

# INNER LOOP LOGISTICS PARK ← AT READING →

 BUILDING 2  
319,920 SF

 BUILDING 1  
1,031,444 SF

KRICK LANE



180 & 181 KRICK LANE  
SOUTH HEIDELBERG TOWNSHIP, 19608

**TWO WAREHOUSES TOTALING 1,351,364 SF AVAILABLE**

**LERTA- APPROVED. TAX SAVINGS BUILT IN | 10 YEARS OF SAVINGS**

# KEY PROJECT BENEFITS



CENTERED ON THE INNER LOOP  
CONNECTING I83, I76, & I78/81 FOR  
FAST ROUTING



#1 SCORING  
LABOR MARKET!



REDUCED CONGESTION VS.  
LEHIGH VALLEY, IMPROVING  
TRANSIT RELIABILITY.



STRONG PROXIMITY TO UPS,  
FEDEX & USPS HUBS FOR LATER  
PARCEL CUTOFFS.



EFFICIENT DRAYAGE TO PORT  
NEWARK-ELIZABETH WITH  
PREDICTABLE TURN TIMES.

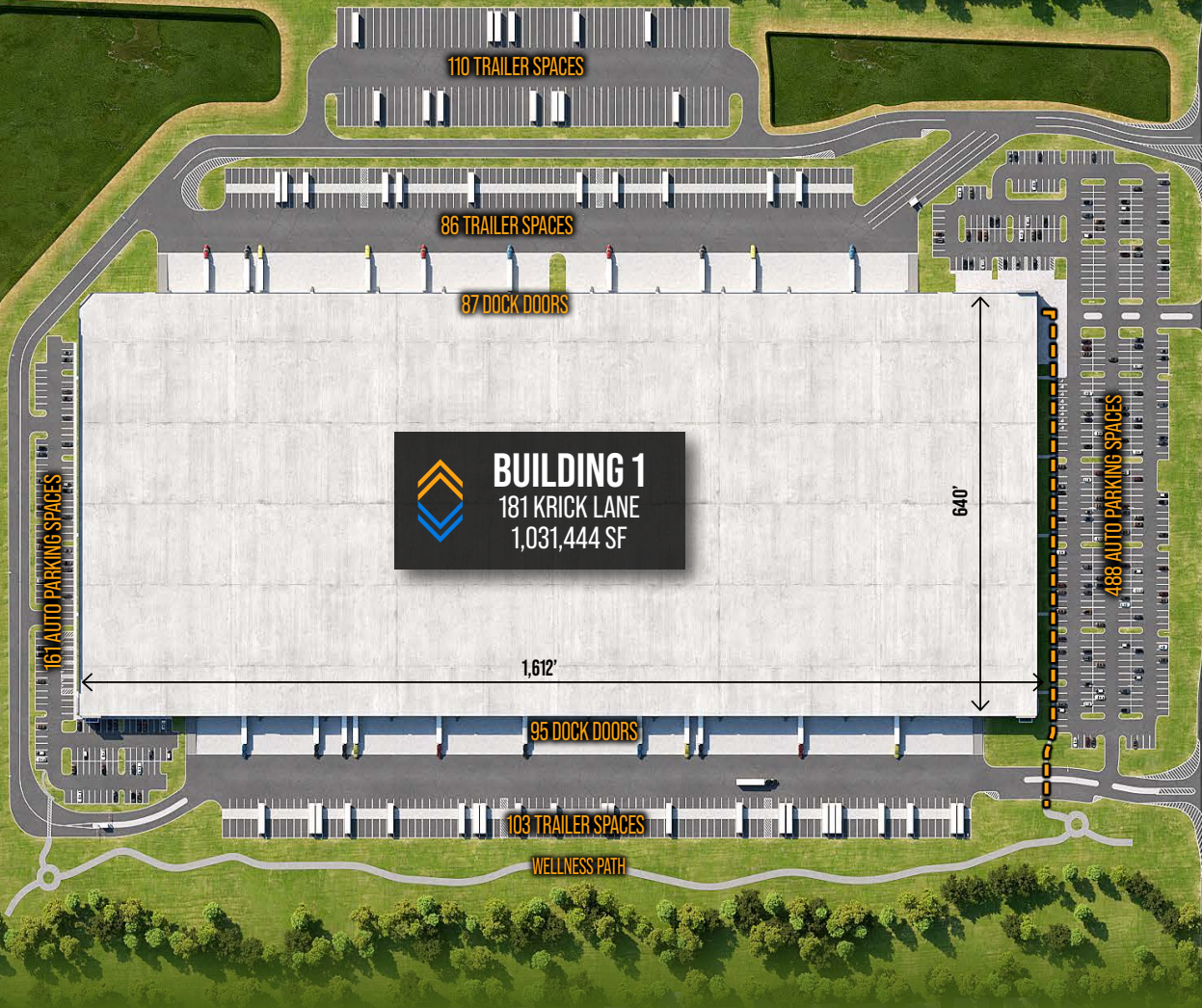


DIRECT ACCESS TO MAJOR  
FREIGHT CORRIDORS SERVING  
THE NORTHEAST & MID-ATLANTIC.

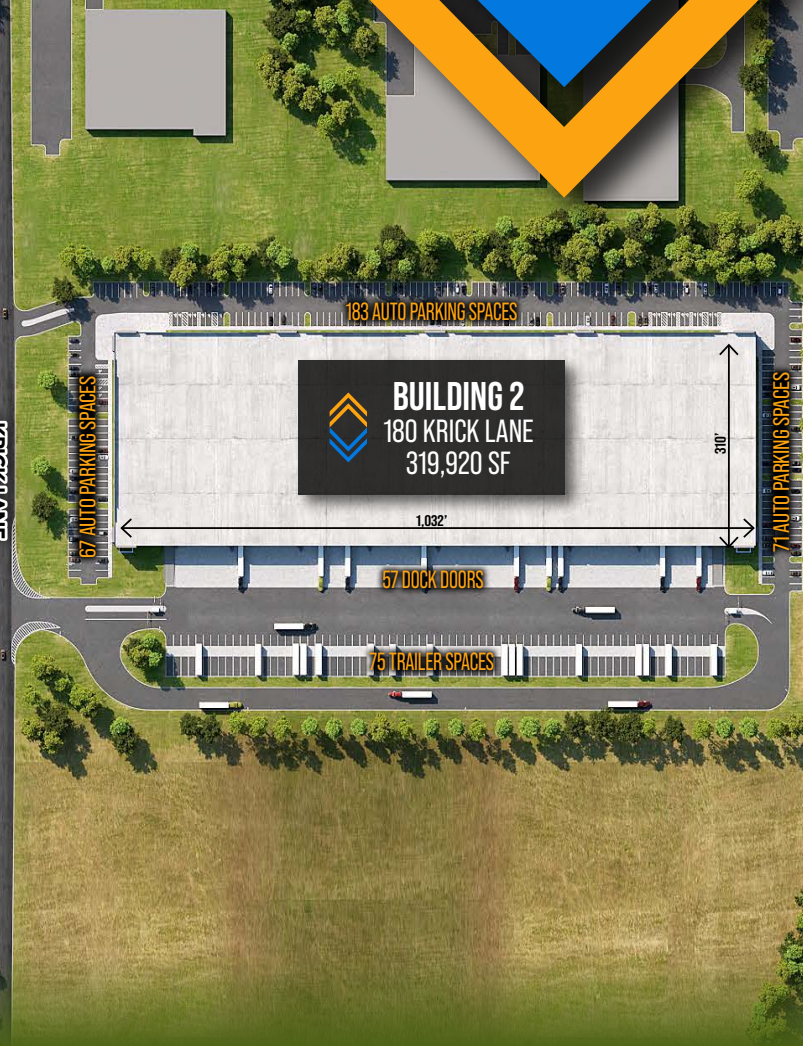


LOWER OPERATING  
COSTS VS. NJ AND CORE  
LEHIGH VALLEY MARKETS.

# PROPERTY SPECIFICATIONS



**BUILDING 1**  
181 KRICK LANE  
1,031,444 SF

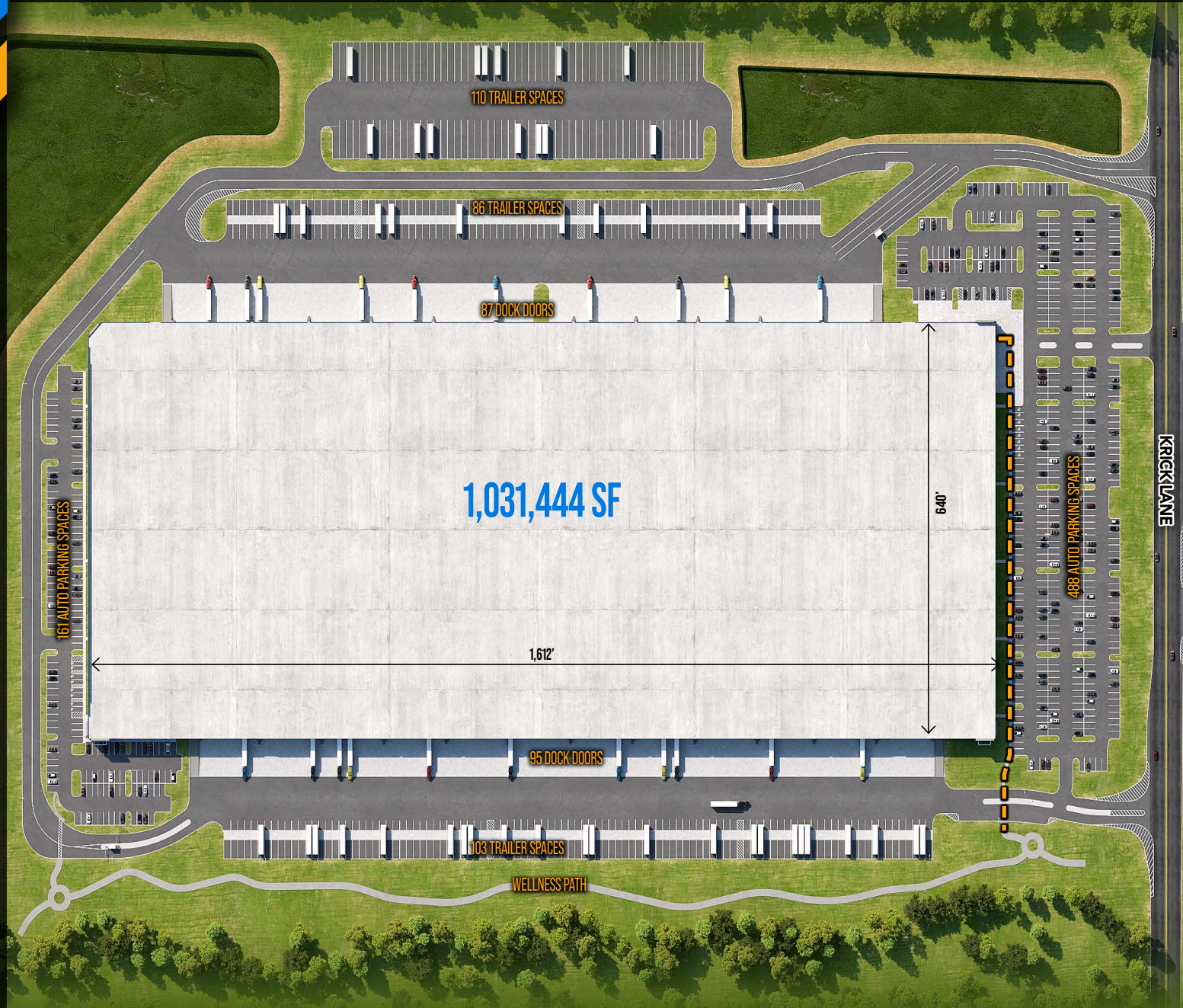


**BUILDING 2**  
180 KRICK LANE  
319,920 SF

# BUILDING 1 181 KRICK LANE SPECIFICATIONS



A STATE-OF-THE-ART FACILITY ENGINEERED FOR MODERN DISTRIBUTION,  
HIGH-EFFICIENCY OPERATIONS, AND FUTURE-READY PERFORMANCE.



**1,031,444 SF**  
AVAILABLE SPACE

**50' X 56'**  
COLUMN SPACING

**40'**  
CEILING HEIGHT

**70'**  
SPEED BAY

**4**  
DRIVE-IN DOORS

**182**  
LOADING DOCKS

**303**  
TRAILER PARKING

**649**  
AUTO PARKING

**LED**  
LIGHTING

**80.1**  
ACRES

**WELLNESS PATH**  
FOR EMPLOYEES

**SOLAR**  
READY

# BUILDING 2

## 180 KRICK LANE

### SPECIFICATIONS

**319,920 SF**  
AVAILABLE SPACE

**50' X 54'**  
COLUMN SPACING

**36'**  
CEILING HEIGHT

**60 FT**  
SPEED BAY

**2**  
DRIVE-IN DOORS

**265**  
AUTO PARKING  
*(Expandable to 320)*

**74**  
TRAILER PARKING

**24.27**  
ACRES

**LED**  
LIGHTING

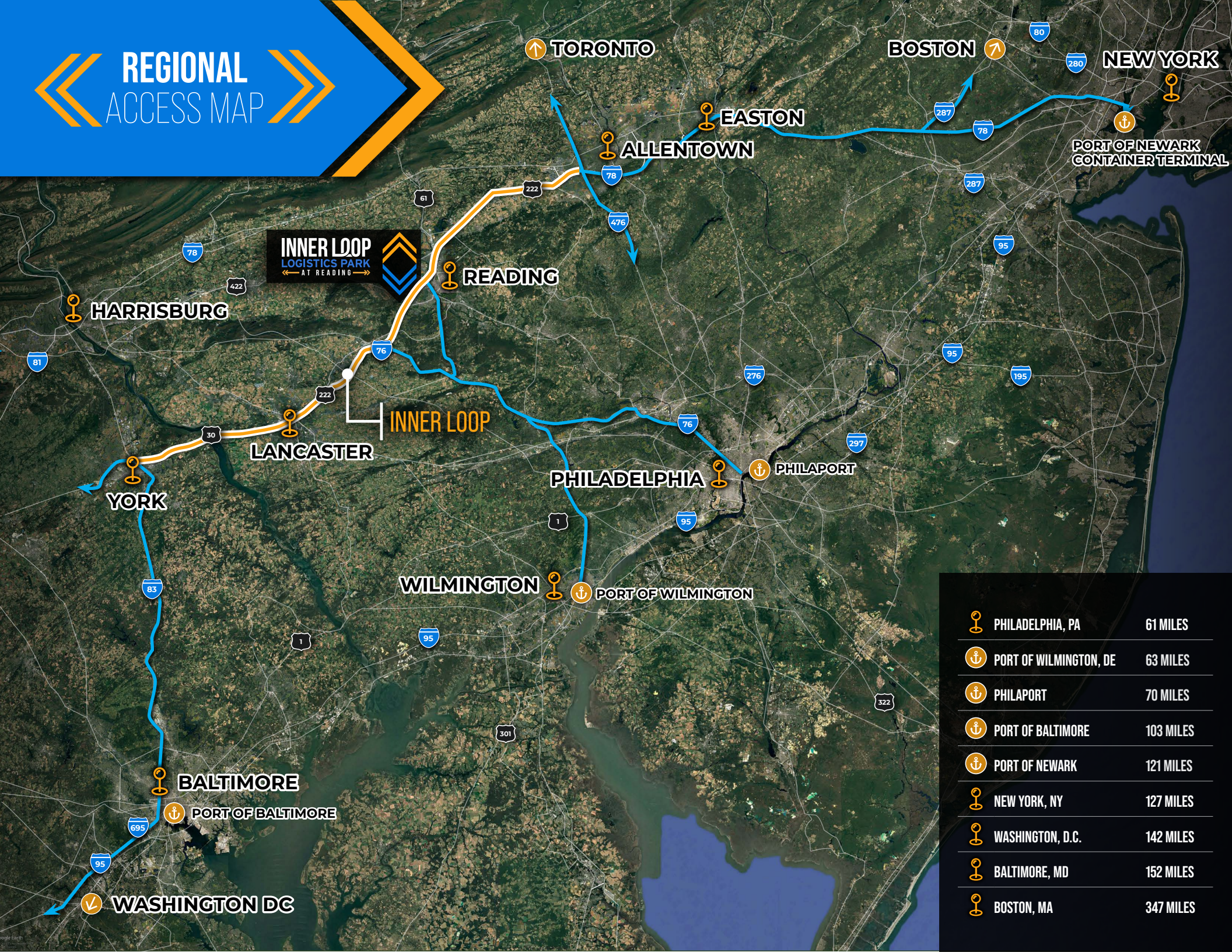
**ESFR**  
SPRINKLER SYSTEM

**57**  
LOADING DOCKS

**SOLAR**  
READY



# REGIONAL ACCESS MAP



**INNER LOOP**  
LOGISTICS PARK  
AT READING

	PHILADELPHIA, PA	61 MILES
	PORT OF WILMINGTON, DE	63 MILES
	PHILAPORT	70 MILES
	PORT OF BALTIMORE	103 MILES
	PORT OF NEWARK	121 MILES
	NEW YORK, NY	127 MILES
	WASHINGTON, D.C.	142 MILES
	BALTIMORE, MD	152 MILES
	BOSTON, MA	347 MILES

# OCCUPIERS IN THE AREA



**Snap-on**

**TreeHouse  
FOODS**

**C&S  
Wholesale  
Grocers**

**BOLLMAN HAT COMPANY**  
— Since 1868 —

**PET FOOD  
EXPERTS**

**HENRY SCHEIN®**

**PURECYCLE**

**Campbell  
SNACKS**

**Albertsons**

**INNER LOOP  
LOGISTICS PARK  
AT READING**

**INNER LOOP**

**meyer**  
ice cream

**Summit Steel & Manufacturing Inc.**

**SOUTH ATLANTIC  
CONTRACT PACKAGING**

**amazon**

**WYOMISSING**

**SPRING TWP**

**DS  
Smith**

**CUMRU TWP**

**IRON  
MOUNTAIN**

**NOVIPAX™**

**Dormae Sleep Products**

**FedEx**

**alpek®  
polyester**

**PCA**  
PACKAGING CORPORATION OF AMERICA

**NLS**  
NATIONAL CLAY & SANDS

**PRATI**

**alpek®  
polyester**

**UNIQUE  
SNACKS**

**GK**

**PPG PAINTS**

**UNITED STATES  
POSTAL SERVICE**

**CARPENTER  
TECHNOLOGY**

**READING**

**Boscov's**

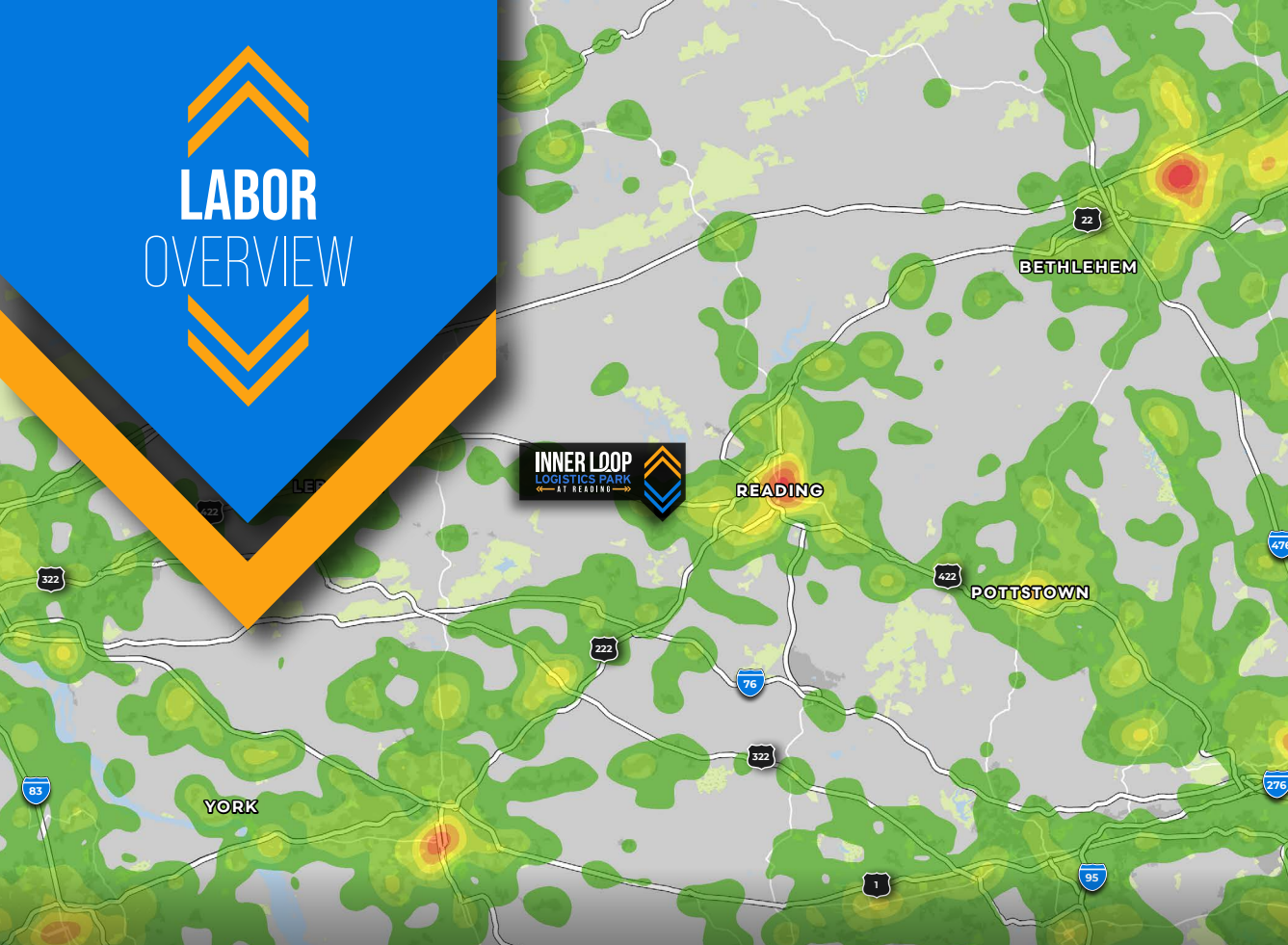
**GODIVA  
Chocolate**

**Balmer®  
Making Candy Fun™**

**Boscov's**

HOME TO MANY OF THE REGION'S LEADING OCCUPIERS, THE AREA SUPPORTS A DIVERSE MIX OF E-COMMERCE, FOOD & BEVERAGE, MANUFACTURING, AND LOGISTICS USERS DRAWN BY ITS CONNECTIVITY, LABOR DEPTH, AND OPERATIONAL EFFICIENCY.

# LABOR OVERVIEW



➤ 2-3X THE LABOR PER 1000 FT. IN COMPARISON TO COMPETING MARKETS

➤ THE REGION'S STRONGEST LABOR POOL, DRAWING FROM A LARGE BASE OF WAREHOUSE ASSOCIATES, FORKLIFT OPERATORS, AND MANUFACTURING ACROSS BERKS AND LEBANON COUNTIES.

➤ NET COMMUTER OUTFLOW: A STRONG COMMUTER OUTFLOW FUELS A DEEP, READY LABOR POOL OF TALENT SEEKING CLOSER-TO-HOME OPPORTUNITIES.

## #1 SCORING LABOR MARKET

LABOR RANKINGS	INNER LOOP LOGISTICS PARK	YORK, PA	ALLENTOWN, PA	HARRISBURG, PA	SCRANTON-WB, PA	GREENCASTLE, PA	HAZLETON, PA
TARGETED LABOR FORCE/1,000 SF OF WAREHOUSE SPACE	6.16	4.12	2.49	2.58	3.21	2.15	1.39
NET COMMUTERS	-2,250	-140	7,239	3,383	-948	1,263	315
OVERALL RANKING	1	2	3	4	5	6	7

➤ A negative Net Commuter score reflects **1)** a shortage of jobs to employ local skilled labor and **2)** labor being required to leave their community to find work further from their homes.

➤ A positive score suggests employers have saturated the local labor market and must entice labor to commute from further away to fill their job openings.



# PROPERTY HIGHLIGHTS

» EMPLOYEE FOCUSED  
PREMIER AMENITY  
ACCESS

» 1 MILE WELLNESS LOOP  
FOR EMPLOYEES

» OUTDOOR SEATING  
AND SHADE FOR  
BREAK ROOMS



**Mark Chubb**  
+1 302 275 5043  
mark.chubb@kbcadvisors.com

**Summer Coulter**  
+1 909 636 4777  
summer.coulter@kbcadvisors.com

**Michael Zerbe**  
+1 610 462 3956  
michael.zerbe@kbcadvisors.com

**W. Jason Webb**  
+1 717 329 0881  
jason.webb@kbcadvisors.com



**Matt Nunn**  
+1 215 280 9246  
matt@ethosdev.com



© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.