

3 BUILDING INDUSTRIAL PARK

BUILDING A:
1,138,050 SF

BUILDING B:
636,120 SF

BUILDING C:
154,440 SF

DELIVERING
Q2 2025



**Immediate Access
to the PA Turnpike**



**±30 Miles to Center
City Philadelphia**



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

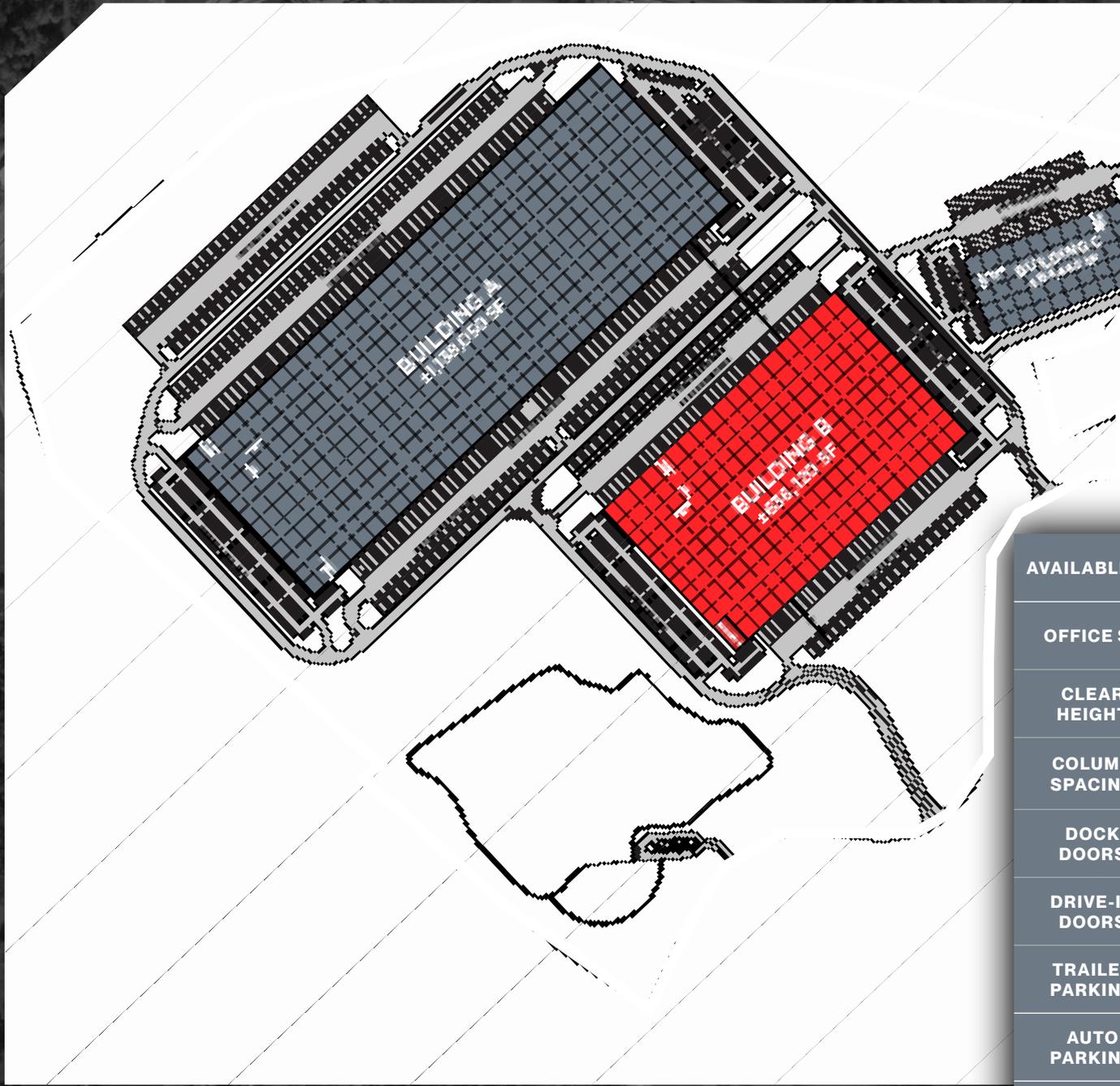
1130 POTTSTOWN PIKE, EXTON PA 19341

A Development By

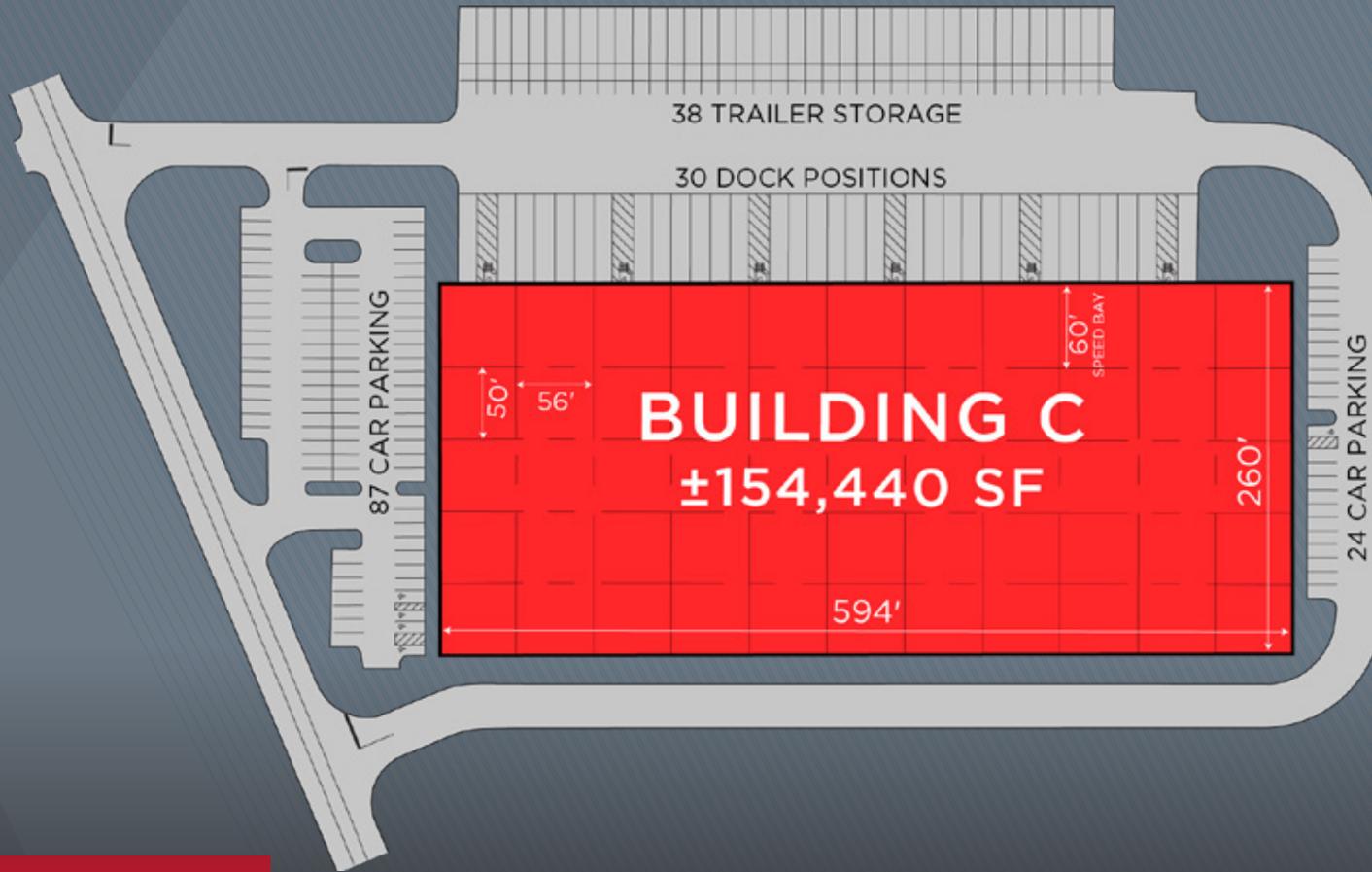




SITE PLAN



	BUILDING A	BUILDING B	BUILDING C
AVAILABLE SF	1,138,050 SF	636,120 SF	154,440 SF
OFFICE SF	TO-SUIT	3,400 SF	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	110	30
DRIVE-IN DOORS	4	4	2
TRAILER PARKING	418	146	38
AUTO PARKING	568	508	111
EV CHARGING STATIONS	57	51	TO-SUIT



BUILDING C

SPECS

DELIVERING
Q2 2025

AVAILABLE SF	154,440 SF	DOCK DOORS	30 LOADING DOCKS	UTILITIES	PUBLIC WATER, SEWER, GAS ELECTRIC & FIBER
OFFICE SF	TO-SUIT	DRIVE-IN DOORS	2 DOORS	LIGHTING	LED (30 FC)
DIMENSIONS	594' X 260'	TRAILER PARKING	38 TRAILER STALLS	SPRINKLERS	ESFR
CLEAR HEIGHT	32'	CAR PARKING	111 AUTO PARKS	POWER	3,000 AMPS (EXPANDABLE)
COLUMN SPACING	56' X 50' (60' AT SPEED BAY)	EV CHARGING STATIONS	TO-SUIT	ZONING	PLANNED INDUSTRIAL COMMERCIAL
TOWNSHIP	UWCHLAN				

REGIONAL MAP

I-76
TRADE CENTER

PENNA
TURN
PIKE

35 MILES

EXTON

MALVERN

WEST CHESTER

202

30

476

76

MEDIA

1

ASTON

PHILADELPHIA



PhilaPort
THE PORT OF PHILADELPHIA

PHL
PHILADELPHIA
INTERNATIONAL AIRPORT

LANSDALE

476

HORSHAM

FORT WASHINGTON

276

PHOENIXVILLE

KING OF PRUSSIA

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

KING OF PRUSSIA
(18 MILES)

I-76
TRADE CENTER

PENNA
TURN
PIKE

100

202

30

MALVERN

EXTON

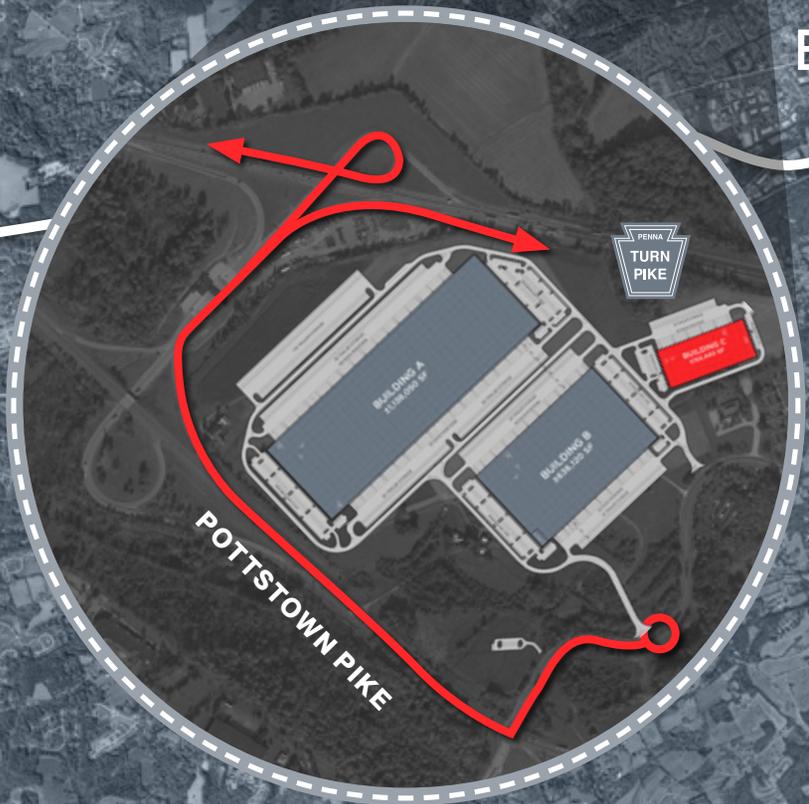
100

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

202

WEST CHESTER
(10 MILES)



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

PHILADELPHIA

I-76
TRADE CENTER

KING OF PRUSSIA

NEW YORK

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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