



# KEYSTONE

## TRADE CENTER

[www.keystone-trade.com](http://www.keystone-trade.com)

**BUILDING 1:** 1,003,456 SF | **BUILDING 2:** 1,019,000 SF | **BUILDING 3:** 1,011,000 SF



The Largest Class A Industrial  
Development on the East Coast

**SUPPORTING UP TO 15MSF OF BULK INDUSTRIAL DEVELOPMENT**





## PROJECT HIGHLIGHTS

- ▶ The largest Class A industrial development on the East Coast - supporting up to 15MSF of bulk industrial space
- ▶ Ideally situated to provide service to the Northeast and Mid-Atlantic markets
- ▶ Quick and easy road access to Route 1 and 13 and I-295 with linkage to I-95 and PA Turnpike
- ▶ Meeting the demand of the largest occupiers with pad sites of up to 1.5MSF available
- ▶ Phase I - 3MSF. Building 1 Delivering Q2-2022
- ▶ Dual Class 1 Rail Service - CSX and NS
- ▶ Favorable zoning, no height restrictions, significant processing water available



PILOT through 2034 -  
Real Estate Taxes

No Corporate Net  
Income Tax

No State, County, Local  
Sales or Use Tax

For additional  
information, please visit  
the [State's website](#)



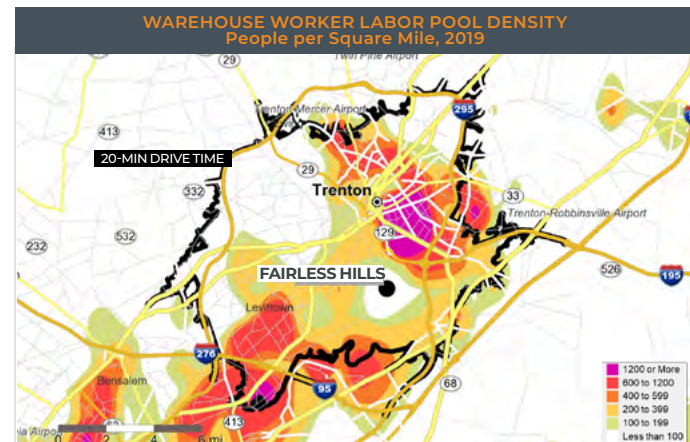
## EXCELLENT LOCATION & LABOR



Fairless Hills, PA provides superior labor market conditions compared to regional alternatives and can sustain up to 10,000 additional warehouse labor jobs.

### FAIRLESS HILLS OFFERS THE FOLLOWING ADVANTAGES:

- Large targeted demographic labor pool<sup>1</sup> of more than 26,000 individuals within a 20-minute drive;
- Net supply/demand warehouse worker labor surplus of 5,500 individuals within 5 miles of the site;
- High unemployment rate (14.8%) to better absorb new employment additions;
- Lower market affluence which suggests greater applicant appeal to associated wages;
- High part-time college enrollment to help supplement seasonal or part-time labor requirements; and
- No union activity within warehouse operations from 2015 to 2019.



### SELECTED LABOR MARKET STATISTICS, 2019 (20 MINUTE DRIVE TIME)

LOCATION	POPULATION TOTAL	TARGETED DEMOGRAPHIC POOL¹				WORKING AGE PARTICIPATION RATE	APRIL 2020 UNEMPLOYMENT RATE	AREA AFFLUENCE		BLUE COLLAR UNDEREMPLOYED PER 1,000	PART-TIME STUDENT ENROLLMENT	UNION ACTIVITY, 2015-2019		LABOR MARKET INDEX SCORES (GREATER THAN 100 PREFERRED)
		TOTAL	CONCENTRATION V.S. U.S. = 1.0	NET SUPPLY/ DEMAND BALANCE (5 MILES)				NUMBER OF ELECTIONS	% WON BY UNION					
					TOTAL							LESS THAN \$35K		
Fairless Hills, PA	304,816	26,910	0.7	5,570	90%	14.8%	\$63,443	28.8%	70.6	13,057	0	0%	114	
Westhampton, NJ (Tpke Exit 5)	510,286	41,194	0.7	-594	90%	13.2%	\$82,129	19.7%	53.3	1,284	3	33%	93	
Lehigh Valley, PA	244,164	20,559	0.7	-6,355	87%	16.2%	\$66,205	26.4%	65.0	5,916	1	0%	85	
Montgomery County, PA	289,503	5,340	0.1	-3,079	93%	13.3%	\$92,717	17.0%	44.9	8,931	0	0%	97	
Chester County, PA	237,394	4,666	0.2	-3,116	89%	11.3%	\$98,465	17.1%	45.7	5,095	0	0%	104	
Robbinsville, NJ (Tpke Exit 7A)	340,299	21,383	0.5	-1,876	92%	10.5%	\$79,093	23.3%	61.0	18,009	2	50%	88	

Footnotes: Targeted Demographic Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly warehouse worker profile (i.e., lower/moderate income, blue collar and mix of service sector occupational tendencies, high school educated).

Data Sources: Experian, U.S. Census Bureau, Economic Research Institute, NorthPoint methodology, National Labor Relations Board, U.S. Bureau of Labor Statistics

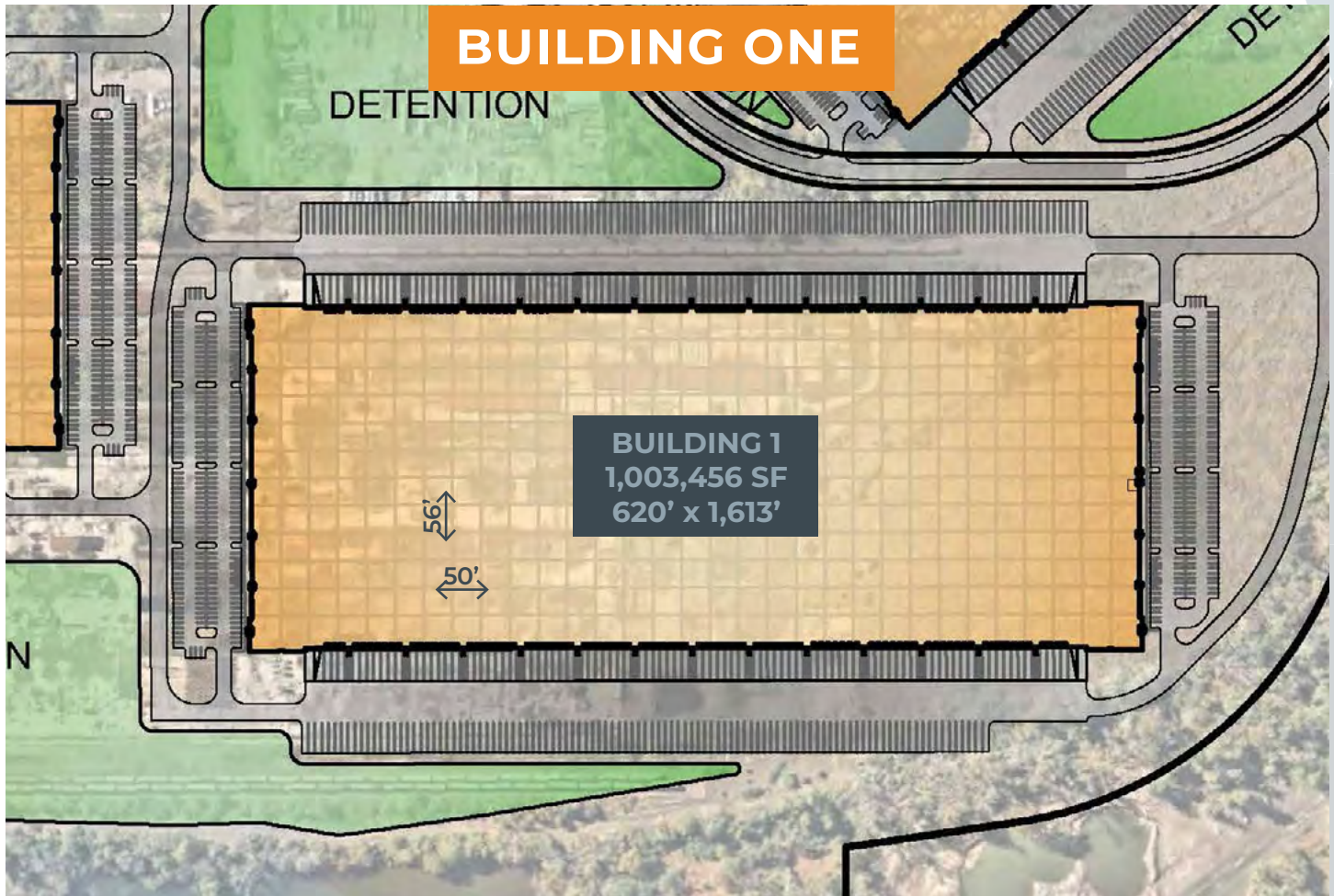
■ Better Conditions
 ■ Moderate Conditions
 ■ Less Desirable Conditions



**IDEAL ACCESS**







Building Area	<b>1,003,456+/- SF</b>
Building Dimensions	<b>1,613' x 620'</b>
Column Spacing	<b>50' x 56'</b>
Speed Bay	<b>60'</b>
Building Configuration	<b>Cross-Dock</b>
Clear Height	<b>40'</b>
Dock Doors	<b>196 +/-</b>

Drive-in Doors	<b>Four (4) 10' x 12'</b>
Truck Court Depth	<b>185' with trailer parking</b>
Trailer Parking	<b>223+/- dedicated stalls</b>
Auto Parking	<b>467+/- spaces</b>
Fire Protection	<b>ESFR</b>
Lighting	<b>LED w/ Motion Sensor</b>
Construction	<b>Concrete Tilt-Up</b>

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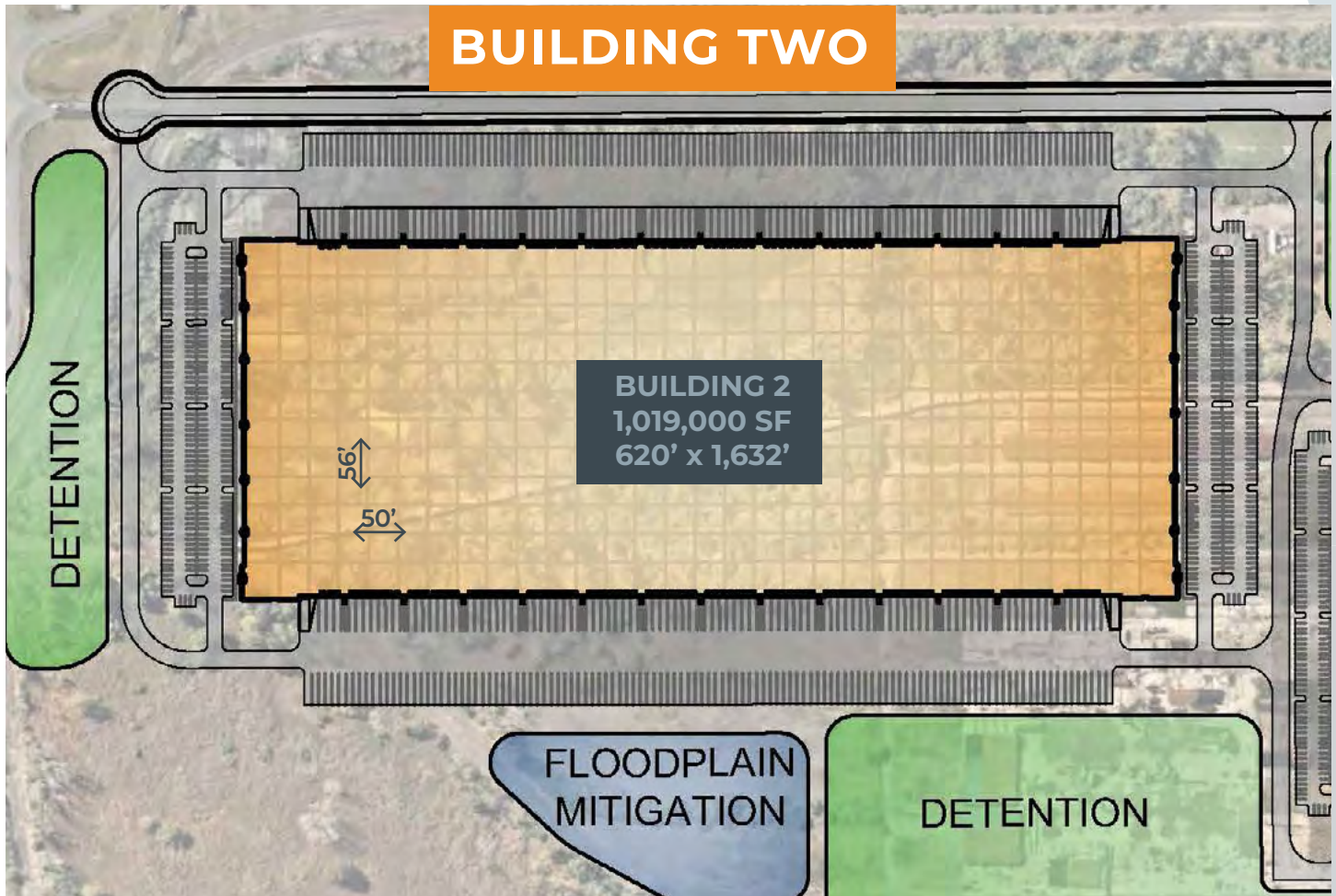
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Building Area **1,019,000+/- SF**

Building Dimensions **620' x 1,632'**

Column Spacing **50' x 56'**

Speed Bay **60'**

Building Configuration **Cross-Dock**

Clear Height **40'**

Dock Doors **195 +/-**

Drive-in Doors **Four (4) 10' x 12'**

Truck Court Depth **185' with trailer parking**

Trailer Parking **236+/- dedicated stalls**

Auto Parking **500+/- spaces**

Fire Protection **ESFR**

Lighting **LED w/ Motion Sensor**

Construction **Concrete Tilt-Up**

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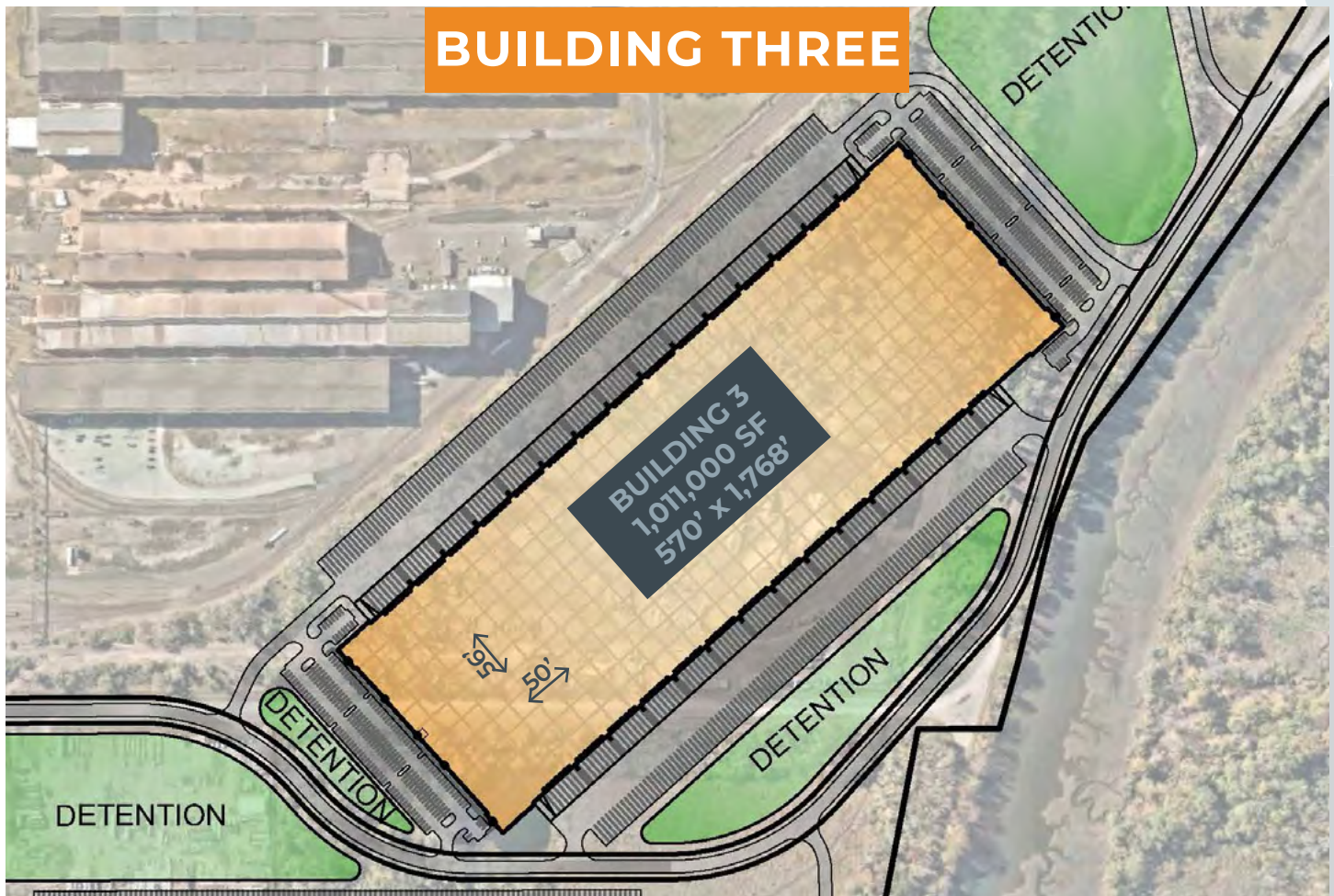
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Building Area **1,011,000+/- SF**

Building Dimensions **570' x 1,768'**

Column Spacing **50' x 56'**

Speed Bay **60'**

Building Configuration **Cross-Dock**

Clear Height **40'**

Dock Doors **192**

Drive-in Doors **Four (4) 10' x 12'**

Truck Court Depth **185' with trailer parking**

Trailer Parking **242+/- dedicated stalls**

Auto Parking **504+/- spaces**

Fire Protection **ESFR**

Lighting **LED w/ Motion Sensor**

Construction **Concrete Tilt-Up**

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