



STRATEGICALLY LOCATED
TWO BUILDING DEVELOPMENT AVAILABLE FOR LEASE
— TOTALING 778,336 SF —
1020 GRINGS HILL RD, READING, PA



Fully
Entitled

Core Eastern
PA Location

Abundant
Labor Pool

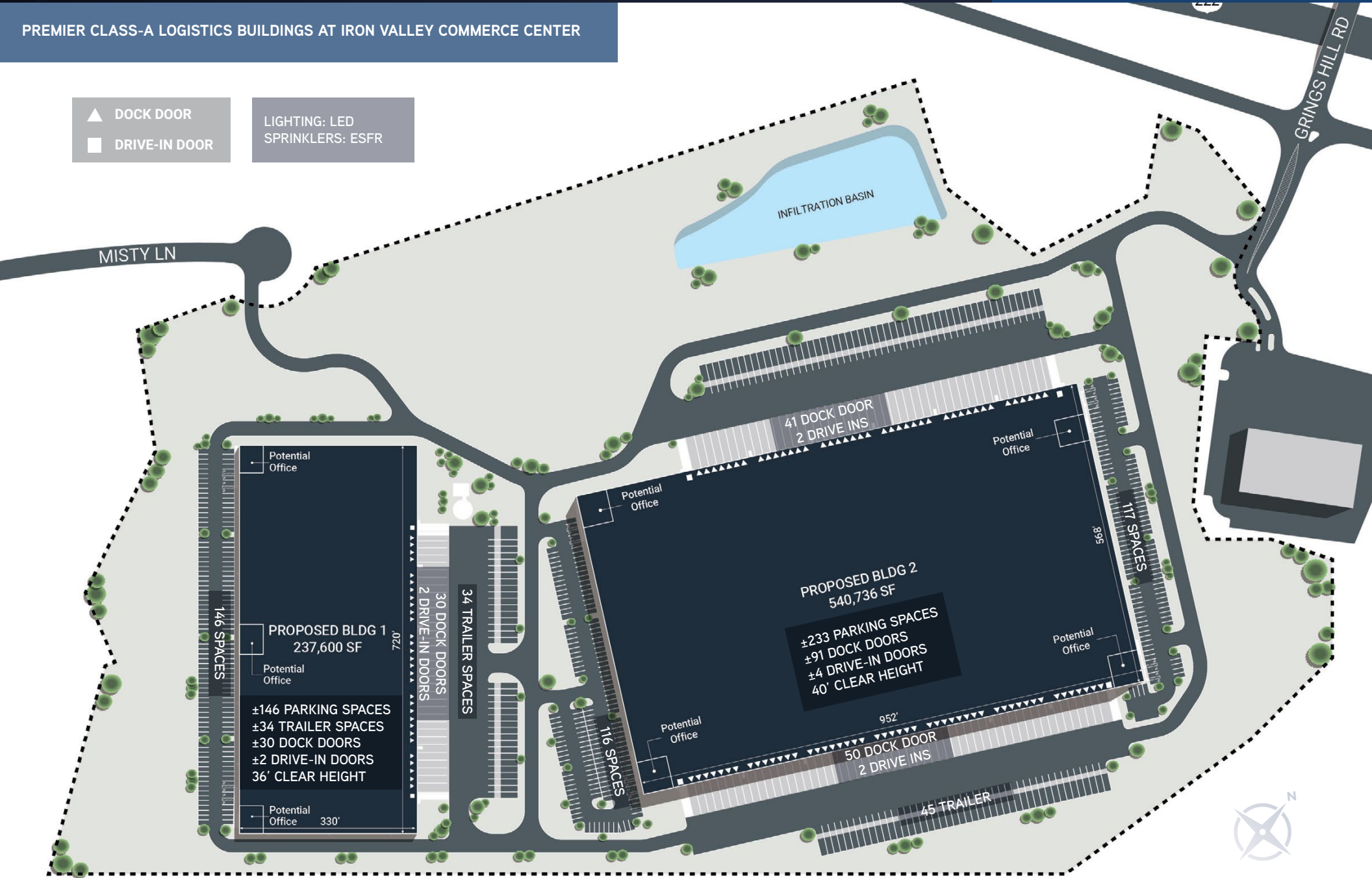
Immediate Access to an
Extensive Highway Network

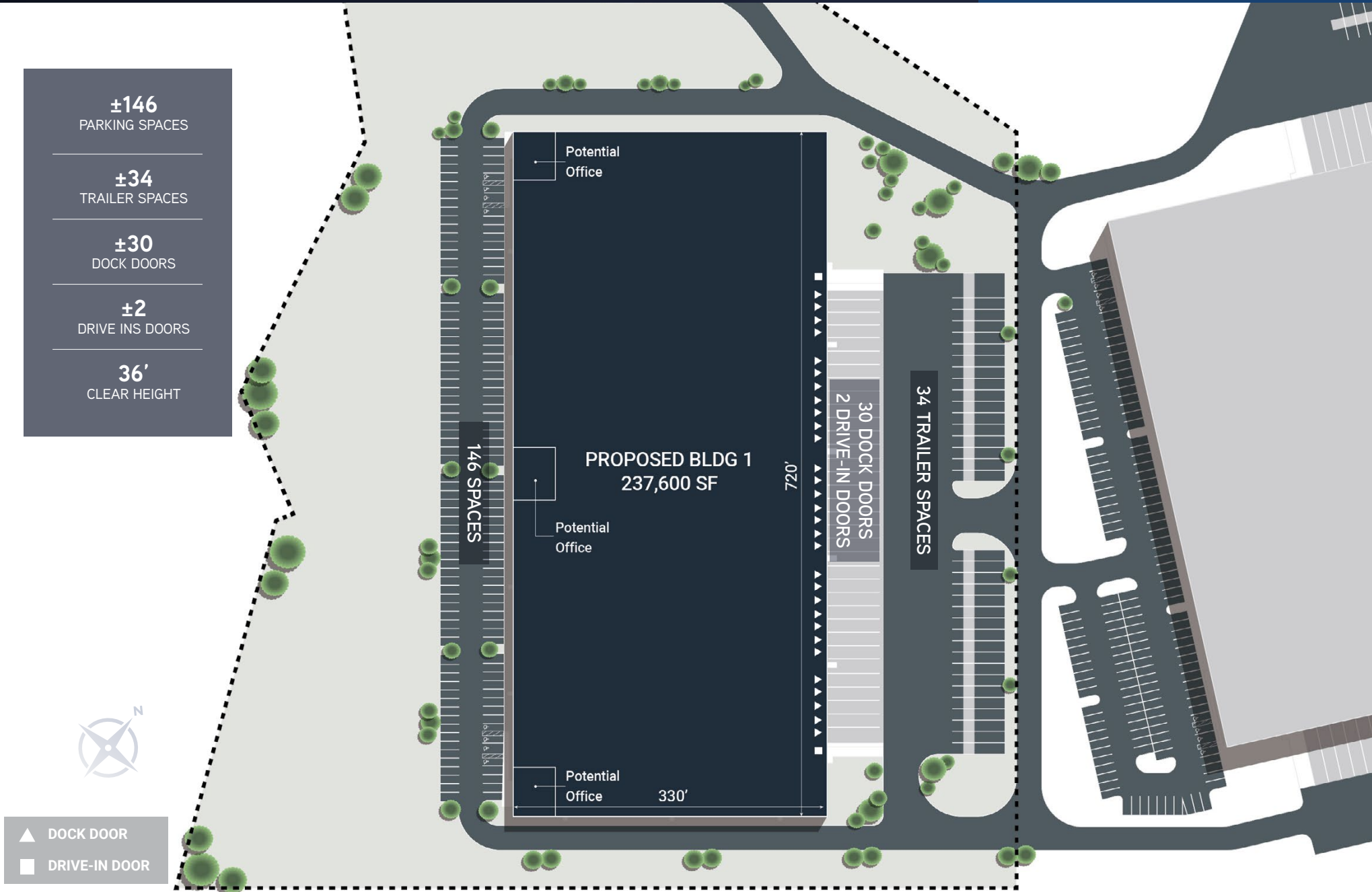


PREMIER CLASS-A LOGISTICS BUILDINGS AT IRON VALLEY COMMERCE CENTER

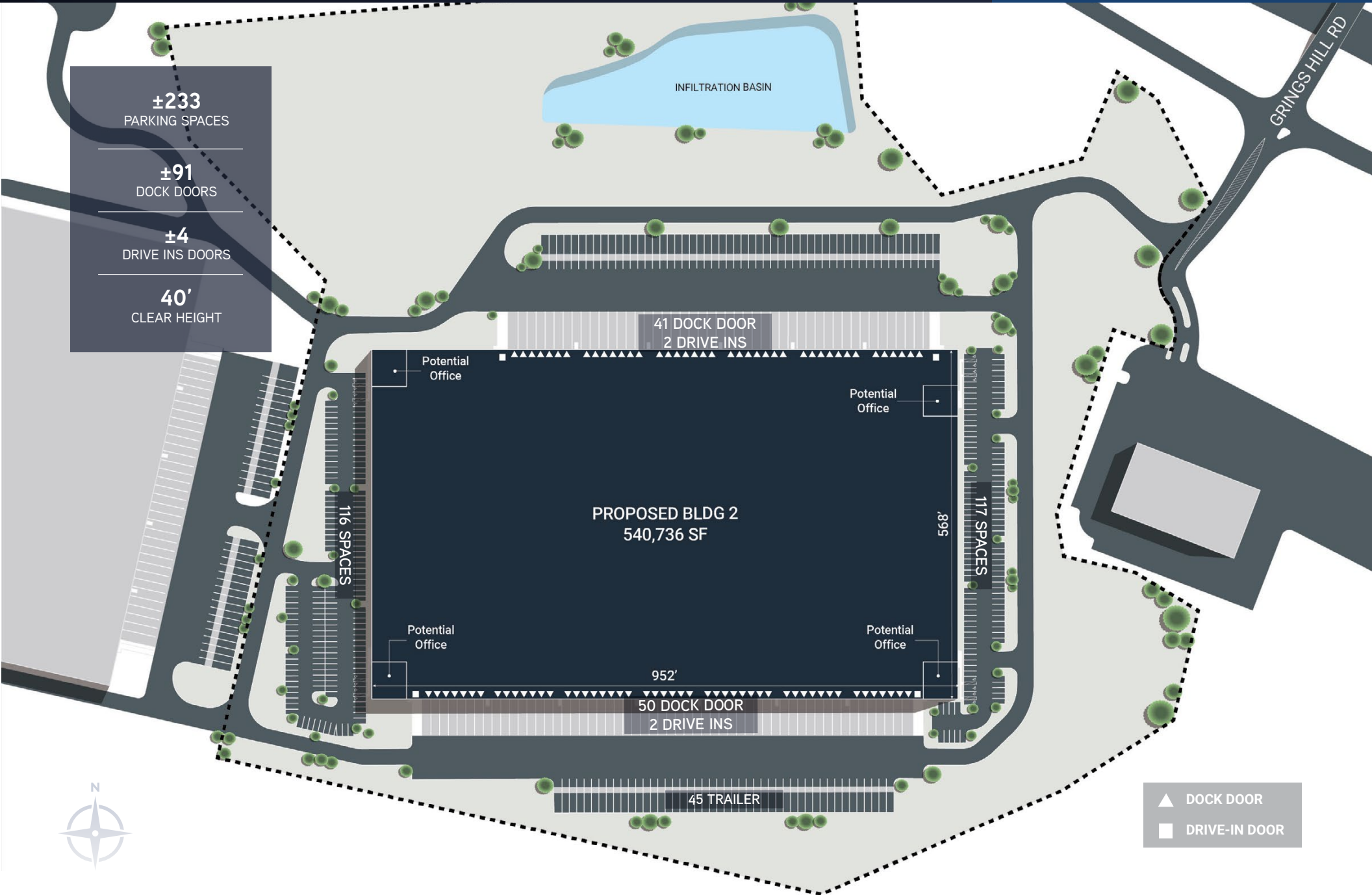
▲ DOCK DOOR
 ■ DRIVE-IN DOOR

LIGHTING: LED
 SPRINKLERS: ESFR



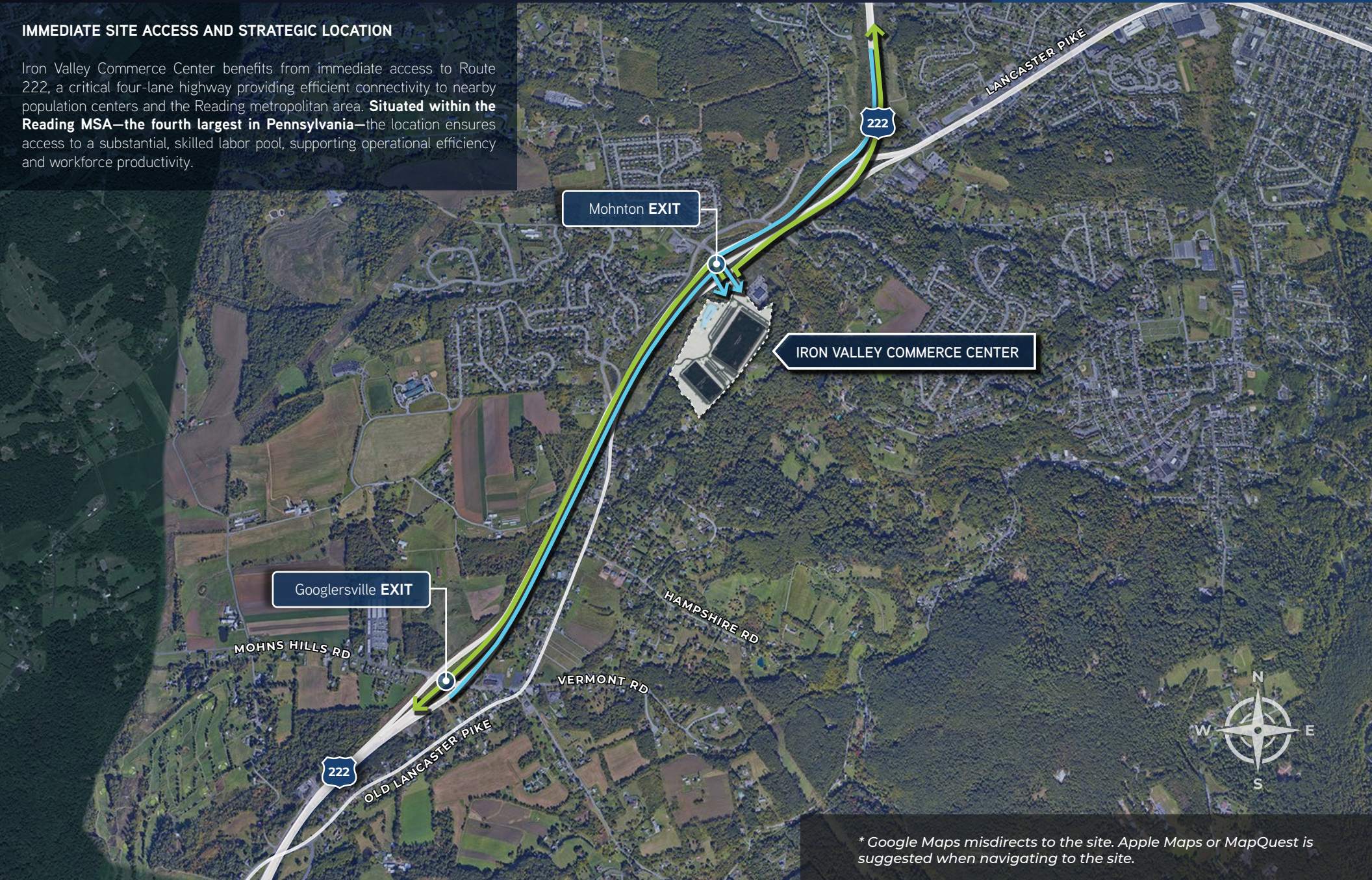


Building 2 *Concept plan*

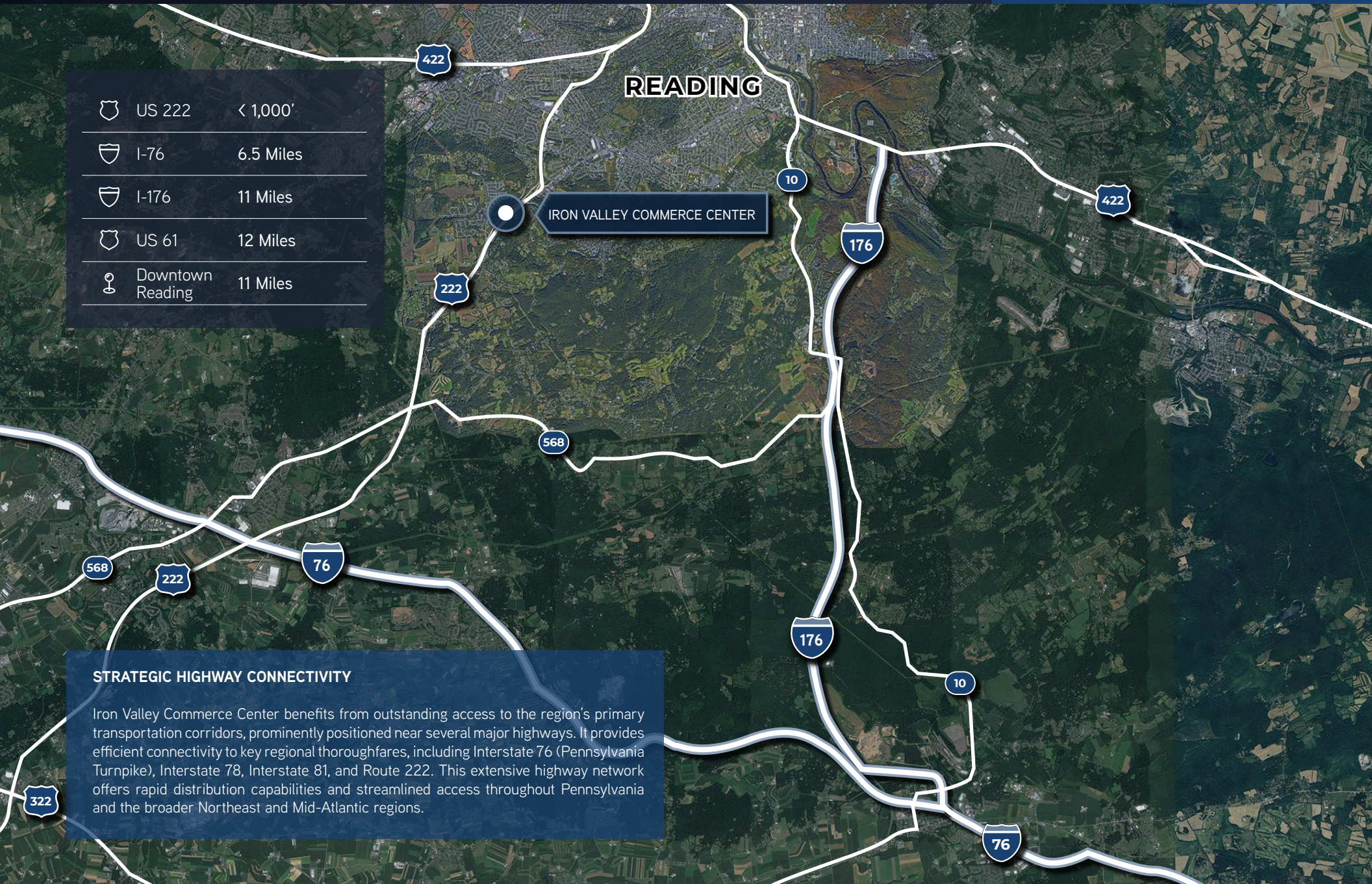


IMMEDIATE SITE ACCESS AND STRATEGIC LOCATION

Iron Valley Commerce Center benefits from immediate access to Route 222, a critical four-lane highway providing efficient connectivity to nearby population centers and the Reading metropolitan area. **Situated within the Reading MSA—the fourth largest in Pennsylvania—the location ensures access to a substantial, skilled labor pool, supporting operational efficiency and workforce productivity.**



* Google Maps misdirects to the site. Apple Maps or MapQuest is suggested when navigating to the site.



	US 222	< 1,000'
	I-76	6.5 Miles
	I-176	11 Miles
	US 61	12 Miles
	Downtown Reading	11 Miles

STRATEGIC HIGHWAY CONNECTIVITY

Iron Valley Commerce Center benefits from outstanding access to the region's primary transportation corridors, prominently positioned near several major highways. It provides efficient connectivity to key regional thoroughfares, including Interstate 76 (Pennsylvania Turnpike), Interstate 78, Interstate 81, and Route 222. This extensive highway network offers rapid distribution capabilities and streamlined access throughout Pennsylvania and the broader Northeast and Mid-Atlantic regions.





WAREHOUSE WORKERS

2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RESIDENT WORKERS	2023 NET COMMUTERS	AVERAGE HOURLY EARNINGS
8,922	9%	-590	\$19.74



FORKLIFT DRIVERS

2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RESIDENT WORKERS	2023 NET COMMUTERS	AVERAGE HOURLY EARNINGS
1,229	42%	-174	\$22.33



MANUFACTURERS & FABRICATORS

2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RESIDENT WORKERS	2023 NET COMMUTERS	AVERAGE HOURLY EARNINGS
3,417	17%	-751	\$22.20



STRONG LABOR FUNDAMENTALS

The region has experienced consistent job growth in sectors aligned with logistics and supply chain functions, ensuring a steady pipeline of qualified candidates. Additionally, there is a **notable net commuter outflow** for these occupations from the area, highlighting a **captive labor pool** of workers who currently travel outside the region for similar employment—representing a prime opportunity for employers to attract and retain talent locally.

385,372

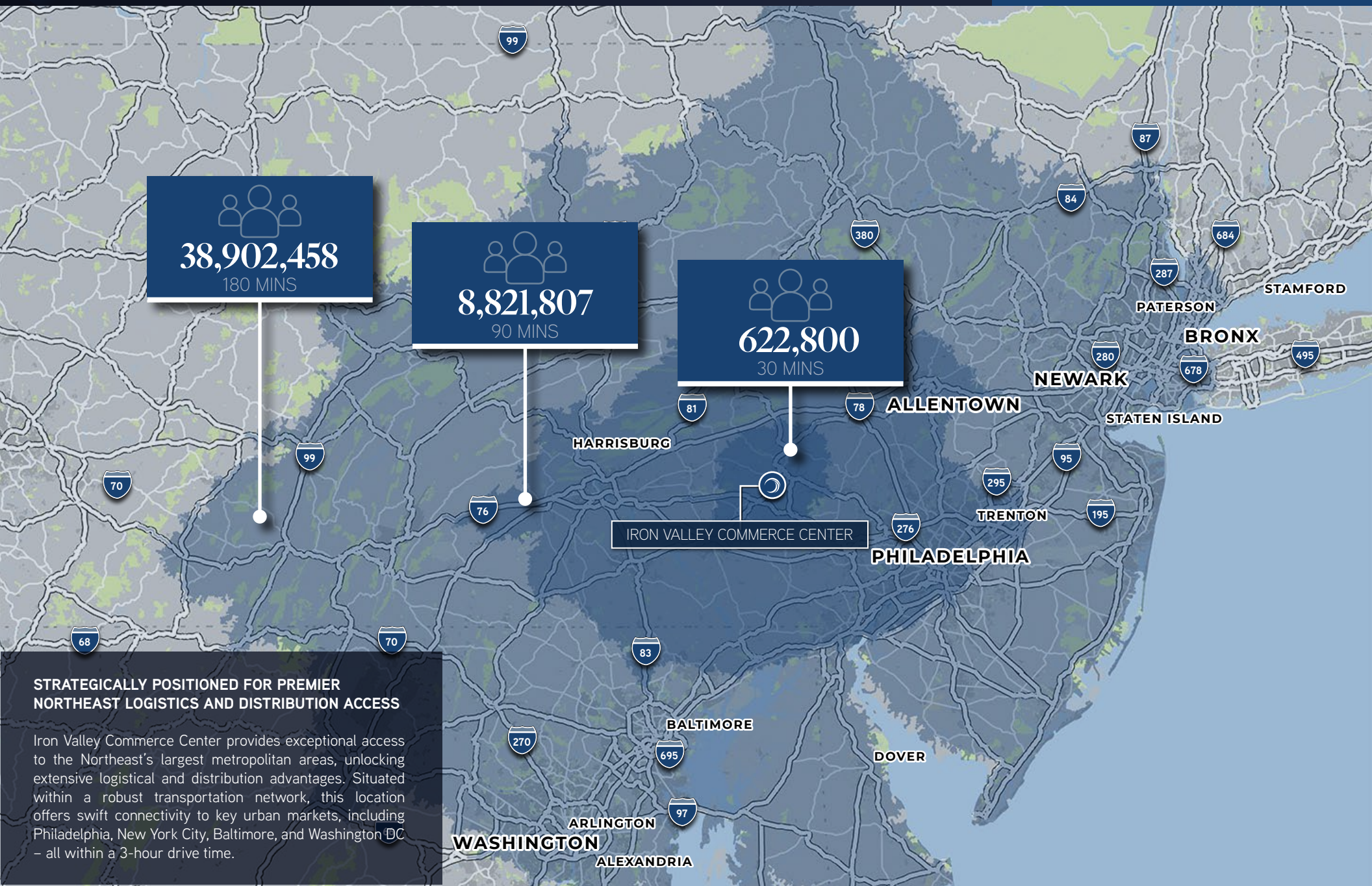
2023 TOTAL POPULATION

11.08%

2023 TRANSPORT/MATERIAL
MOVING WORKERS
[As A % of the Labor Force]

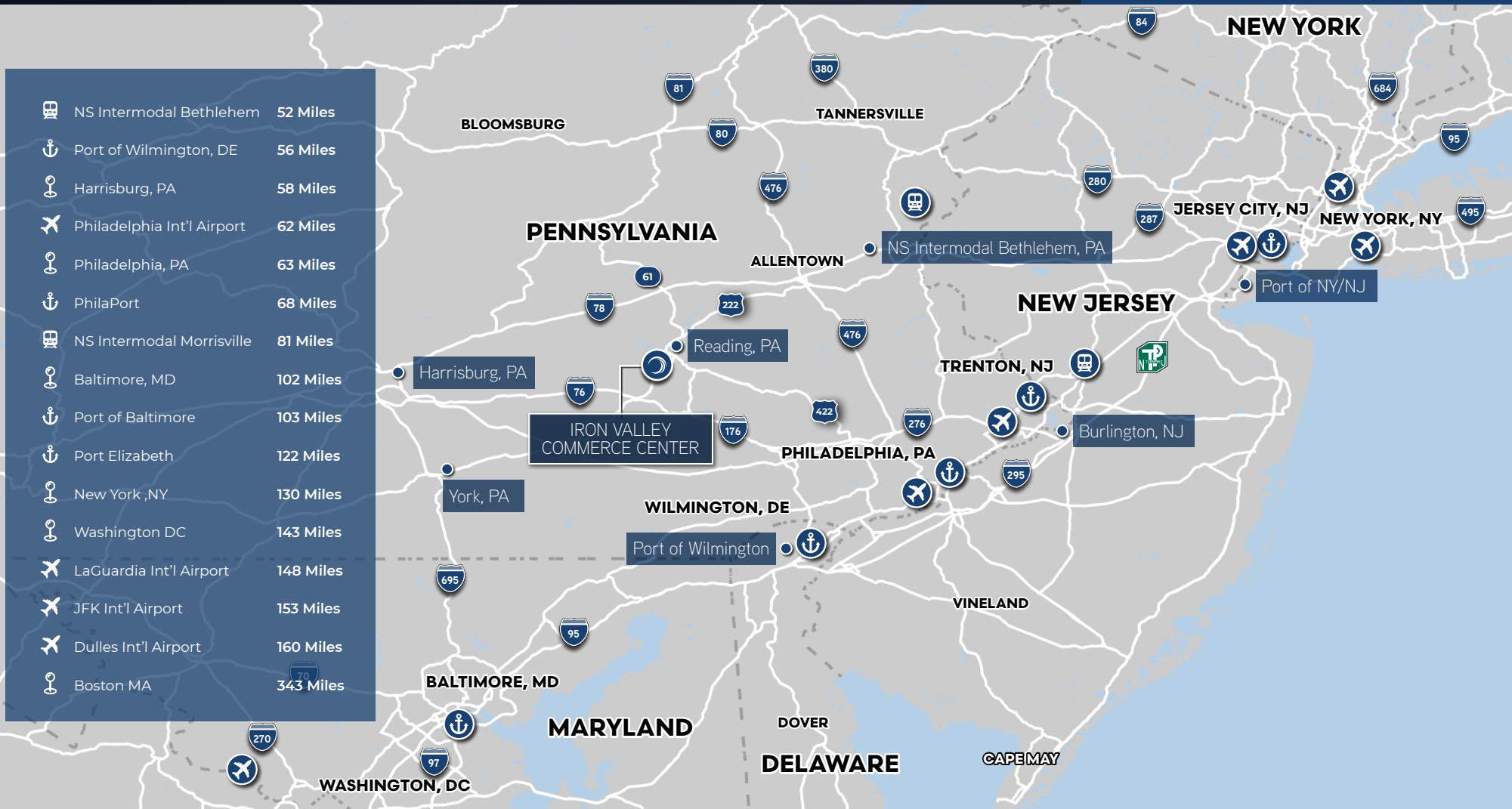
199,099

2023 LABOR FORCE



STRATEGICALLY POSITIONED FOR PREMIER NORTHEAST LOGISTICS AND DISTRIBUTION ACCESS

Iron Valley Commerce Center provides exceptional access to the Northeast's largest metropolitan areas, unlocking extensive logistical and distribution advantages. Situated within a robust transportation network, this location offers swift connectivity to key urban markets, including Philadelphia, New York City, Baltimore, and Washington DC – all within a 3-hour drive time.



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group

