



1001...
Sterigere Street

22 Acres of Land
in Norristown, PA

Available For Lease or Sale: Industrial /Flex Build-to-Suit Opportunity

MASTER DEVELOPMENT PLAN

THE PRESERVE AT STONY CREEK

The Preserve at Stony Creek represents more than new industrial — the adjacent residential and commercial development in the Preserve will be accretive to the workforce and operational needs of the site's future industrial users. Beginning with vertical construction in late 2027/early 2028, the development will deliver 700+ townhomes and apartments, establishing a substantial workforce housing base within close proximity to the site. This is complemented by 60,000+ SF of planned retail — grocery, pharmacy, and dining — giving employees access to essential services without reliance on long commutes or personal vehicles.

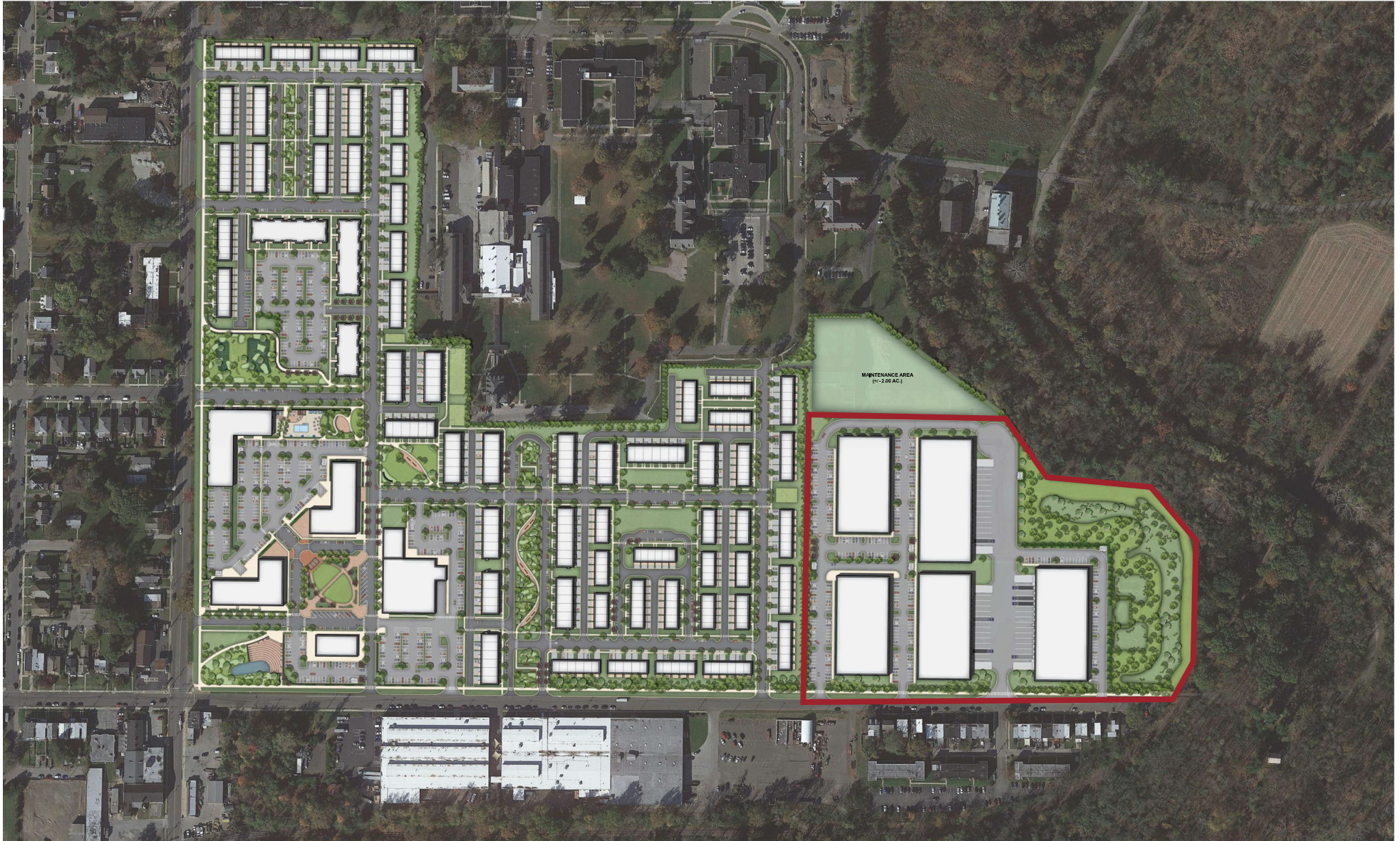
Ownership's investment extends well beyond residential and retail construction. Nearly \$35 million is being committed to roads, trails, sidewalks, retaining walls, signage, and lighting improvements — infrastructure designed to enhance vehicle and pedestrian access, streamline site circulation, and support long-term operational efficiency. These improvements are part of a broader strategy to attract new employers and strengthen the regional labor market surrounding the site.



KEY FACTS

- **68 Acres** – total development size
- **700+** new residential units (townhomes & apartments) — vertical construction begins late 2027/early 2028
- **Low-\$400s to low-\$500s** projected housing prices — accessible for the local workforce
- **60,000+ SF** of planned retail (grocery, pharmacy, café, dining)
- **\$35,000,000** of on-site and off-site improvements
- Direct pedestrian connection to **Elmwood Zoo** via protected walkways
- Anticipated job growth across construction, logistics, retail, healthcare, and office sectors
- In close proximity to the **Norristown Transit Center** – a two-level, multi-modal, public transportation regional hub which is scheduled to be completed in early 2027.

OVERALL CONCEPT PLAN



EXECUTIVE SUMMARY

This 22-acre redevelopment site in Norristown, Pennsylvania, the Montgomery County seat, offers a rare build-to-suit opportunity within the Norristown State Hospital Mixed-Use Overlay District, allowing users to design a custom facility tailored to their specific operational requirements. Zoned for flexible, mixed-use development, the site accommodates approximately 40,000 SF to 235,000 SF of build-to-suit space, supported by multiple development concepts ranging from single-building to multi-building configurations.

Development concepts include:

Industrial Flex (5-Building Plan)

Industrial/Flex (3-Building Plan)

Life Science / R&D (2-Building Plan)

Big Box Retail (Single-Building Plan)

Each concept plan demonstrates the site's adaptability to a wide range of building footprints and use types, giving prospective users the ability to secure a newly constructed facility with specifications designed around their business needs. The property is well-suited to industrial, manufacturing, warehouse, flex, and distribution users seeking modern facilities in a strategic suburban Philadelphia location.



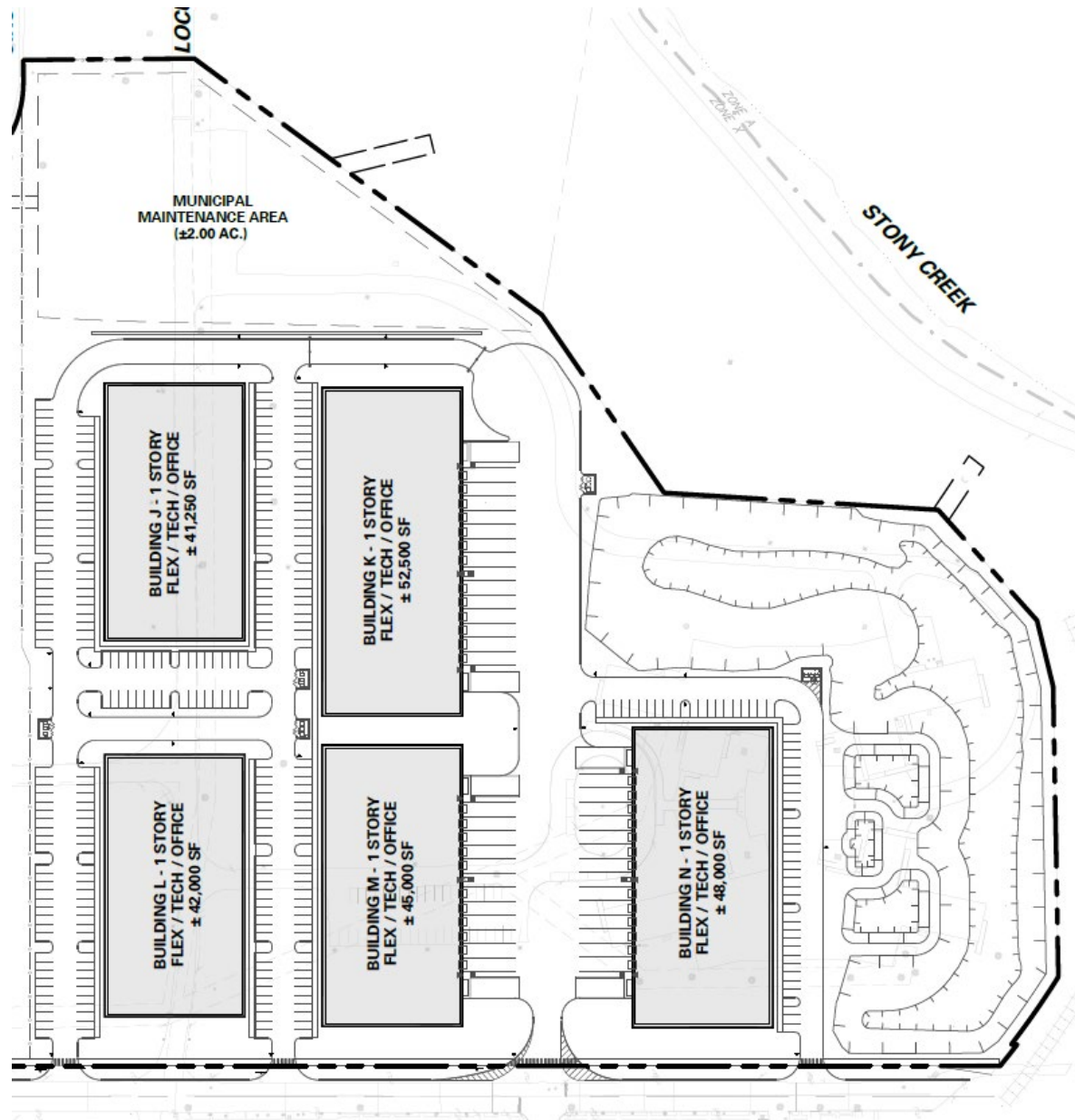
PROPERTY INFORMATION

- ✓ **Type:**
Build to Suit Opportunity
Optionality ranging from 40,000-200,000 SF
- ✓ **Land Size:**
22 acres
- ✓ **Power:**
Developer has applied for 7.5 MW (possibility to increase)
- ✓ **Gas:**
PECO Supplied
- ✓ **Max Building Height:**
65'
- ✓ **Zoning:**
Norristown State Hospital Mixed-Use Overlay District
- ✓ **Concepts:**
Suitable for industrial, manufacturing, warehouse, flex, distribution users, and big box retail
- ✓ **Incentives:**
Incentive packages may be negotiated for qualified users



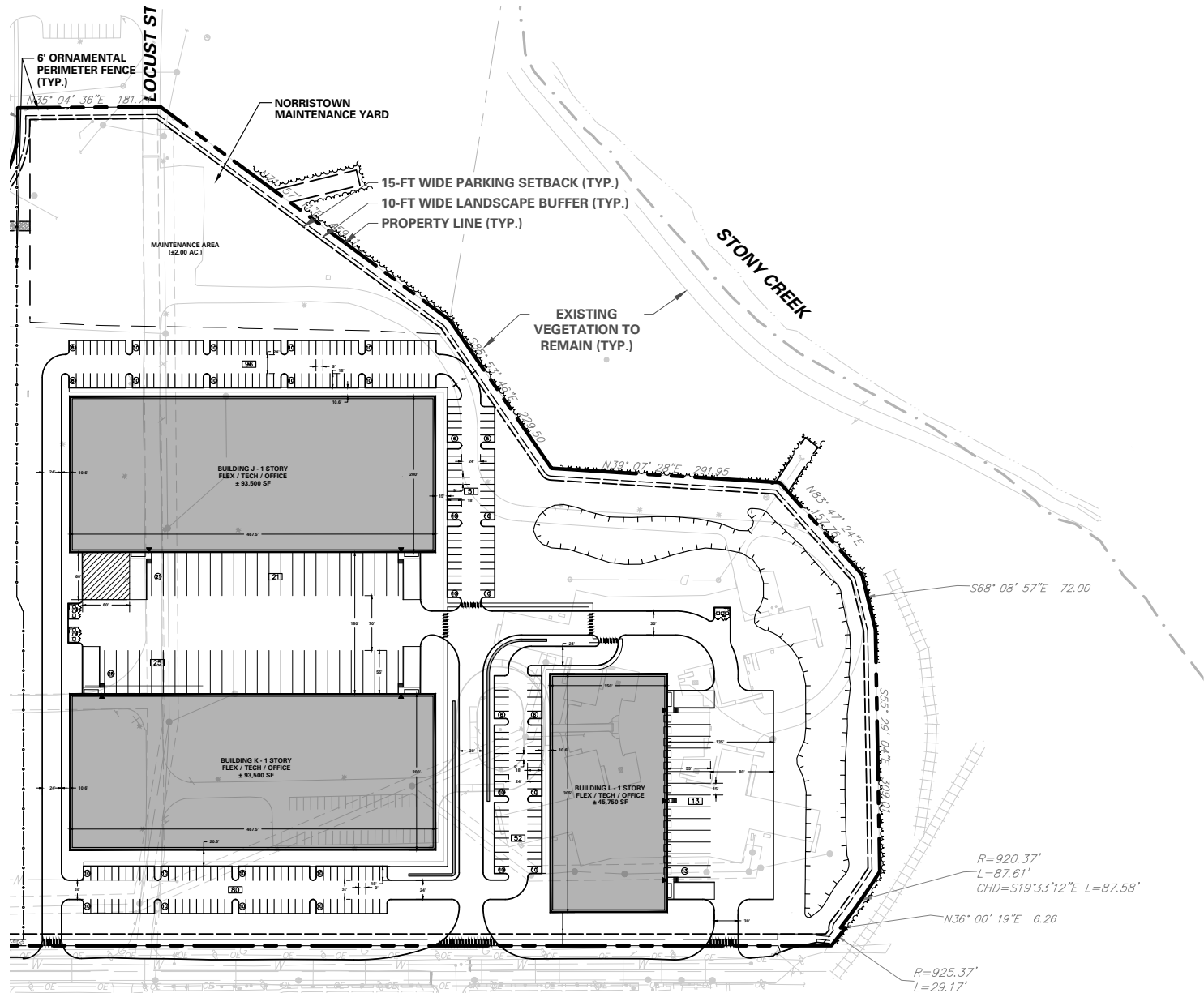
INDUSTRIAL FLEX

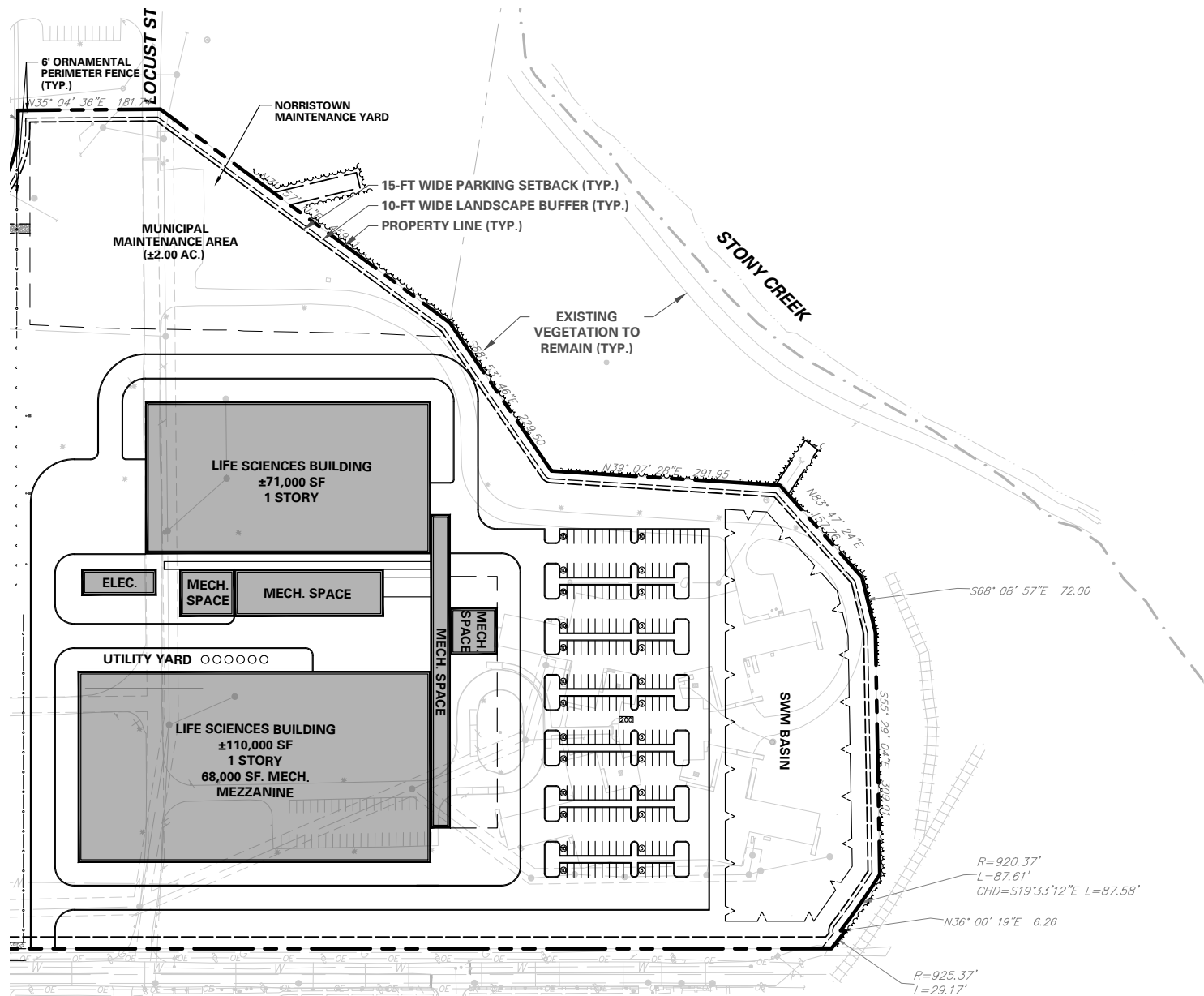
5-BUILDING PLAN



INDUSTRIAL FLEX

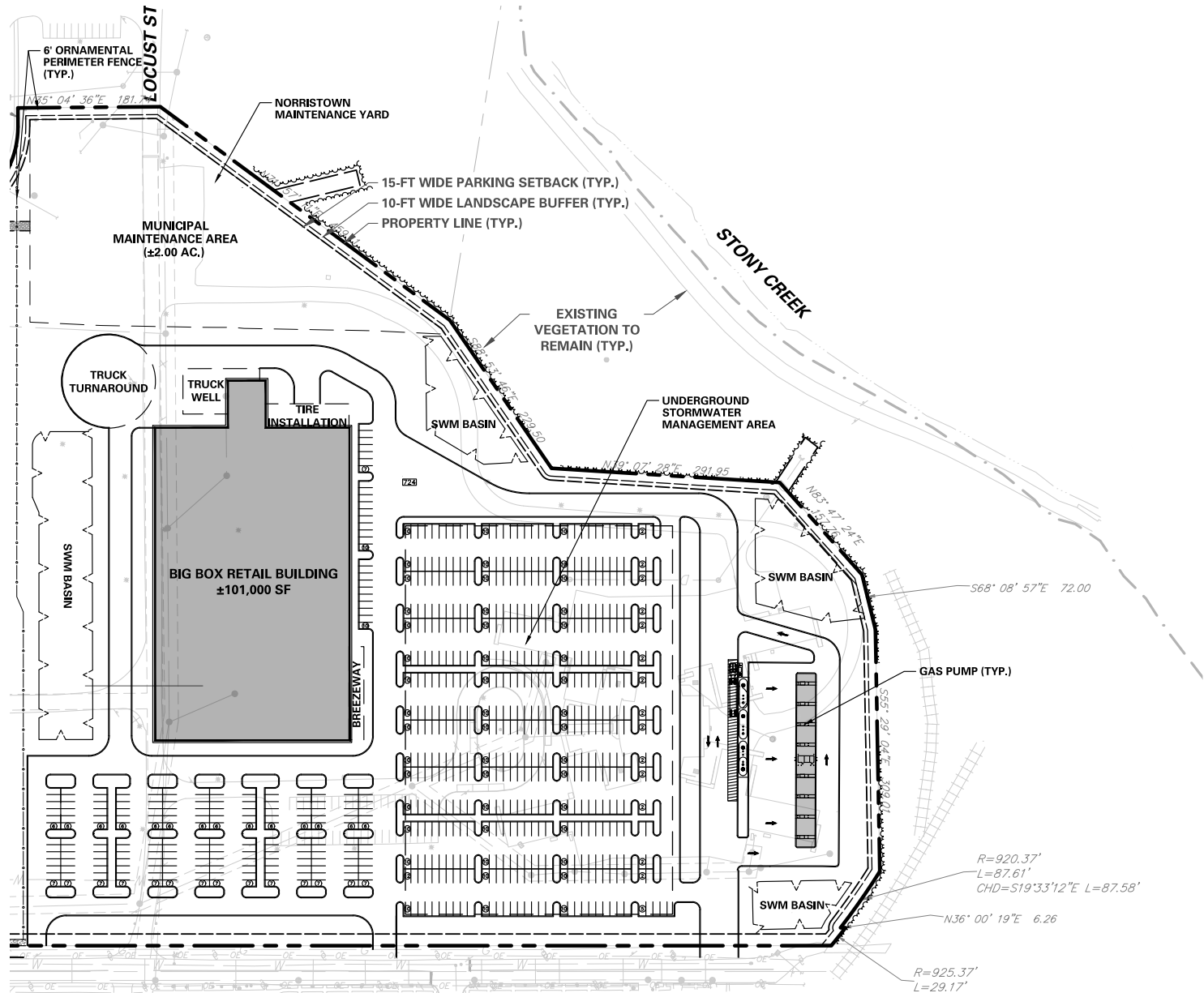
3-BUILDING PLAN



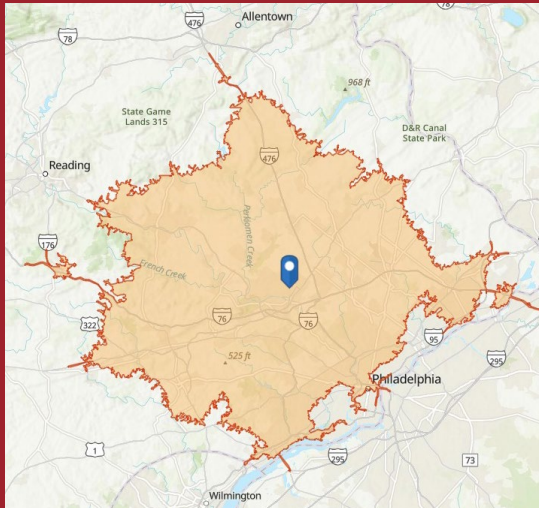


BIG BOX RETAIL

SINGLE-BUILDING PLAN



REGIONAL AREA



45 MINUTE RADIUS



2.86M

Total Population



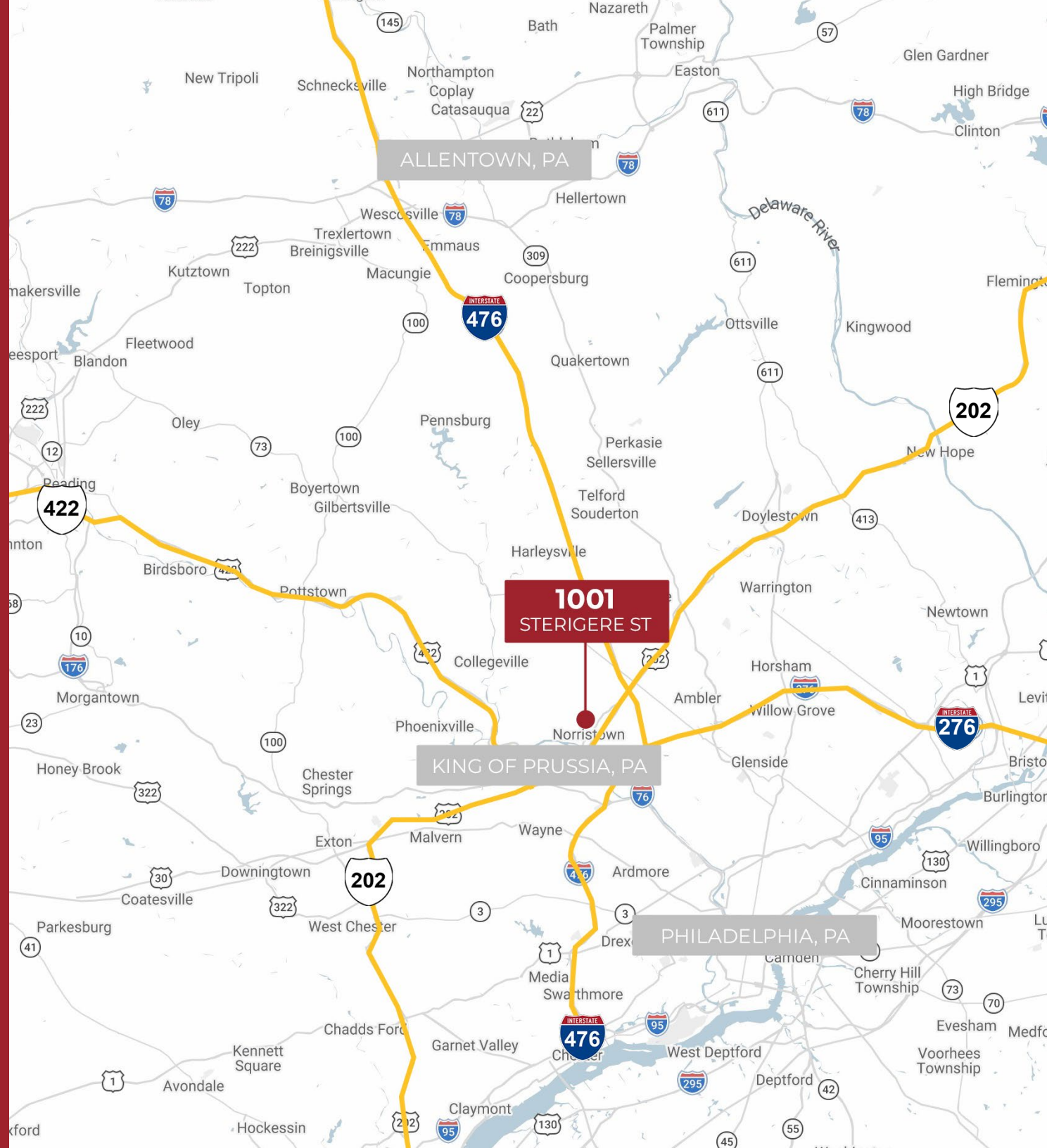
108K

Total Businesses



1.43M

Total Employees



STRATEGIC LOCATION —

Located with convenient access to major transportation routes, including Route 202 and Ridge Pike, the 22-acre site provides excellent connectivity throughout the region and access to the broader Philadelphia industrial market. Robust incentive and economic packages may be negotiated for qualified users seeking a competitive build-to-suit solution.



THE PRESERVE AT STONEY CREEK

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