

3 BUILDING INDUSTRIAL PARK

BUILDING A:
1,138,050 SF

BUILDING B:
636,120 SF

BUILDING C:
154,440 SF

DELIVERING
Q2 2025

I-76

TRADE CENTER



*Immediate Access
to the PA Turnpike*



*±30 Miles to Center
City Philadelphia*



*Centrally Located between
New York & Washington, D.C.*

1130 POTTSTOWN PIKE, EXTON PA 19341

A Development By



PORTMAN INDUSTRIAL



**CUSHMAN &
WAKEFIELD**

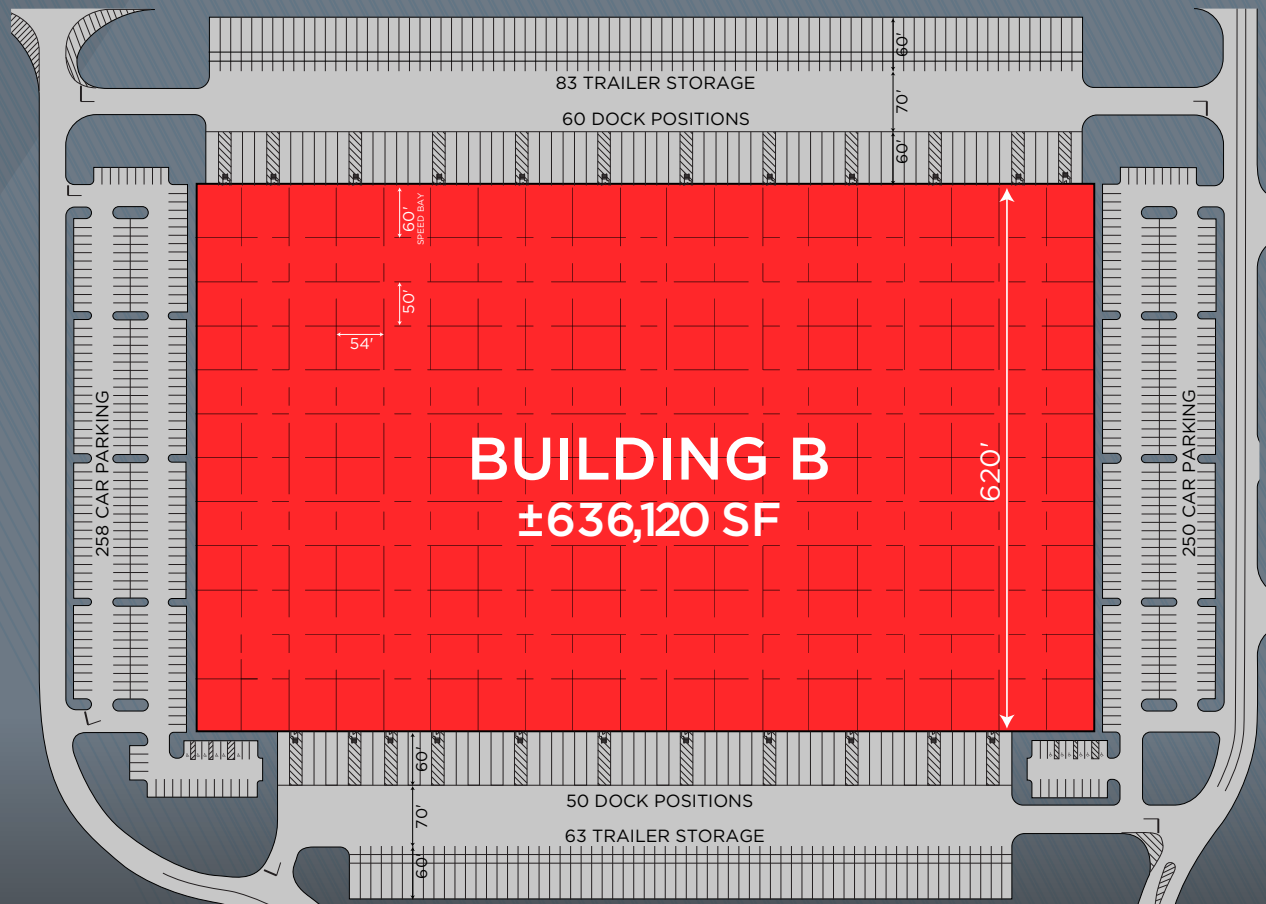


SITE

PLAN



	BUILDING A	BUILDING B	BUILDING C
AVAILABLE SF	1,138,050 SF	636,120 SF	154,440 SF
OFFICE SF	TO-SUIT	TO-SUIT	TO-SUIT
CLEAR HEIGHT	40'	40'	32'
COLUMN SPACING	56' X 50' (60' AT SPEED BAY)	56' X 50' (60' AT SPEED BAY)	56' X 50' (60' AT SPEED BAY)
DOCK DOORS	202	108	30
DRIVE-IN DOORS	4	4	2
TRAILER PARKING	418	146	38
AUTO PARKING	568	508	111
EV CHARGING STATIONS	57	10	TO-SUIT



BUILDING B SPECS

DELIVERING
Q2 2025

AVAILABLE SF 636,120 SF

OFFICE SF TO-SUIT

DIMENSIONS 1026' X 620'

CLEAR HEIGHT 40'

COLUMN SPACING 54' X 50' (60' at speed bay)

TOWNSHIP UWCHLAN

DOCK DOORS 108 LOADING DOCKS

DRIVE-IN DOORS 4 DOORS

TRAILER PARKING 146 TRAILER STALLS

CAR PARKING 508 AUTO PARKS

EV CHARGING STATIONS 10 STATIONS

UTILITIES PUBLIC WATER, SEWER, GAS, ELECTRIC & FIBER

LIGHTING LED (30 FC)

SPRINKLERS ESFR

POWER 6,000 AMPS

ZONING PLANNED INDUSTRIAL COMMERCIAL

REGIONAL MAP

I-76
TRADE CENTER

PENNA
TURN
PIKE

35 MILES

EXTON

MALVERN

WEST CHESTER

202

PHOENIXVILLE

KING OF PRUSSIA

30

476

276

FORT WASHINGTON

LANSDALE

HORSHAM

76



PHILADELPHIA

MEDIA

1

ASTON

PhilaPort
THE PORT OF PHILADELPHIA

PHL
PHILADELPHIA
INTERNATIONAL AIRPORT

45 MINUTE DEMOGRAPHICS



1,447,468

TOTAL LABOR FORCE



17.8%

BLUE COLLAR EMPLOYMENT
CONCENTRATION OF LABOR FORCE



257,748

BLUE COLLAR POPULATION



112,828

UNEMPLOYMENT PEOPLE

EXTON HAS CAPACITY TO ADD AROUND 20,000 NEW WAREHOUSE EMPLOYEES
BEFORE SATURATION STARTS ADDING WAGE PRESSURE.

LOCAL MAP

I-76
TRADE CENTER

KING OF PRUSSIA
(18 MILES)

PENNA
TURN
PIKE

100

202

30

MALVERN

EXTON

100

202

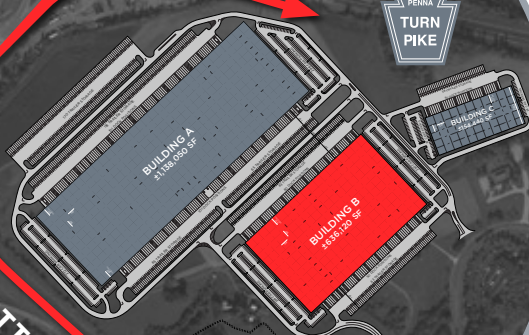
CHESTER COUNTY ECONOMIC DRIVERS

- Regional hub located centrally between four major cities
- Strong mixture of blue & white-collar workforce, supplemented by highly accredited education networks in immediate vicinity
- Immediate access to Pennsylvania Turnpike, stretching 360 miles across the state of Pennsylvania
- Notable presence of international businesses who have chosen Chester County as their headquarters

WEST CHESTER
(10 MILES)

PENNA
TURN
PIKE

POTTSTOWN PIKE

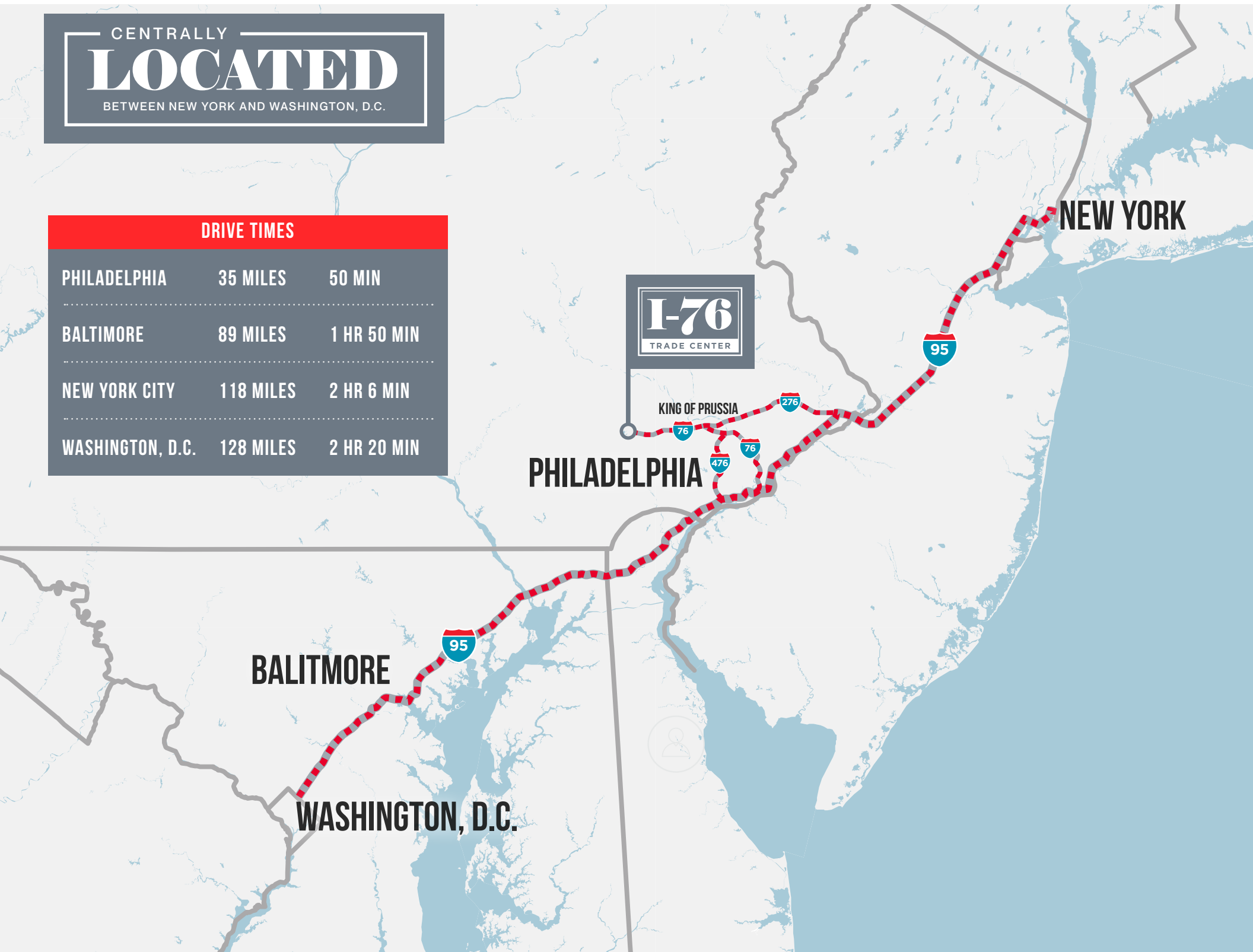


CENTRALLY
LOCATED

BETWEEN NEW YORK AND WASHINGTON, D.C.

DRIVE TIMES

PHILADELPHIA	35 MILES	50 MIN
BALTIMORE	89 MILES	1 HR 50 MIN
NEW YORK CITY	118 MILES	2 HR 6 MIN
WASHINGTON, D.C.	128 MILES	2 HR 20 MIN



NEW YORK

I-76
TRADE CENTER

KING OF PRUSSIA

PHILADELPHIA

BALITMORE

WASHINGTON, D.C.



Portman Industrial is a division of Portman Holdings focused on the development of logistics real estate while providing solutions for our clients, value creation for our investors and partnering with our neighbors and the communities in which we invest.

Today, Portman Industrial leverages the Portman development platform; further diversifying Portman's portfolio of over \$1B in owned assets and its pipeline of properties currently under development in over 12 key markets across the U.S.

We focus on development for modern logistics.

Portman Industrial's primary focus is the development of modern logistics facilities in core markets serving the U.S. supply chain. The company will control well-located sites and develop speculative, build-to-suit, and COLD logistics facilities serving the following markets:

- **Regional, multi-market logistics facilities** in key transportation corridors serving major population centers
- **Port-centric developments** with a focus on gateway markets and strategic inland intermodals in key freight lanes serving the U.S. supply chain
- **E-Commerce centers** including regional, metro and last-mile facilities critical to the commerce ecosystem of our clients
- **Portman COLD temperature-controlled facilities** for national food and beverage clients; including public warehouses and built-to-suit facilities

I-76

TRADE CENTER



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