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Mapletree scales up in N.J. with massive 950K-SF logistics development

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Global real estate giant [Mapletree Investments](#) has announced a significant expansion of its U.S. industrial footprint, acquiring a 96.8-acre site in Manalapan to develop a nearly 1-million-square-foot logistics complex.

The project at 370 Smithburg Road marks a high-conviction bet on Central New Jersey’s enduring appeal as a premier distribution hub. The “best-in-class” facility will span 952,720 square feet across two buildings, with completion targeted for the first quarter of 2028.

Located near Exit 8 of the New Jersey Turnpike, the site offers a logistical “sweet spot” for regional commerce. Its position provides:

- **Rapid Transit:** One-hour access to both New York City and Pennsylvania.
- **Global Links:** Proximity to Newark and Philadelphia International Airports.
- **Maritime Access:** Direct connectivity to the Ports of New York and New Jersey, Philadelphia, and Wilmington.

“Central New Jersey continues to be an important logistics market,” said Chiagorom Osu, Head of U.S. Logistics Development at Mapletree. “This project builds on Mapletree’s growing development presence in the state as we continue to invest in high-conviction opportunities across the country.”

The development is designed to meet the demands of modern e-commerce and supply chain tenants. The complex will feature two distinct footprints:

- **Building A:** 652,500 square feet
- **Building B:** 300,220 square feet

Both structures will boast 40-foot clear heights, a critical specification for high-density racking. The site will also include 172 dock doors, 141 trailer parking spaces, and 366 car spaces. In a nod to shifting industry standards, Mapletree is targeting LEED Silver certification, integrating EV charging infrastructure and smart metering technology throughout the site.

The Manalapan acquisition is part of a broader “reinvestment” strategy following recent industrial divestments by the group.

“We’re proud to reinvest in strategic development opportunities... that expand our national pipeline and reinforce our commitment to the U.S. logistics sector,” said Richard Prokup, CEO of Mapletree U.S.

This announcement follows a flurry of activity for Mapletree, which has broken ground on similar projects in Tobyhanna, Pennsylvania; Chicago, Illinois; and Westampton, New Jersey, over the past year.

As of March 2025, the U.S. market accounts for roughly 25% of Mapletree's \$60.1 billion global portfolio. With over 66 million square feet already under management in the U.S., the Manalapan project signals that Mapletree is far from finished with its Garden State expansion.



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