

FOR LEASE UP TO 550,000 SF AVAILABLE

100 FIRST AVENUE, GOULDSBORO, PA



DEEP LABOR

222,215 TOTAL POPULATION
WITHIN 30-MINUTES DRIVE TIME



REGIONAL REACH

CENTRAL/NORTHERN NJ,
AND EASTERN PA



IMMEDIATE ACCESS

TO I-380



OCCUPANCY READY

IN-PLACE IMPROVEMENTS PROVIDE
FOR IMMEDIATE OCCUPANCY

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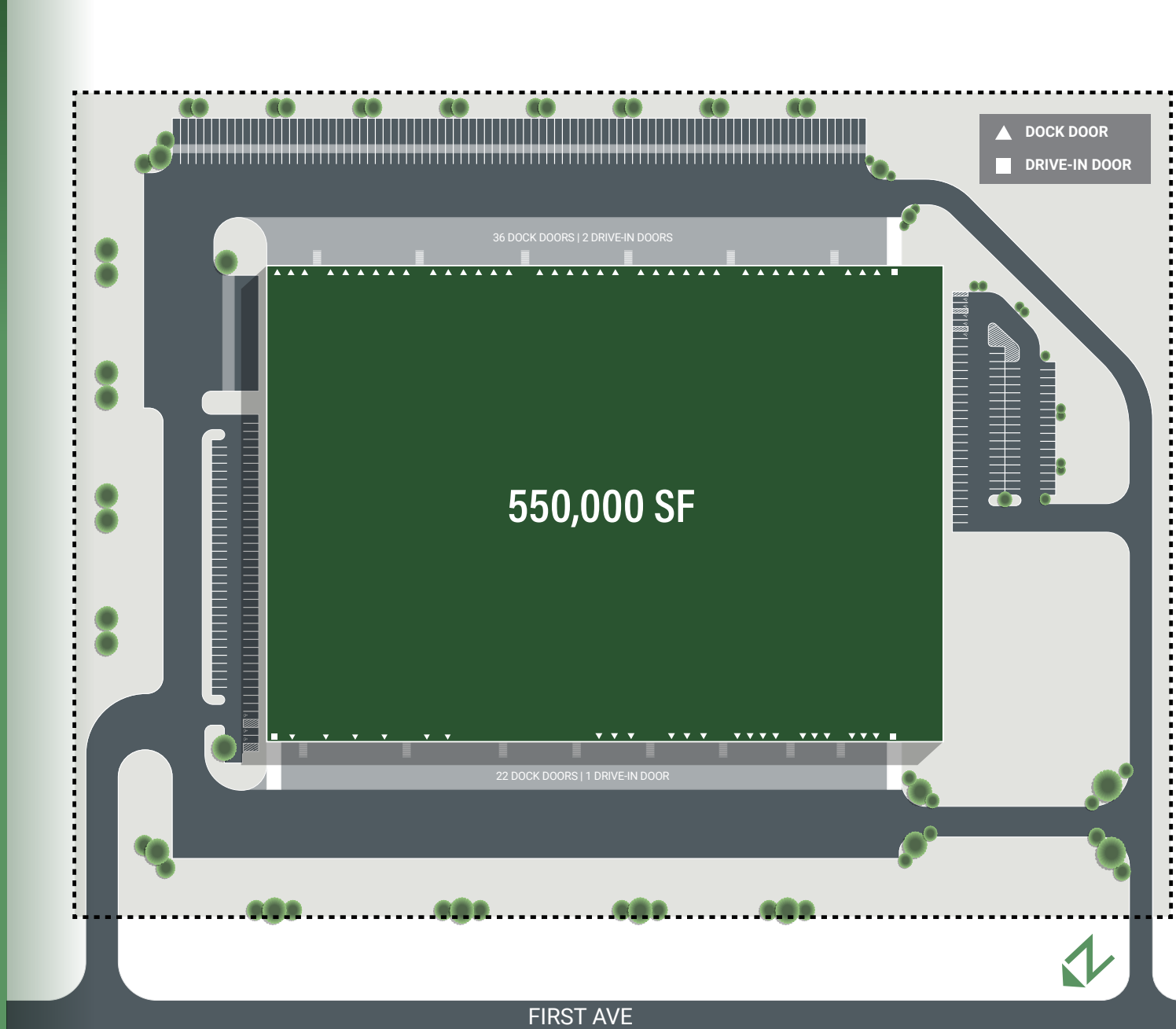
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mdh

KBCADVISORS

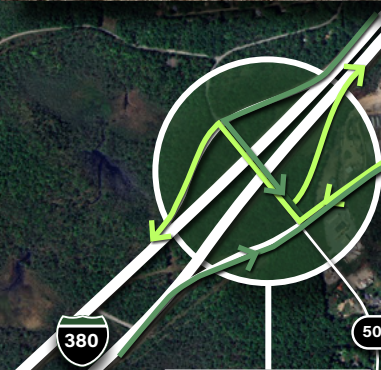
PROPERTY SPECIFICATIONS

BUILDING ADDRESS	100 FIRST AVENUE, GOULDSBORO, PA 18424
BUILDING SIZE	550,000 SF
AVAILABLE AREA	550,000 SF
CONFIGURATION	CROSS-DOCK
OFFICE	5,480 SF
CLEAR HEIGHT	30-36'
SPRINKLER	ESFR
COLUMN SPACING	40' X 50'
SPEED BAY	60' SPEED BAYS
BUILDING DEPTH	600'
DOCK DOORS	57
DRIVE-IN RAMPS	3
TRUCK COURT DEPTH	130'
TRAILER PARKING SPACES	90 (EXPANDABLE BY 82)
AUTO PARKING SPACES	140
POWER SPECS	1600A, 277/480V, 3-PHASE
SLAB THICKNESS	7"
ROOF STRUCTURE	60 MIL TPO
ZONED	M-1 - MANUFACTURING DISTRICT

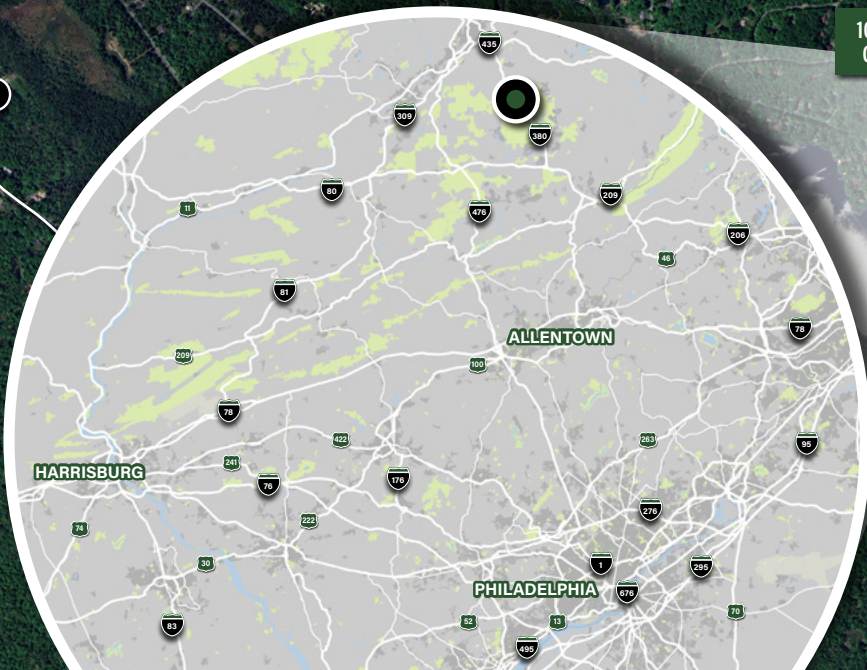


GOULDSBORO, PA LOCAL ACCESS

mdh KBCADVISORS



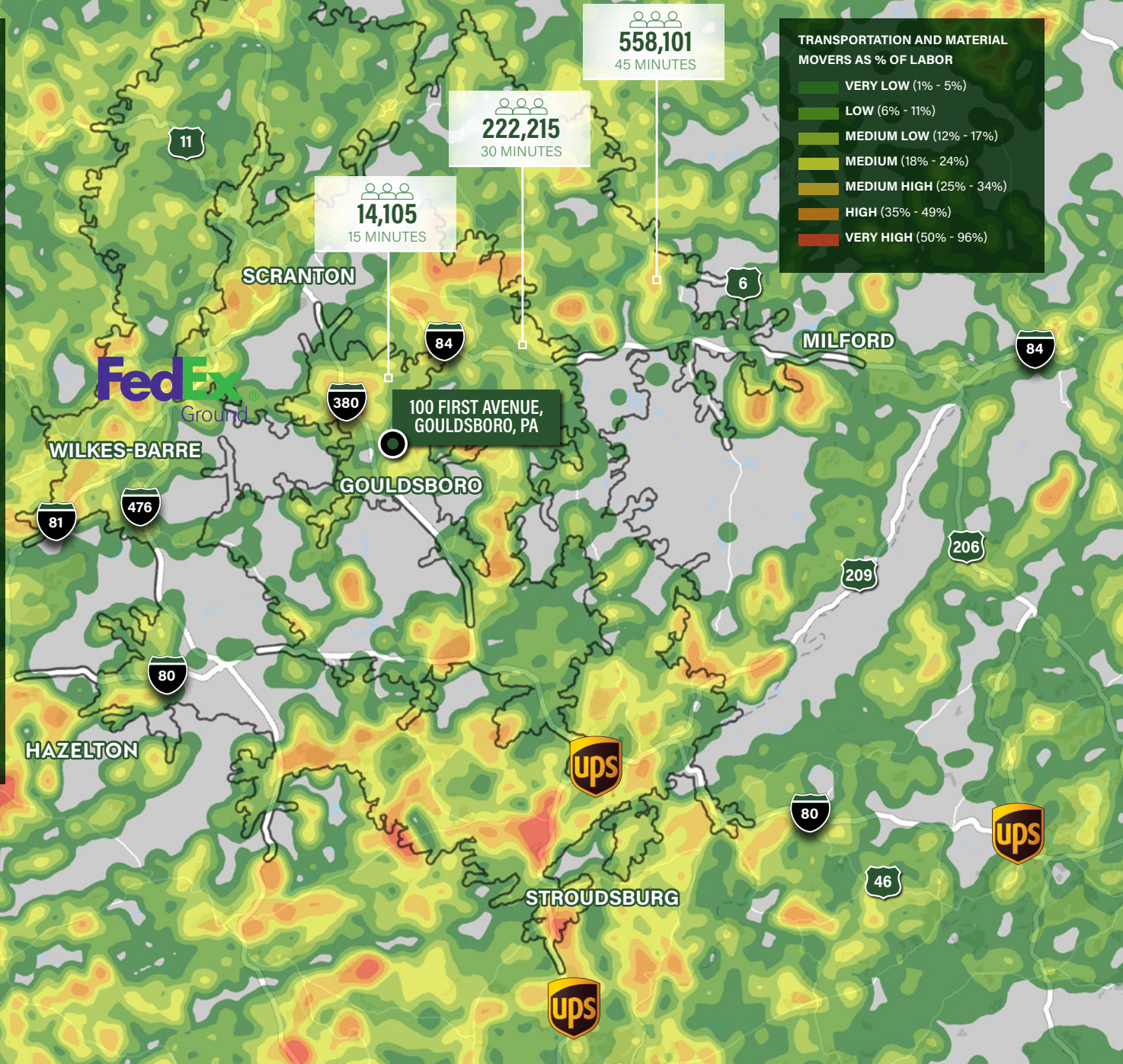
±2 MILES
TO INTERSTATE 380



WAREHOUSE WORKERS				
\$16.08				
AVERAGE HOURLY EARNINGS				
Drive Time	Projected Job Change % (2024 - 2029)	2024 Resident Workers	2019 - 2024 % Change in Resident Workers	2024 Net Commuters
15 Min	15%	588	40%	-121
30 Min	3%	3,309	12%	-131
45 Min	2%	10,877	15%	-1,196

FORKLIFT DRIVERS				
\$18.73				
AVERAGE HOURLY EARNINGS				
Drive Time	Projected Job Change % (2024 - 2029)	2024 Resident Workers	2019 - 2024 % Change in Resident Workers	2024 Net Commuters
15 Min	21%	128	47%	5
30 Min	9%	696	36%	-148
45 Min	4%	2,219	39%	-88

ASSEMBLERS & MANUFACTURES				
\$18.86				
AVERAGE HOURLY EARNINGS				
Drive Time	Projected Job Change % (2024 - 2029)	2024 Resident Workers	2019 - 2024 % Change in Resident Workers	2024 Net Commuters
15 Min	-0.14%	106	-1.73%	-67
30 Min	2%	648	5%	146
45 Min	-0.03%	2,229	8%	54



CENTRALIZED LOCATION WITH STRONG CONSUMER REACH

11-HOUR DRIVE TIME POPULATION REACH

USA TOTAL POPULATION REACH
121,448,774

CANADA TOTAL POPULATION REACH
22,827,451

TOTAL
144,276,225

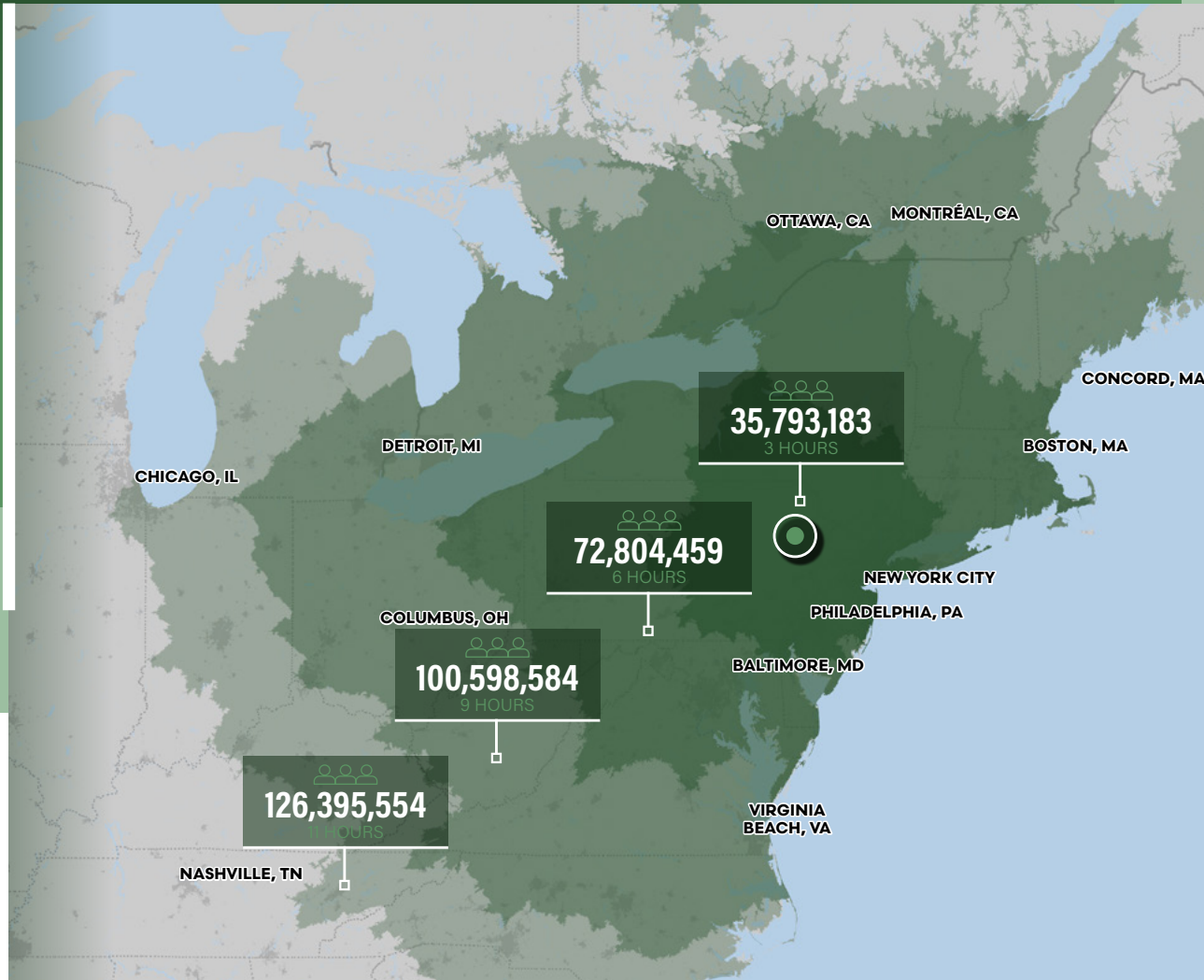
11-HOUR DRIVE TIME PERCENTAGE OF TOTAL POPULATION

USA
36%

CANADA
59%

11-HOUR DRIVE TIME 2023 COMBINED CONSUMER SPENDING (USD)

USA & CANADA
\$2,270,129,596,796



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