FOR IMMEDIATE RELEASE – Endurance Real Estate Group and Long Wharf Capital Acquire 110,833-Square-Foot Industrial Portfolio in Bensalem, Pennsylvania

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RADNOR, Pa., July 14, 2026 — Affiliates of Endurance Real Estate Group, LLC ("Endurance") and Long Wharf Capital LLC ("Long Wharf") have acquired a 110,833-square-foot, two-building industrial portfolio located at 3350 Progress Drive and 3366 Marshall Lane in Bensalem, Pennsylvania. The acquisition marks the second joint venture between Endurance and Long Wharf and expands Endurance's Lower Bucks County industrial portfolio to more than 585,000 square feet across 10 buildings.

The portfolio was marketed by Pat Gilmore and Mike Borski of The Flynn Company on behalf of the seller. Acquisition financing was arranged by David Turley and David Poncia of Cronheim Mortgage through Fifth Third Bank.

"This acquisition reflects our continued conviction of well-located light industrial assets within supply-constrained infill markets," said Benjamin Cohen, President of Endurance. "The portfolio combines highly functional industrial space, immediate leasing opportunities, and the opportunity to create value through active leasing and targeted capital improvements. We're excited to partner with Long Wharf again and execute our business plan."

Both properties currently offer space for lease, combining food-grade/GMP manufacturing capabilities with traditional light industrial space to accommodate a broad range of industrial users.

At 3366 Marshall Lane, the highly functional 69,945-square-foot industrial facility is divisible into two units. Unit 1 (±56,993 SF) features food-grade and GMP capabilities, a fully conditioned warehouse, 21-foot clear heights, five loading docks, and one drive-in door. Unit 2 (±12,952 SF) offers 29-foot clear heights, two loading docks, and approximately 960 square feet of office space.

At 3350 Progress Drive, the 40,888-square-foot industrial building is available for lease and features 3,212 square feet of office space, 18-foot, 6-inch clear heights, 40-foot by 40-foot column spacing, and four loading docks.

Both properties will undergo a targeted capital improvement program, including exterior painting, parking lot improvements, enhanced landscaping, and a full roof replacement at 3350 Progress Drive.

Jim Scott and Jack Owens of Avison Young have been appointed as the exclusive leasing agents for the portfolio.

The portfolio is strategically located within Bensalem's established industrial corridor, less than one-half mile from Interstate 95 (Exit 37 – Street Road) and approximately 3.5 miles from the Pennsylvania Turnpike (I-276), providing outstanding connectivity throughout Greater Philadelphia, Southern New Jersey, and the broader Mid-Atlantic. The location also offers convenient access to the New Jersey Turnpike, New York City, and Washington, D.C., while drawing from a labor force of more than 178,000 people within a 15-minute drive and nearly 1.5 million within 30 minutes.

3350 Progress Drive – Leasing Brochure

3366 Marshall Lane – Leasing Brochure

About Endurance Real Estate Group

Endurance Real Estate Group, LLC (www.endurance-re.com), formed in 2002, is a Radnor, Pennsylvania-based real estate owner/developer focused on income and value add industrial opportunities located in the Mid-Atlantic region. Since its formation, Endurance has acquired and developed approximately $1.8 billion of assets totaling 21 million square feet. Endurance currently owns and operates a 50 building portfolio totaling over 6.2 million square feet, and is currently entitling or developing over 1.4 million square feet of distribution buildings across several projects, varying in sizes from 185,000 square feet up to 777,700 square feet.

About Long Wharf Capital

Long Wharf Capital LLC is a Boston-based private equity real estate manager focused exclusively on value-added investments in the U.S. Formed in 2011, the firm invests on behalf of institutional clients including pension funds, endowments, foundations, and family offices. Long Wharf's investment approach utilizes multiple value creation strategies to target opportunities across property sectors and U.S. markets. Since Long Wharf's first fund in 2012, the team has invested over $1.3 billion of equity in more than 75 investments across the U.S. with an aggregated gross cost of $4.0 billion. For further information, visit: www.longwharf.com.