

TURNPIKE EXPRESS

**315,750 SF PROPOSED CLASS A
WAREHOUSE AVAILABLE**

756 Gehman School Road, Denver, PA



**IMMEDIATE ACCESS TO I-76 (PA TURNPIKE) &
QUICK CONNECTIVITY TO ROUTE 222 AND 272**

CENTRAL LOCATION FOR REGIONAL DISTRIBUTION

ABUNDANT LABOR POOL

W. Jason Webb

+1 717 329 0881

jason.webb@kbcadvisors.com

Mark Chubb

+1 302 275 5043

mark.chubb@kbcadvisors.com

Michael Zerbe

+1 610 462 3956

michael.zerbe@kbcadvisors.com

Summer Coulter

+1 909 636 4777

summer.coulter@kbcadvisors.com

Trammell Crow Company



PROPERTY SPECIFICATIONS

315,750
SF

36'
CLEAR HEIGHT

41
LOADING DOCKS

2
DRIVE-IN DOORS

188
CAR PARKING

65
TRAILER SPACES

ESFR
SPRINKLER SYSTEM

30 FC
LED LIGHTING

I-1 INDUSTRIAL
ZONING

3,000 AMPS
POWER

DESIGNED FOR THE DEMANDS
OF MODERN LOGISTICS

315,750 SF

900'

360'

190'
TRUCK COURT
DEPTH

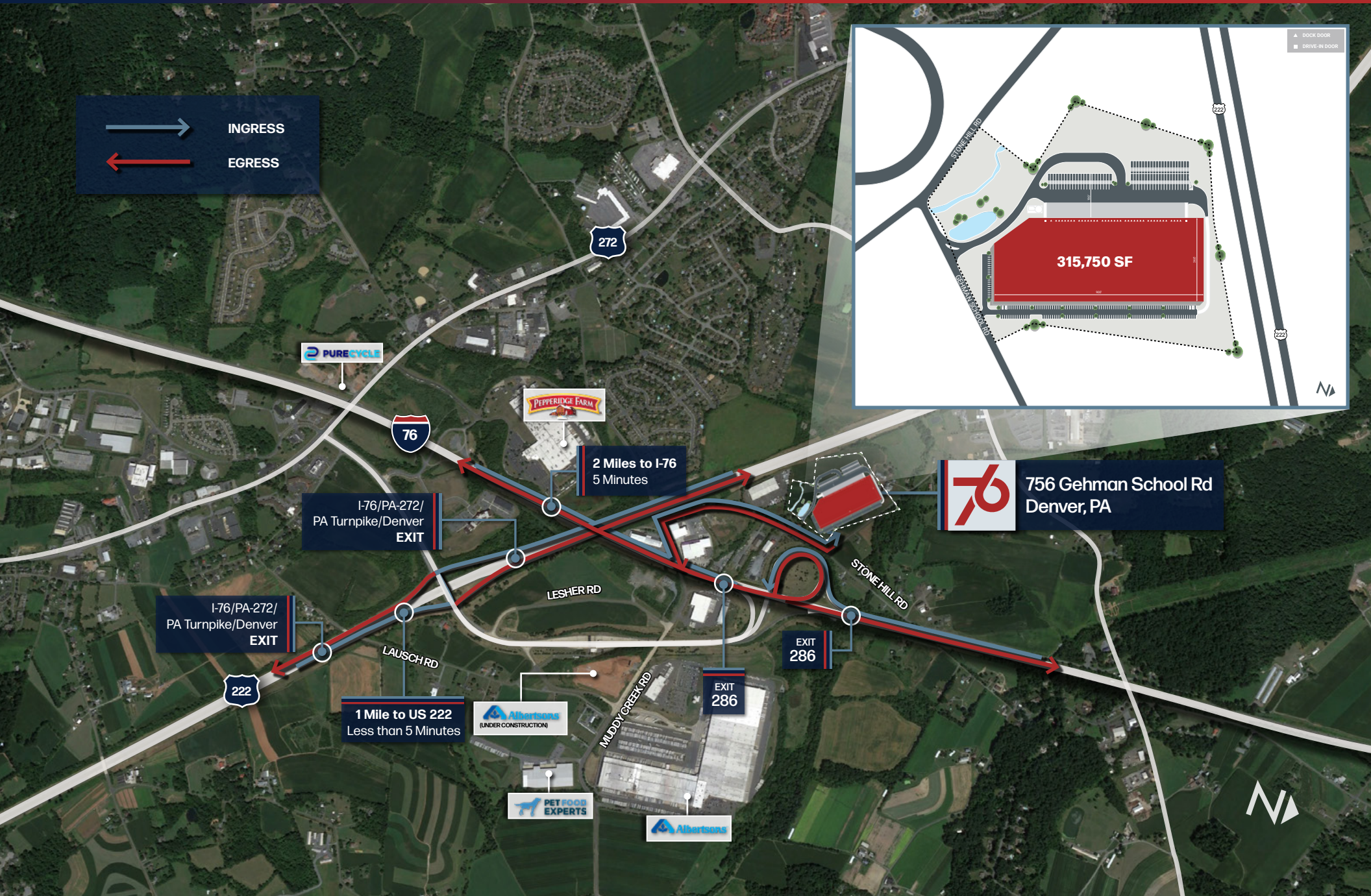
- ▲ DOCK DOOR
- DRIVE-IN DOOR

LOCATION OVERVIEW



IMMEDIATE ACCESS

VIA I-76 (PA TURNPIKE) AND ROUTE 222



DEMOGRAPHICS & LABOR REACH

WAREHOUSE WORKERS

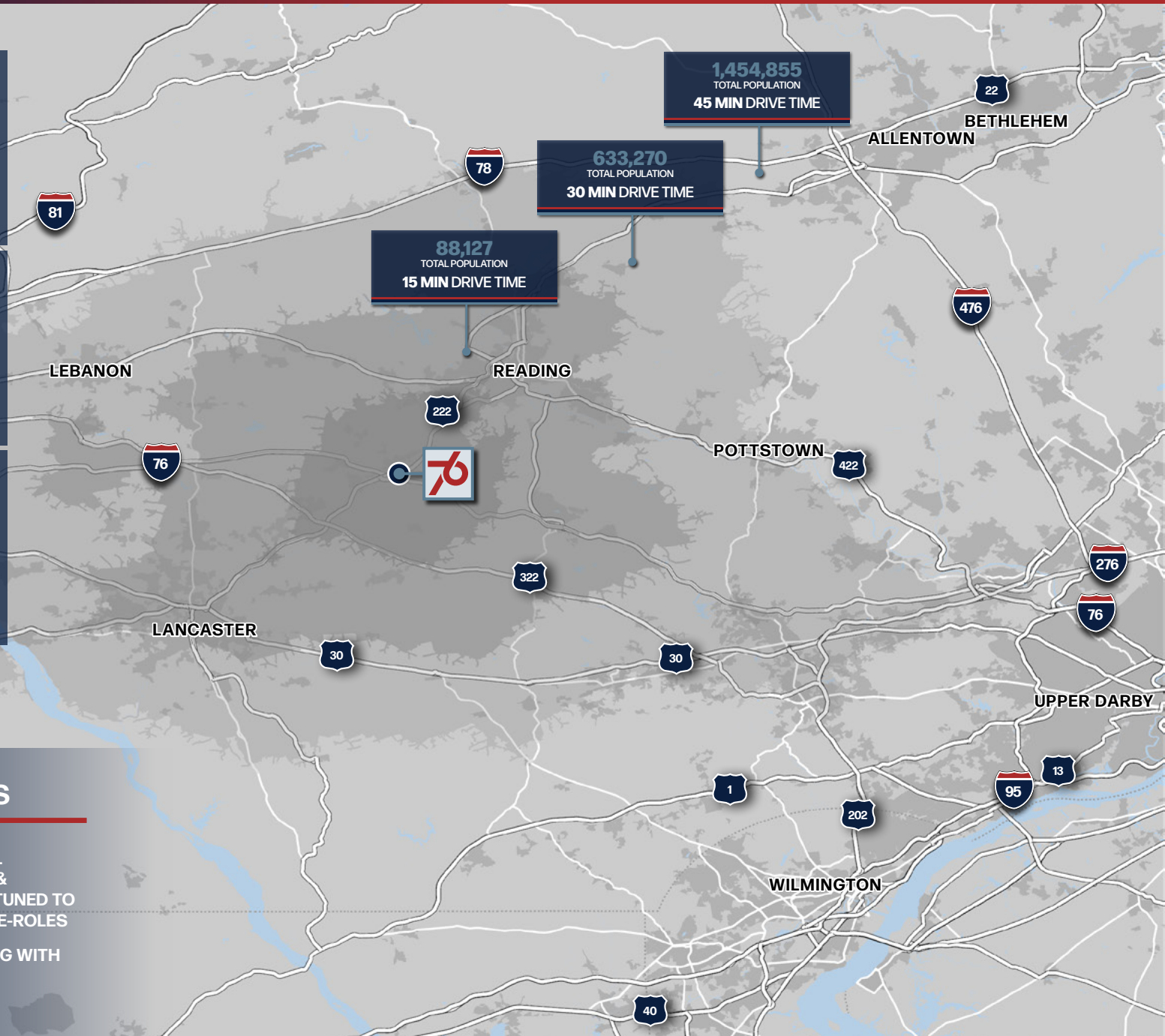
Drive Time	2019-2024 % Change in Resident Workers	2024 Net Commuters	2024 Resident Workers	Average Hourly Earnings
15 Min	-8%	132	878	\$19.41
30 Min	2%	1,071	12,263	\$19.67
45 Min	-1%	1,288	28,965	\$19.81



Drive Time	2019-2024% Change in Resident Workers	2024 Net Commuters	2024 Resident Workers	Average Hourly Earnings
15 Min	20%	62	126	\$24.79
30 Min	65%	-37	2,117	\$24.72
45 Min	52%	-657	4,718	\$24.41



Drive Time	2019-2024% Change in Resident Workers	2024 Net Commuters	2024 Resident Workers	Average Hourly Earnings
15 Min	0%	-64	312	\$2196
30 Min	-14%	1,030	4,024	\$2190
45 Min	-11%	430	8,825	\$2199

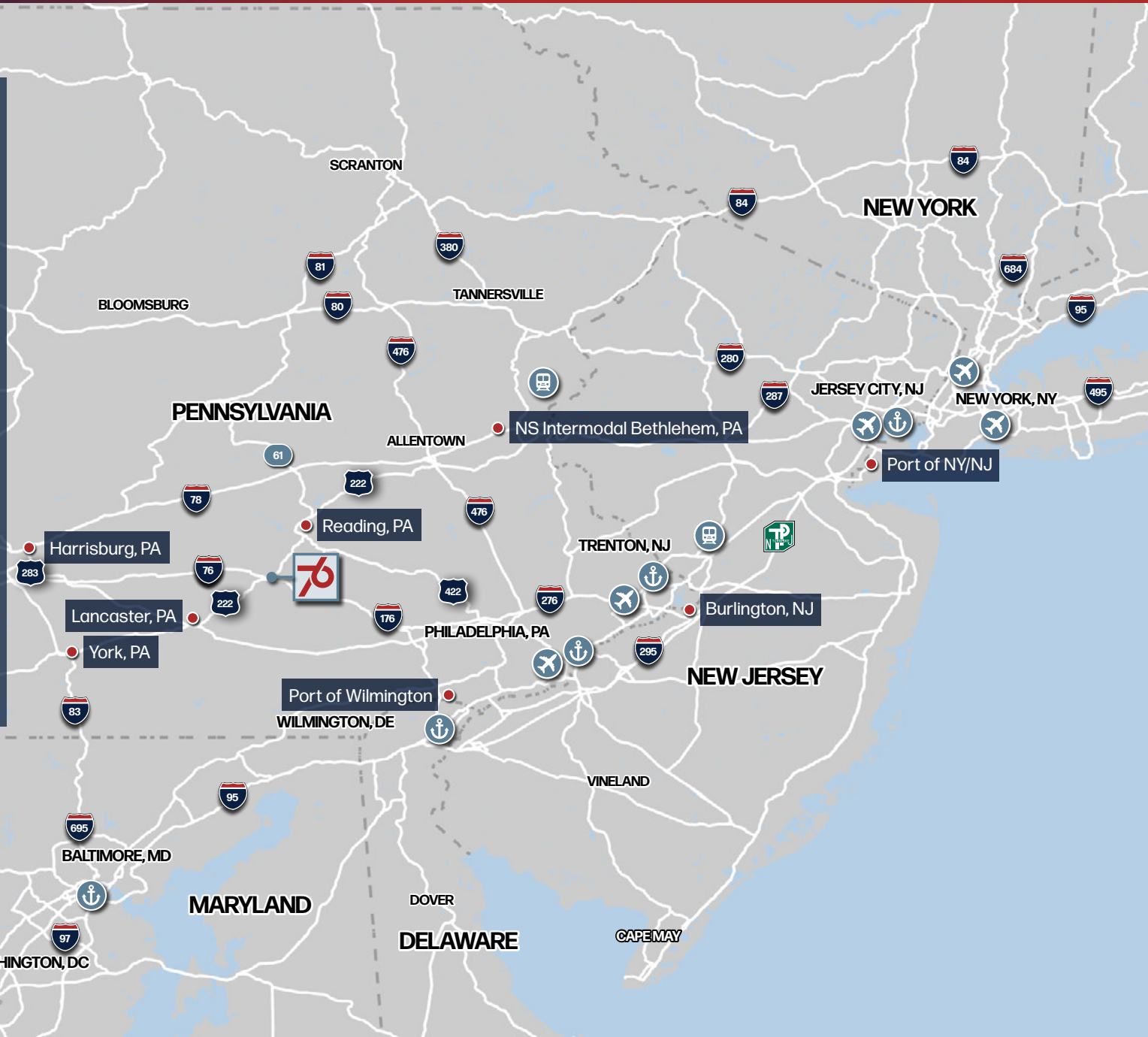


LOCAL ADVANTAGES

- **DEEP, CAPABLE LABOR POOL SUPPORTED BY TECHNICAL & TRAINING INSTITUTIONS ATTUNED TO LOGISTICS AND WAREHOUSE-ROLES**
- **AFFORDABLE COST OF LIVING WITH HIGH QUALITY OF LIFE**

PREMIER REGIONAL CONNECTIVITY

	Harrisburg, PA	50 Miles
	Port of Wilmington, DE	54 Miles
	NS Intermodal Bethlehem	57 Miles
	Philadelphia, PA	61 Miles
	PhilaPort	66 Miles
	Philadelphia Int'l Airport	68 Miles
	NS Intermodal Morrisville	76 Miles
	Baltimore, MD	95 Miles
	Port of Baltimore	100 Miles
	Port Elizabeth	134 Miles
	Washington, DC	135 Miles
	New York, NY	145 Miles
	Dulles Int'l Airport	153 Miles
	JFK Int'l Airport	158 Miles
	LaGuardia Int'l Airport	163 Miles
	Boston, MA	358 Miles



Trammell Crow Company

Trammell Crow Company is a leading commercial real estate developer, dedicated to creating the buildings of tomorrow so our clients and communities thrive.

Since 1948, Trammell Crow Company has delivered exceptional outcomes for investors, tenants, and residents, and fostered a collegial, entrepreneurial culture where professionals flourish. We develop iconic buildings across all property sectors on the most desirable sites in top-tier markets across the United States and Europe.



W. Jason Webb

+1 717 329 0881

jason.webb@kbcadvisors.com

Mark Chubb

+1 302 275 5043

mark.chubb@kbcadvisors.com

Michael Zerbe

+1 610 462 3956

michael.zerbe@kbcadvisors.com

Summer Coulter

+1 909 636 4777

summer.coulter@kbcadvisors.com

Trammell Crow Company



© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



KBCADVISORS.COM