FOR LEASE

146,484 SF INDUSTRIAL/FLEX WAREHOUSE

274 Shoemaker Rd, Pottstown, PA 19464

Presented By:

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Property Overview

Property Details

Asking Rent	Inquire with broker
Ceiling Height	Office/Production: 9' | Warehouse: 25'
Loading	(3) 8'x12' tailgate docks with levelers (2) 8'x8' tailgate docks (1) 12'x14' drive in door (1) 8'x8' drive in door
Column Spacing	Clear span warehouse
Lighting	Fluorescent lighting throughout
Power	1200 amp, 480v, 3-phase power
Sprinkler System	Wet system serving entire building
HVAC	120-ton water cooled rooftop chiller, 3,000,000 BTU gas-fired boiler, DX rooftop package units, gas-fired rotation units
Roof	EPDM roof system
Construction	Block and steel
Lot Size	11.1 acres
Power	PECO Energy
Gas	PECO Energy
Water	Pottstown Borough Authority
Sewer	Pottstown Borough Authority
Car Parking	150 car parking spaces
Zoning	FO (Flex Office)
County	Montgomery County
Township	Pottstown Borough
Taxes	$74,410.08

Property Highlights

- 146,484 SF single-tenant industrial/flex warehouse facility
- 6,000 SF office
- 25' clear height warehouse (39,520 SF) with clear span layout
- Significant production/assembly capacity (97,848 SF)
- Expansive 11.1-acre site with 150 parking spaces and outdoor storage capability
- Excellent access to Rt.100, Rt.422, PA Turnpike and the Schuylkill Expressway

Virtual Tour

Zoning Overview

Zoning: Flex Office (Contemporary)

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1. Intent: to establish and improve areas for modern, efficient offices and industries that provide a wide variety of employment opportunities and enhance the community. To provide a variety of job-producing manufacturing industries in Pottstown's Keystone Opportunity Zone, located along Keystone Boulevard.

2. Permitted Uses
- Food processing not including slaughter
- Health and fitness center
- Light manufacturing, assembly and processing
- Medium manufacturing, assembly, processing (for properties in the Keystone opportunity Zone that have frontage along Keystone Boulevard)
- Office, including client-based social service provider
- Outdoor storage
- Park
- Printing and Publishing
- Research and development laboratories
- Warehouse
- Wholesale facility

3. Conditional Uses
- Utility company operational facility
- Uses of the same general character as those listed in this chart, with the same or lesser impact on the community as determined by Borough Council

4. Accessory Uses
- Dumpster (route collection)
- Dumpster (special collection)
- Municipal or civic accessory use/structure
- Outdoor dining area
- Parking lot
- Solar energy equipment
- Storage sheds and other similar structures (maximum size 200 square feet)

Location Aerial

Property Photos

Entrance/Lobby

Front Lot/Entrance

Employee Locker Room

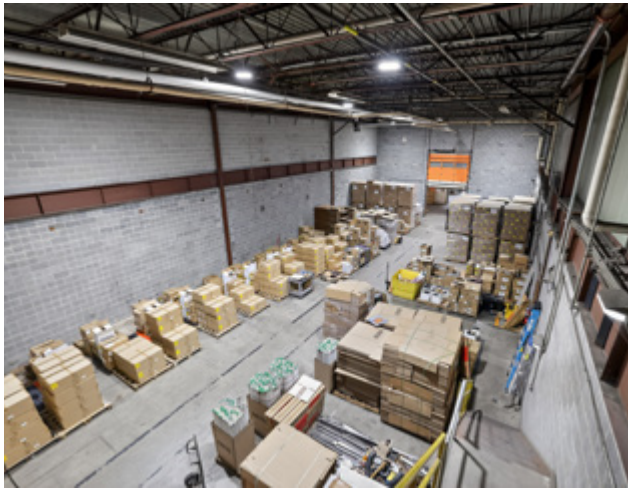
Conference Room

Office (6,000 SF)

Warehouse 1 (23,200 SF)

Property Photos

Warehouse 2 (16,320 SF)



Small Warehouse (3,116 SF)

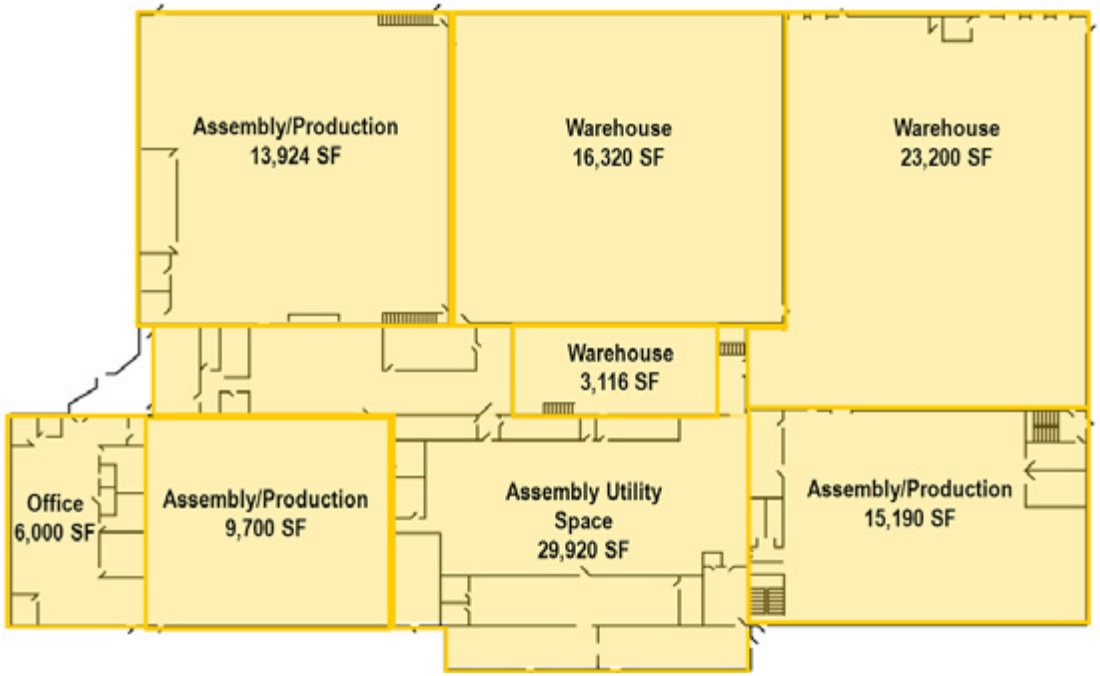
2nd Floor Assembly/Production (13,924 SF)

2nd Floor Assembly/Production (15,190 SF)

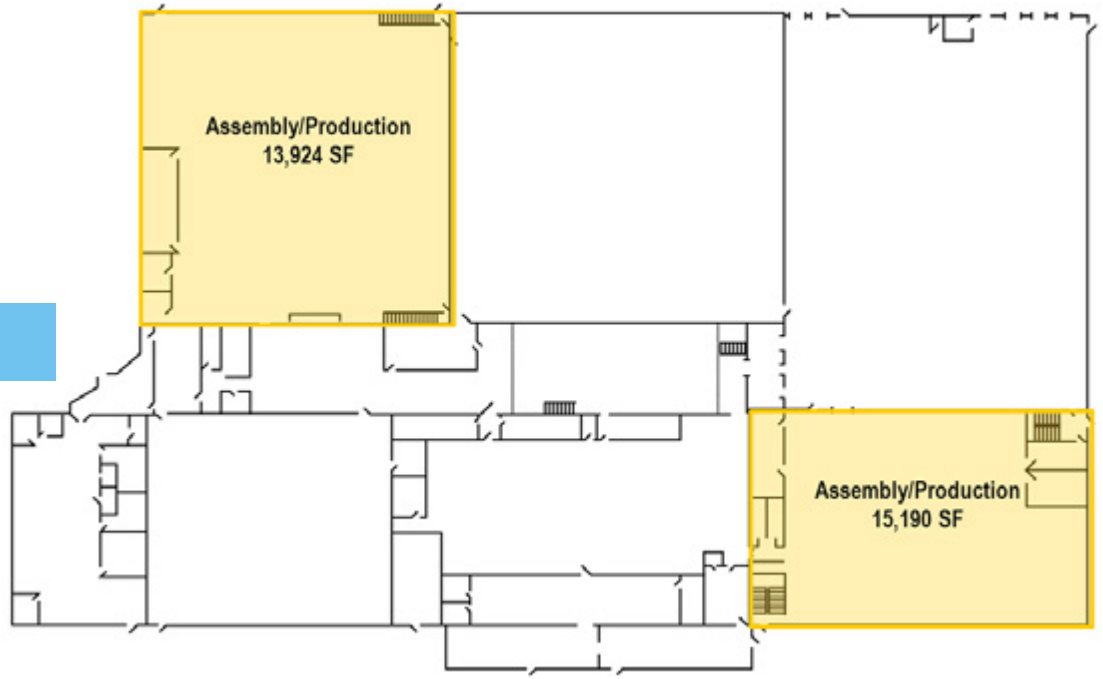
1st Floor Assembly Utility (29,920 SF)

1st Floor Assembly/Production (15,190 SF)

Floor Plans



1st Floor

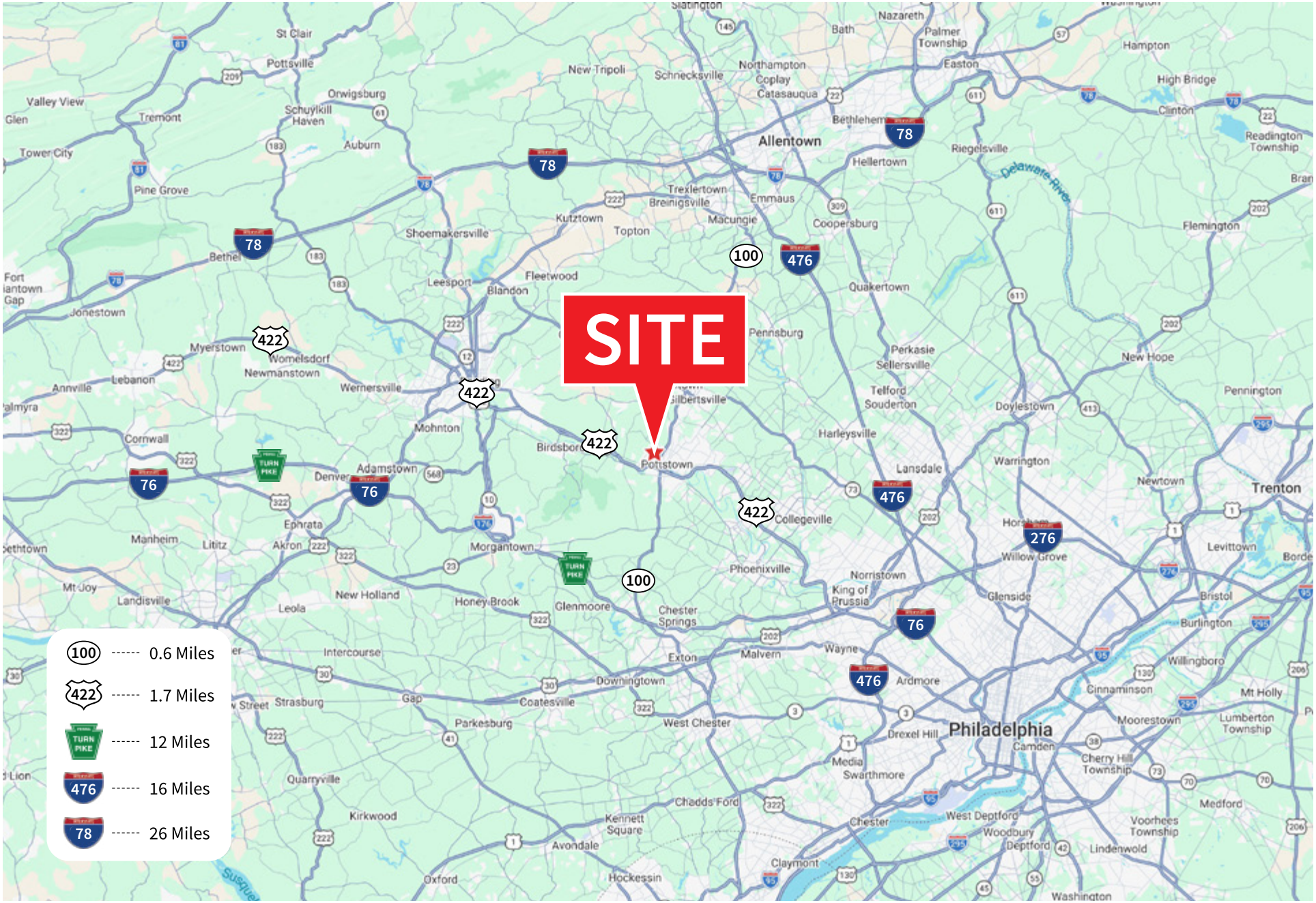


2nd Floor

Existing Conditions Plan

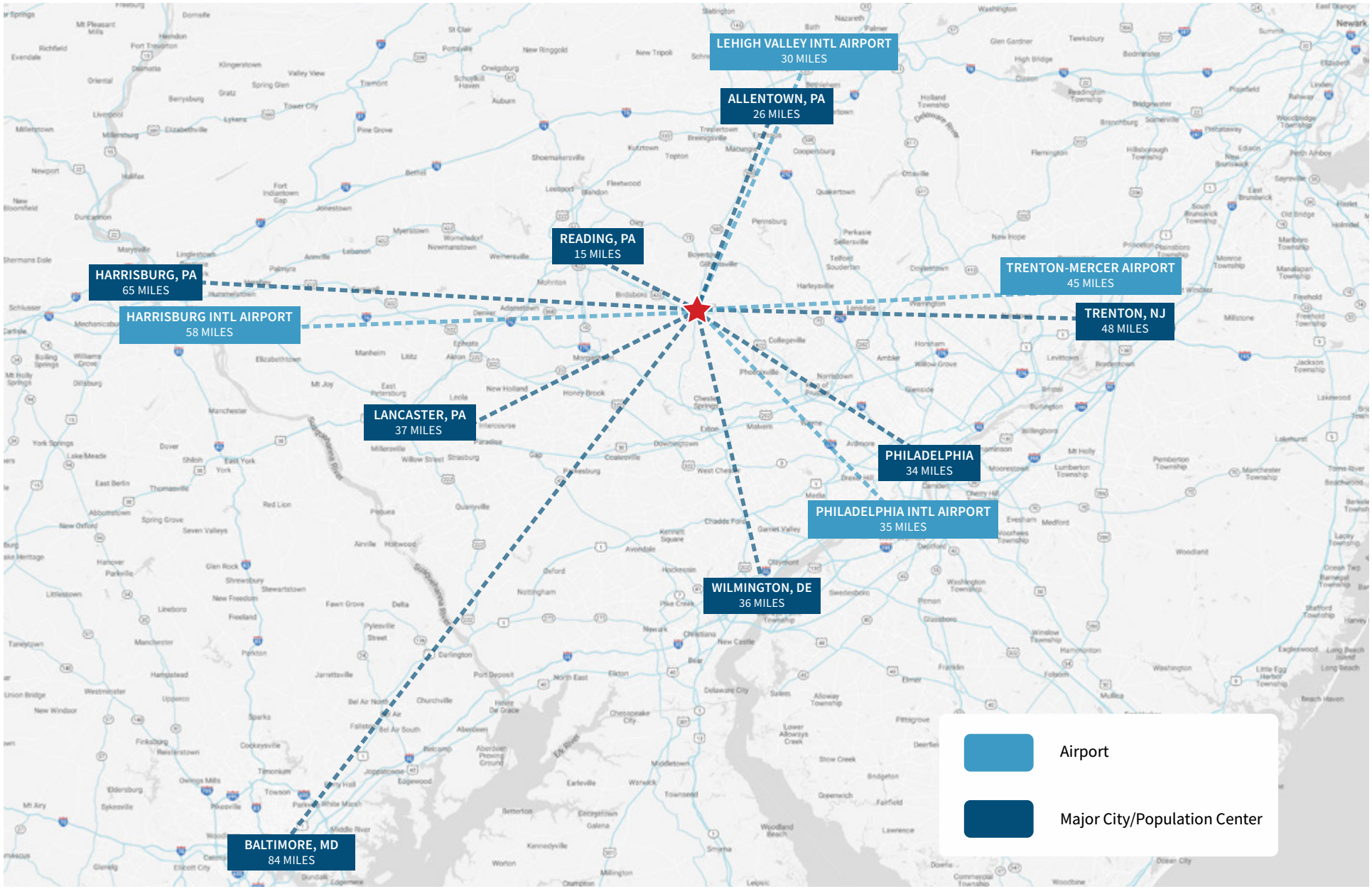
EXISTING CONDITIONS PLAN
EXISTING PARKING SPACES - 135
EXISTING BUILDING FOOTPRINT = 112,109 SF
EXISTING LOADING DOCKS - 3

Location Overview



Location Overview

Distance to Major Cities & Airports



Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

274 Shoemaker Rd, Pottstown, PA		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2024 Estimated Population	8,161	44,394	88,636
	2029 Projected Population	8,005	44,023	89,540
	2020 Census Population	7,986	42,478	85,465
	2010 Census Population	7,959	40,347	80,704
	Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	0.2%
	Historical Annual Growth 2010 to 2024	0.2%	0.7%	0.7%
	2024 Median Age	37.1	39.1	40.4
Households	2024 Estimated Households	3,388	17,971	34,221
	2029 Projected Households	3,383	18,167	35,169
	2020 Census Households	3,345	17,216	32,588
	2010 Census Households	3,265	16,271	30,781
	Projected Annual Growth 2023 to 2029	-	0.2%	0.6%
	Historical Annual Growth 2010 to 2024	0.3%	0.7%	0.7%
Race & Ethnicity	2024 Estimated White	68.4%	72.2%	76.1%
	2024 Estimated Black or African American	19.4%	16.5%	12.7%
	2024 Estimated Asian or Pacific Islander	1.4%	2.2%	2.9%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2024 Estimated Other Races	10.5%	8.9%	8.1%
	2024 Estimated Hispanic	9.4%	8.3%	8.5%
Income	2024 Estimated Average Household Income	$77,091	$98,958	$123,055
	2024 Estimated Median Household Income	$65,421	$79,660	$98,498
	2024 Estimated Per Capita Income	$32,100	$40,185	$47,630
Education (Age 25+)	2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.3%	1.8%
	2024 Estimated Some High School (Grade Level 9 to 11)	7.6%	6.8%	5.1%
	2024 Estimated High School Graduate	40.5%	38.0%	35.2%
	2024 Estimated Some College	14.9%	16.0%	14.8%
	2024 Estimated Associates Degree Only	10.5%	9.1%	8.8%
	2024 Estimated Bachelors Degree Only	16.3%	17.4%	22.0%
	2024 Estimated Graduate Degree	8.4%	10.4%	12.2%
Business	2024 Estimated Total Businesses	321	1,512	2,627
	2024 Estimated Total Employees	3,452	20,599	31,739
	2024 Estimated Employee Population per Business	10.8	13.6	12.1
	2024 Estimated Residential Population per Business	25.4	29.4	33.7

274 Shoemaker Rd - A Rare Industrial Opportunity

274 Shoemaker Rd represents a rare opportunity for a single-tenant manufacturing or industrial user to occupy one of the region's premier large-scale facilities and one of the best large-format warehouse/manufacturing buildings currently available in the market. Offering ±146,000 SF on more than 11 acres, the property combines irreplaceable site improvements, flexible zoning, and a well-maintained infrastructure package that is increasingly difficult to find in today's industrial environment. Buildings of this scale, functionality, and condition rarely become available, particularly for single-user occupancy, and this asset has remained under the same long-term ownership while not being offered to the market for more than 15 years.

Strategically located in Pottstown, the property benefits from immediate access to Route 100 and US-422, regional bus and public transportation routes, and within close proximity to Pennsylvania's major transportation arteries including I-76 (PA Turnpike), I-476, I-78, and I-81, providing efficient connectivity throughout the Northeast and Mid-Atlantic regions. Within a 500-mile radius lies approximately 45% of the U.S. population, 60% of the Canadian population, four of the nation's nine major markets, 45% of U.S. manufacturers, and 41% of domestic traded service industries—making the location highly advantageous for manufacturing, logistics, and distribution operations.

Pottstown continues to emerge as a highly attractive industrial location due to its strong regional workforce, lower operating costs, and central accessibility throughout Southeastern Pennsylvania. Drawing labor from Montgomery, Chester, and Berks Counties, the area provides a deep and diverse workforce suited for manufacturing, fabrication, warehousing, logistics, and technical operations. Combined with access to regional intermodal connectivity, nearby air freight hubs, and the ports of Philadelphia, Baltimore, and New York, 274 Shoemaker Road offers tenants a unique combination of scale, infrastructure, labor access, and long-term strategic value in one of the region's most supply-constrained industrial markets

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