOCK DOORS	92
DRIVE-IN DOORS	4
TRAILER PARKING SPACES	132
CAR PARKING SPACES	308
SPRINKLER	ESFR
LIGHTING	LED Motion Sensor
ABATEMENT	LERTA tax designation
ELECTRICITY	3000 amps, 277/480 volts, 3-phase





From ports to door within an hour

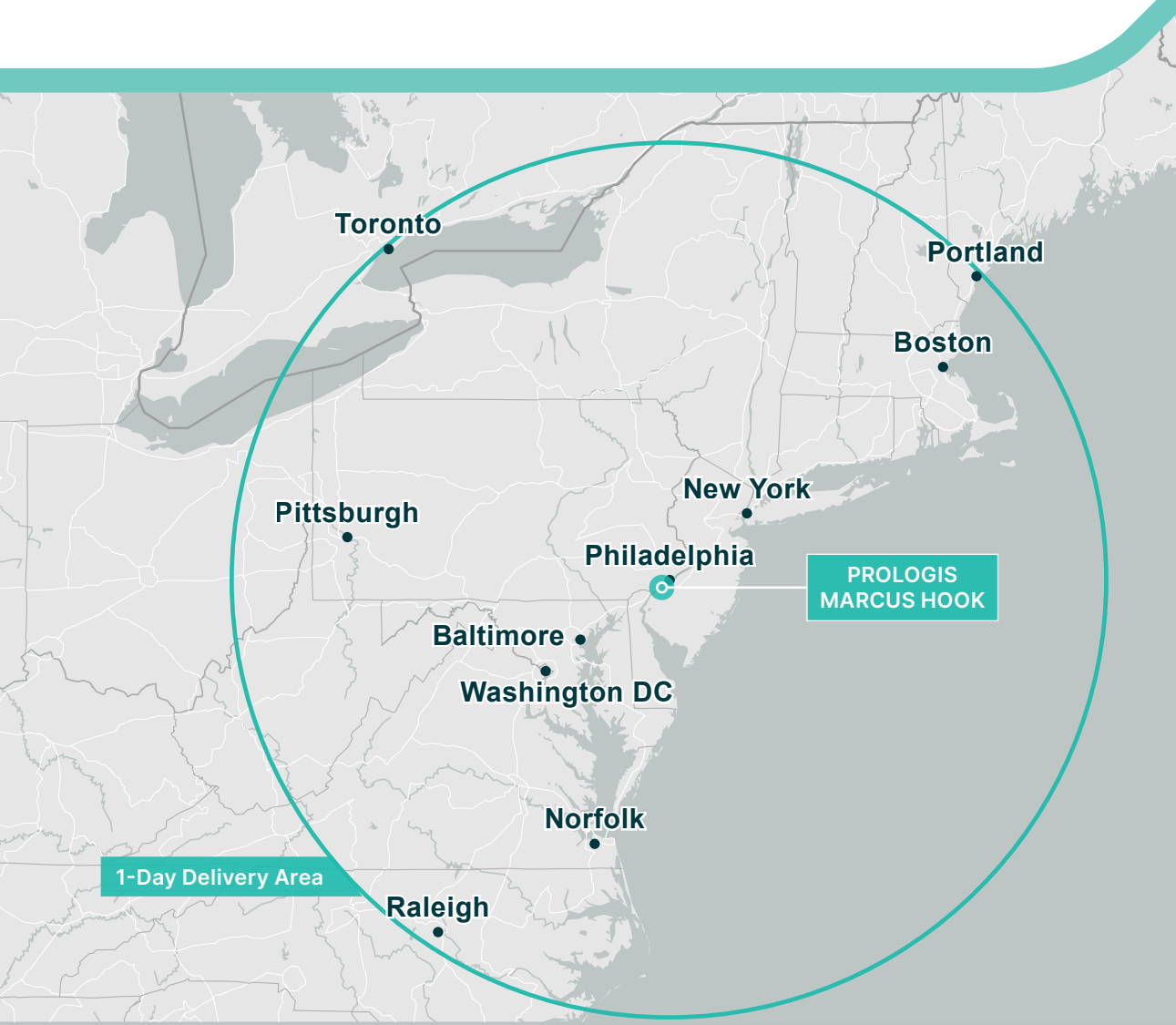
Minutes from major markets, seconds from opportunity

- Built for speed and efficiency
- Direct I-95 access—your gateway to the entire East Coast
- Seamless harbor-to-highway flow keeps goods moving
- Minutes from major ports and airports

Location

Prime access, from harbor to highway

Deliver to millions of consumers within 1 day



Reachable for 1-Day Delivery

PHILADELPHIA	23 mi
BALTIMORE	83 mi
NEW YORK CITY	114 mi
WASHINGTON DC	120 mi
NORFOLK	255 mi
PITTSBURGH	297 mi
BOSTON	334 mi
RALEIGH	380 mi
PORTLAND	432 mi
TORONTO	506 mi



People-powered performance

Great operations are powered by great people. This location provides direct access to Greater Philadelphia's deep and diverse labor pool, connecting your business to the skilled workforce needed to drive performance and long-term growth.



442K

Total labor force

within in a 10 mile radius



1.3M

Total labor force

within in a 15 mile radius



542K

Total population

within in a 10 mile radius



1.5M

Total population

within in a 15 mile radius



20 MI

to talent & residential hub of
Center City Philadelphia

Talent

JLL

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Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet in 20 countries, as of March 31, 2025.