

Value: \$43 million

Developer: Logistics Property Co.

Tenant: DuPont

Landlord brokers: Paul Touhey and Dan Rattay of CBRE

Tenant brokers: Dan Reeder and Dan Kaczowka of CBRE

Architect: CI Design

General contractor: FCL Builders

Civil engineer: Becker Morgan Group

In August, Wilmington-based chemical giant DuPont leased the full 385,000-square-foot building at 2001 Coochs Bridge Road in Newark, Delaware, at First State Logistics Park for \$43 million. The property is part of Logistics Property Co.'s three-building industrial campus, which also includes a 294,600-square-foot building and a 408,000-square-foot building. While DuPont owns several other buildings in Newark, the First State Logistics building offered a distribution center that could also have a manufacturing component. The site's proximity to DuPont's nearby locations and private surrounding helped attract the company.



Image: Courtesy of Avison Young

YesWay Logistics signed a lease for 252,000 square feet at the Tac-Pal Logistics Center in Palmyra, New Jersey, becoming the new building's first tenant.

Industrial Lease | Second Place

Yesway's lease at Tac-Pal Logistics Center

201 S. Route 73, Palmyra, New Jersey

Size: 252,000 square feet

Value: \$24.6 million

Developer: Sansone Group and Crow Holdings Capital

Tenant: YesWay Logistics

Landlord brokers: Matthew Marshall, Jim Scott, Jack Owens of Avison Young and Chuck Fern of Cushman & Wakefield

Tenant broker: Jason Barton of Cushman & Wakefield

Last year Tac-Pal Logistics Center [landed its first tenant](#) when YesWay Logistics signed a 252,000-square-foot lease at the 702,450-square-foot building that cost \$105 million to build. Located at 201 S. Route 73 in Palmyra, New Jersey, the warehouse distribution building was developed by Sansone Group and a fund advised by Crow Holdings Capital. The Tac-Pal Logistics Center is a master planned warehouse campus with the next 704,182-square-foot building expected to be completed by the end of 2024. YesWay previously leased space in South Brunswick, New Jersey, and needed a larger building as its business grew. YesWay, which specializes in third-party logistics, warehousing, kitting and order fulfillment, moved south because its lease is now \$12.50 per square foot rather than North Jersey's typical rate of more than \$16 per square foot.
