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PUBLICATIONS



TRANSACTIONS - SEPTEMBER 4, 2025

Mapletree acquires 38-acre site to develop 420,262-square-foot logistics facility in Pennsylvania

BY RELEASED

Mapletree Investments has acquired a 37.64-acre site at 1180 Corporate Center Drive East in Tobyhanna, Pa., located adjacent to its existing 1.3 million-square-foot industrial asset at 2086 Corporate Center Drive West. The group plans to develop a 420,262-square-foot, state-of-the-art logistics facility on the site. Completion is expected in fall 2026.

“We are executing a disciplined growth strategy for our U.S. logistics portfolio through targeted development. Our current pipeline reflects a broader commitment to creating long-term value by delivering premium, re-built facilities in key markets that meet the evolving needs of a diverse range of space users,” said Richard [redacted], CEO, U.S., at Mapletree.

Chiagorom Osu, head of U.S. logistics development at Mapletree, added, “This latest acquisition in Tobyhanna adds to our growing pipeline and reflects our strategy to expand in markets where we already have a presence

and see potential for long term growth. The facility will target LEED Silver certification and feature 40-foot clear heights, 64 dock doors, 64 trailer stalls and 189 parking spaces.”

Strategically located near Exit 3 of Interstate 380, with direct access to Interstate 80 and strong connectivity to the greater New York metro area, the site offers a convenient gateway to regional and national distribution networks.

Mapletree currently owns and manages approximately 2.5 million square feet of industrial assets across Pennsylvania. These holdings contribute to the group’s broader U.S. logistics footprint, which totals more than 66 million square feet. This closing adds to a series of development milestones that Mapletree has recently achieved across the United States

The group acquired an 18.11-acre site on Vetter Road in Chicago’s Joliet submarket in May 2025, where it plans to develop a 276,000-square-foot logistics facility. Located along the I-80 and I-55 interchange, the site provides direct connectivity to the Joliet Intermodal Center – North America’s largest inland port – home to both the Union Pacific and BNSF Joliet Intermodal Terminals.

The previous month, in April 2025, Mapletree received subdivision and site plan approval to construct a 149,100-sq ft logistics facility on an 8.2-acre parcel adjacent to its existing 400,000-square-foot warehouse at 1350 Munger Road in Chicago’s North DuPage submarket. Groundbreaking is anticipated in fall 2025.

In July 2025, Mapletree broke ground for a 250,000-square-foot industrial facility in Westampton Township, N.J. Situated on a 22.5-acre site along Burlington-Mount Holly Road, the planned facility is located near major transportation arteries, including the New Jersey Turnpike, airports and seaports, making it well-positioned to serve as a distribution center and last-mile delivery hub.

Also under way is the 53,995-square-foot expansion of Mapletree’s facility at 350 Gills Drive, located 10 miles south of downtown Orlando. Once completed in late 2025, the site will total 204,540 square feet of high-quality logistics space.

Since entering the U.S. real estate market in 2014, Mapletree has built a diverse portfolio spanning logistics, data center, office, student housing and multifamily properties. As of March 31, 2025, the United States accounted for approximately 25 percent of the group’s total assets under management, valued at approximately \$60.1 billion.

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