

3 BUILDING INDUSTRIAL PARK

BUILDING A:
1,138,050 SF

BUILDING B:
636,120 SF

BUILDING C:
154,440 SF

DELIVERING
Q2 2025



**Immediate Access
to the PA Turnpike**

**±30 Miles to Center
City Philadelphia**

**Centrally Located between
New York & Washington, D.C.**

1130 POTTSTOWN PIKE, EXTON PA 19341

A Development By

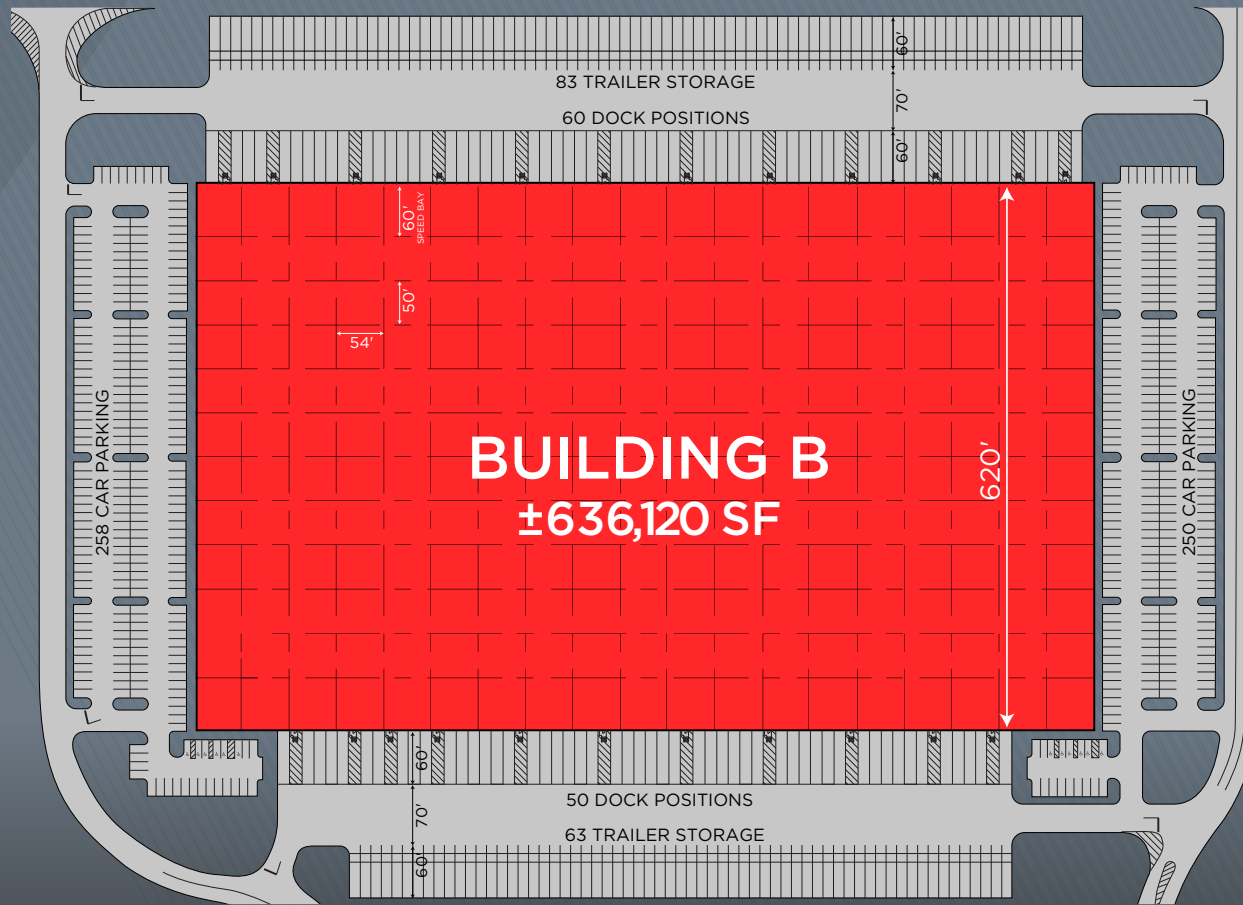




SITE PLAN



	BUILDING A	BUILDING B	BUILDING C
AVAILABLE SF	1,138,050 SF	636,120 SF	154,440 SF
OFFICE SF	TO-SUIT	TO-SUIT	TO-SUIT
CLEAR HEIGHT	40'	40'	32'
COLUMN SPACING	56' X 50' (60' AT SPEED BAY)	56' X 50' (60' AT SPEED BAY)	56' X 50' (60' AT SPEED BAY)
DOCK DOORS	202	108	30
DRIVE-IN DOORS	4	4	2
TRAILER PARKING	418	146	38
AUTO PARKING	568	508	111
EV CHARGING STATIONS	57	10	TO-SUIT



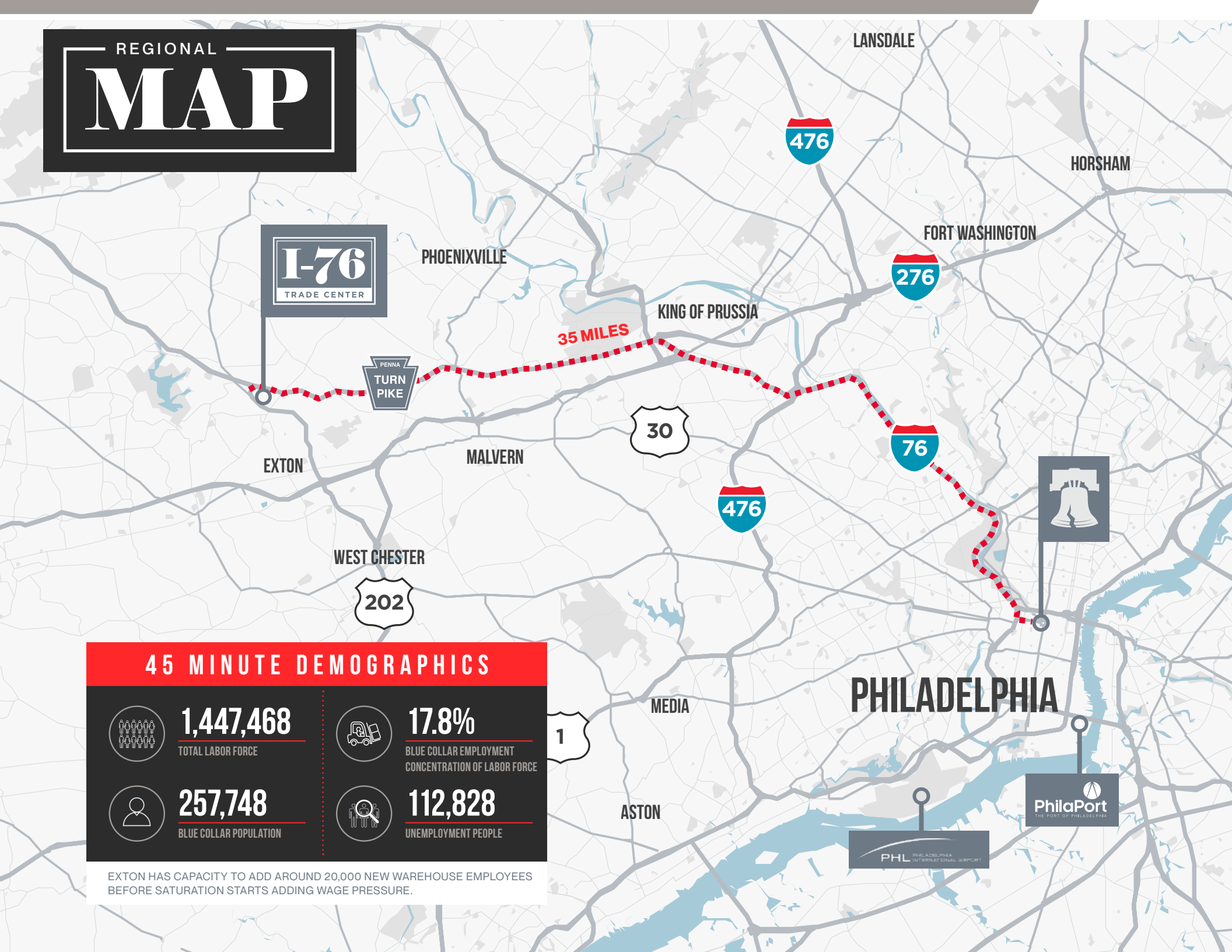
BUILDING B
±636,120 SF

BUILDING B
SPECS





DELIVERING
Q2 2025

AVAILABLE SF	636,120 SF	DOCK DOORS	108 LOADING DOCKS	UTILITIES	PUBLIC WATER, SEWER, GAS, ELECTRIC & FIBER
OFFICE SF	TO-SUIT	DRIVE-IN DOORS	4 DOORS	LIGHTING	LED (30 FC)
DIMENSIONS	1026' X 620'	TRAILER PARKING	146 TRAILER STALLS	SPRINKLERS	ESFR
CLEAR HEIGHT	40'	CAR PARKING	508 AUTO PARKS	POWER	6,000 AMPS
COLUMN SPACING	54' X 50' (60' at speed bay)	EV CHARGING STATIONS	10 STATIONS	ZONING	PLANNED INDUSTRIAL COMMERCIAL
TOWNSHIP	UWCHLAN				

REGIONAL MAP



45 MINUTE DEMOGRAPHICS

 1,447,468 TOTAL LABOR FORCE	 17.8% BLUE COLLAR EMPLOYMENT CONCENTRATION OF LABOR FORCE
 257,748 BLUE COLLAR POPULATION	 112,828 UNEMPLOYMENT PEOPLE

EXTON HAS CAPACITY TO ADD AROUND 20,000 NEW WAREHOUSE EMPLOYEES BEFORE SATURATION STARTS ADDING WAGE PRESSURE.

LOCAL MAP

KING OF PRUSSIA
(18 MILES)

I-76
TRADE CENTER

PENNA
TURN
PIKE

100

202

30

MALVERN

EXTON

100

CHESTER COUNTY ECONOMIC DRIVERS

- Regional hub located centrally between four major cities
- Strong mixture of blue & white-collar workforce, supplemented by highly accredited education networks in immediate vicinity
- Immediate access to Pennsylvania Turnpike, stretching 360 miles across the state of Pennsylvania
- Notable presence of international businesses who have chosen Chester County as their headquarters

202

WEST CHESTER
(10 MILES)



CENTRALLY
LOCATED

BETWEEN NEW YORK AND WASHINGTON, D.C.

DRIVE TIMES

PHILADELPHIA	35 MILES	50 MIN
BALTIMORE	89 MILES	1 HR 50 MIN
NEW YORK CITY	118 MILES	2 HR 6 MIN
WASHINGTON, D.C.	128 MILES	2 HR 20 MIN



I-76
TRADE CENTER

KING OF PRUSSIA

PHILADELPHIA

NEW YORK

BALITMORE

WASHINGTON, D.C.



Portman Industrial is a division of Portman Holdings focused on the development of logistics real estate while providing solutions for our clients, value creation for our investors and partnering with our neighbors and the communities in which we invest.

Today, Portman Industrial leverages the Portman development platform; further diversifying Portman's portfolio of over \$1B in owned assets and its pipeline of properties currently under development in over 12 key markets across the U.S.

We focus on development for modern logistics.

Portman Industrial's primary focus is the development of modern logistics facilities in core markets serving the U.S. supply chain. The company will control well-located sites and develop speculative, build-to-suit, and COLD logistics facilities serving the following markets:

- **Regional, multi-market logistics facilities** in key transportation corridors serving major population centers
- **Port-centric developments** with a focus on gateway markets and strategic inland intermodals in key freight lanes serving the U.S. supply chain
- **E-Commerce centers** including regional, metro and last-mile facilities critical to the commerce ecosystem of our clients
- **Portman COLD temperature-controlled facilities** for national food and beverage clients; including public warehouses and built-to-suit facilities



I-76

TRADE CENTER



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