

3000 Quarry Road



IMMEDIATE ACCESS TO PA 309

330,000 SF Available

3000 Quarry Road, Telford, PA

CABOT

PETRUCCI
DEVELOPMENT • DESIGN/BUILD

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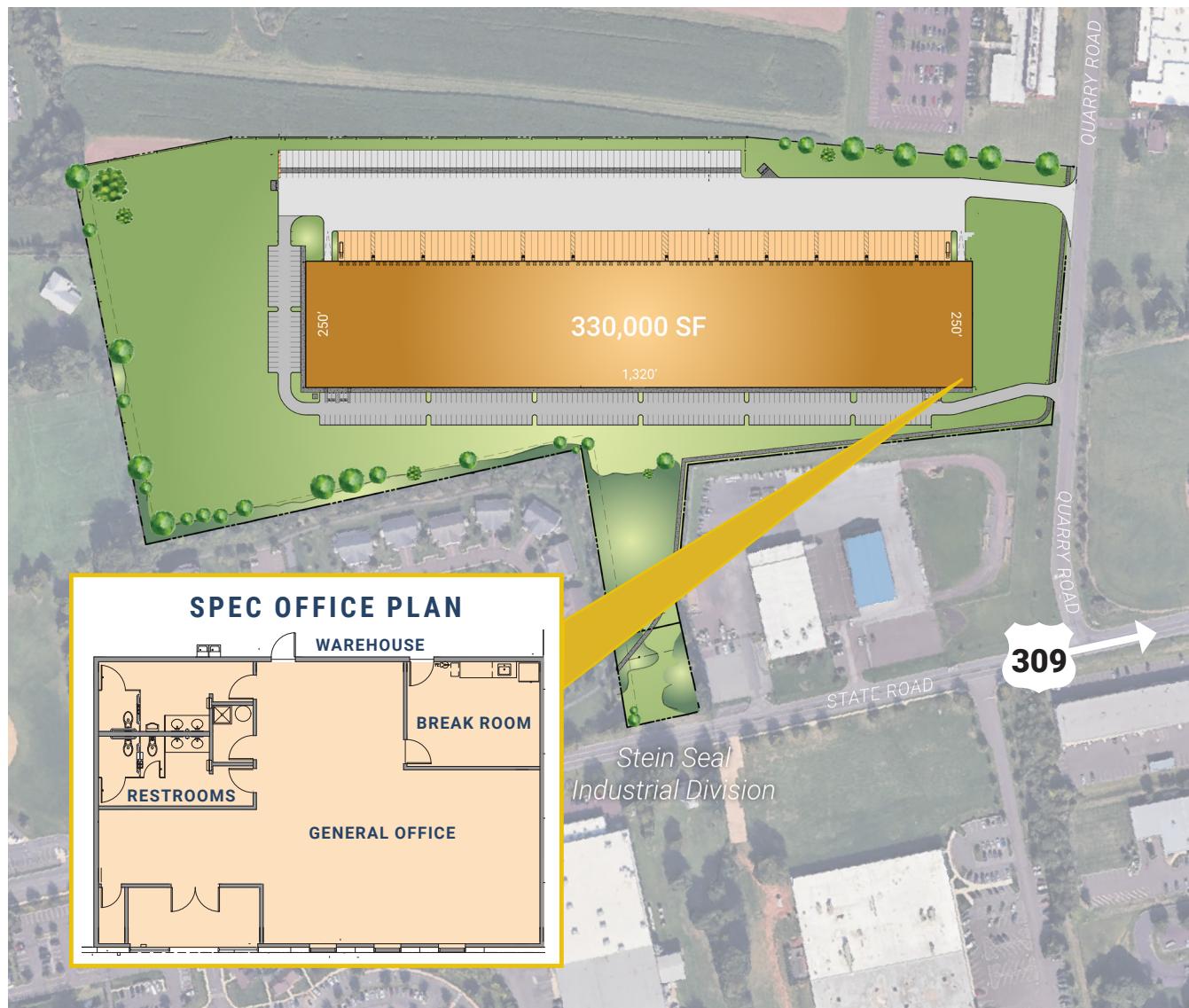
3000QUARRY.COM

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PROPERTY FEATURES

Total Building Size	330,000 SF
Spec Office Size	2,007 SF
Ceiling Height	36'
Dimensions	1320' x 250'
Docks	85; 40 w/ 45,000 lb. levelers, seals, & bumpers
Drive-In Doors	2
Trailer Parking	76 Stalls
Car Parking	280 Spaces
Column Spacing	54' W, 50' D
Speed Bay	60'
Power	4,000 amps

PROPERTY NEIGHBORS



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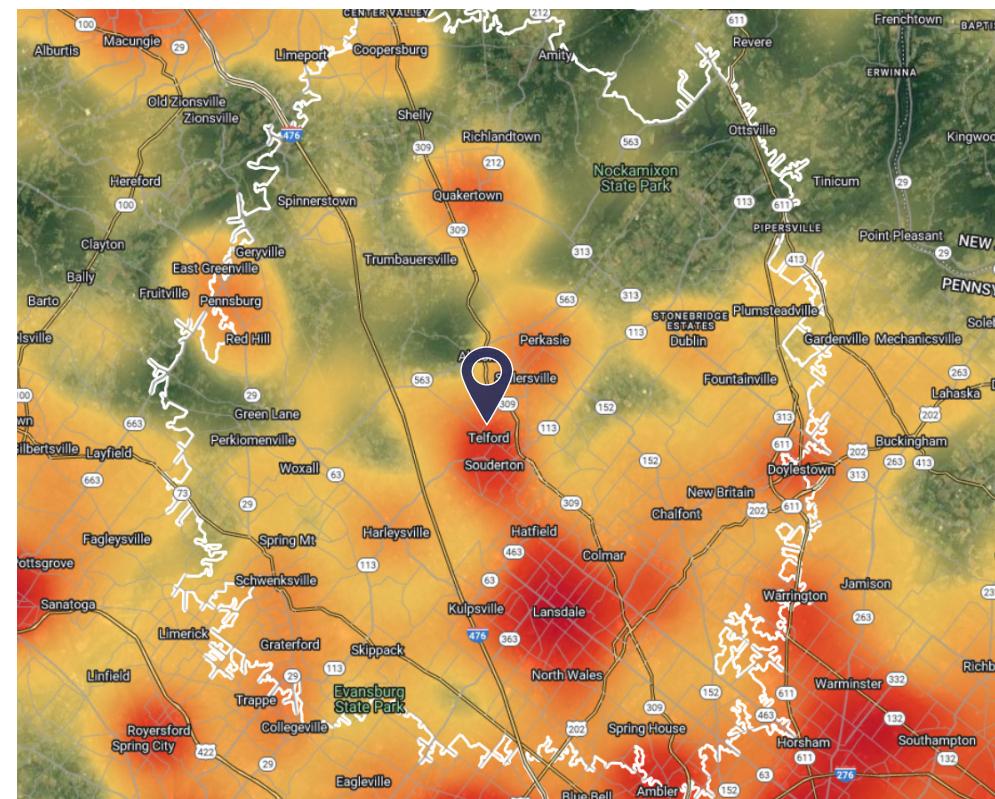
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Labor & Demographics

LABOR DEMOGRAPHICS 25 MINUTE DRIVE SHED

LOCATION	TELFORD	ALLENTOWN	EDDYSTONE
County	Montgomery	Lehigh	Delaware
Total Population	419,357	536,422	1,089,986
Civilian Labor Force	234,618	272,123	579,080
Blue Collar Employment	38,396	65,861	84,822
% Blue Collar Employment	16.40%	24.20%	14.60%
Transportation & Materials Moving Employment	11,504	30,584	36,073
% Transportation & Materials Moving Employment	4.90%	11.20%	6.20%
Market 100k SF+ Drive Shed Total	5,282,329	70,860,107	20,014,033
Average Income Per Capita	\$58,917	\$42,194	\$51,494
Average Hourly Wage	\$28.33	\$20.29	\$24.76
Labor Density Index	7.27/SF	0.89/SF	3.84/SF

Telford Targeted Workforce Density Per Square Mile



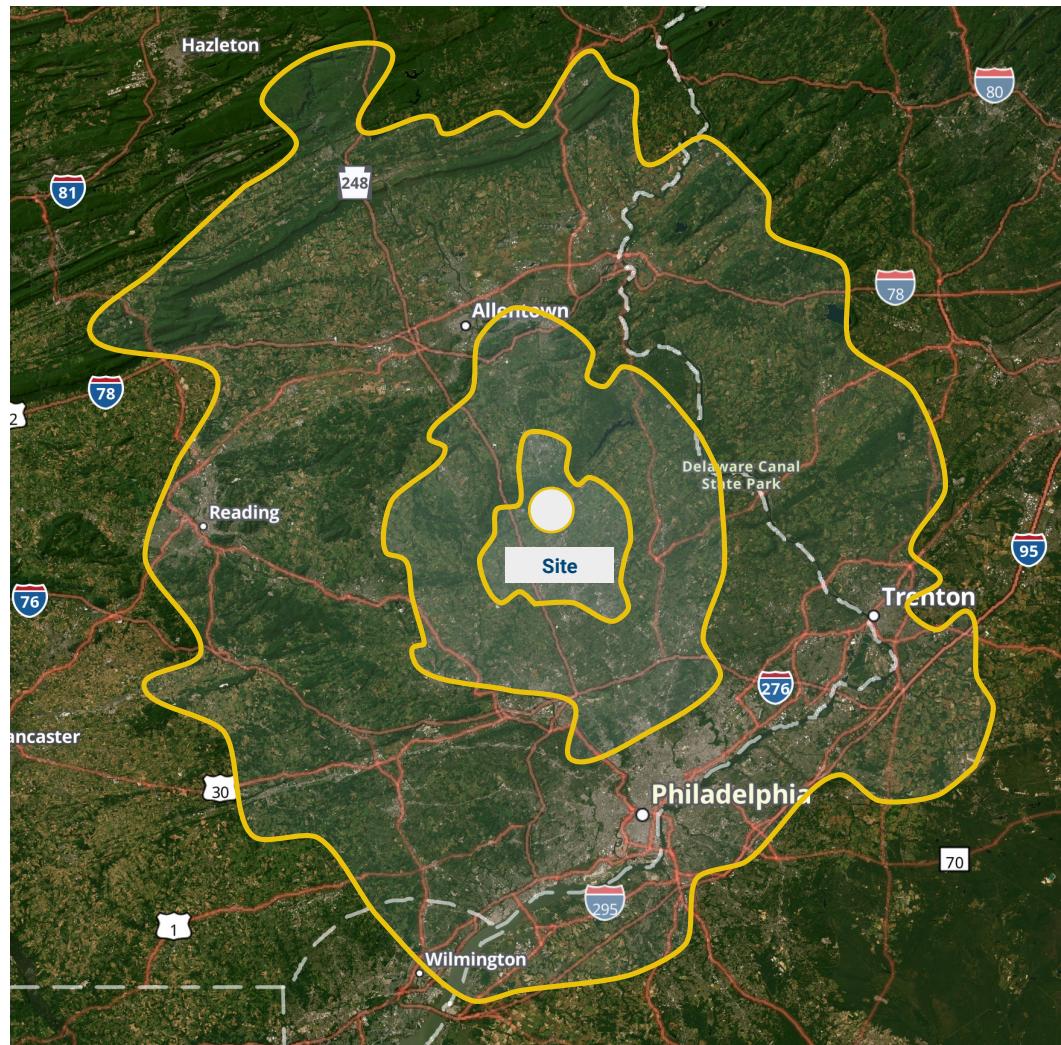
Local Delivery Window

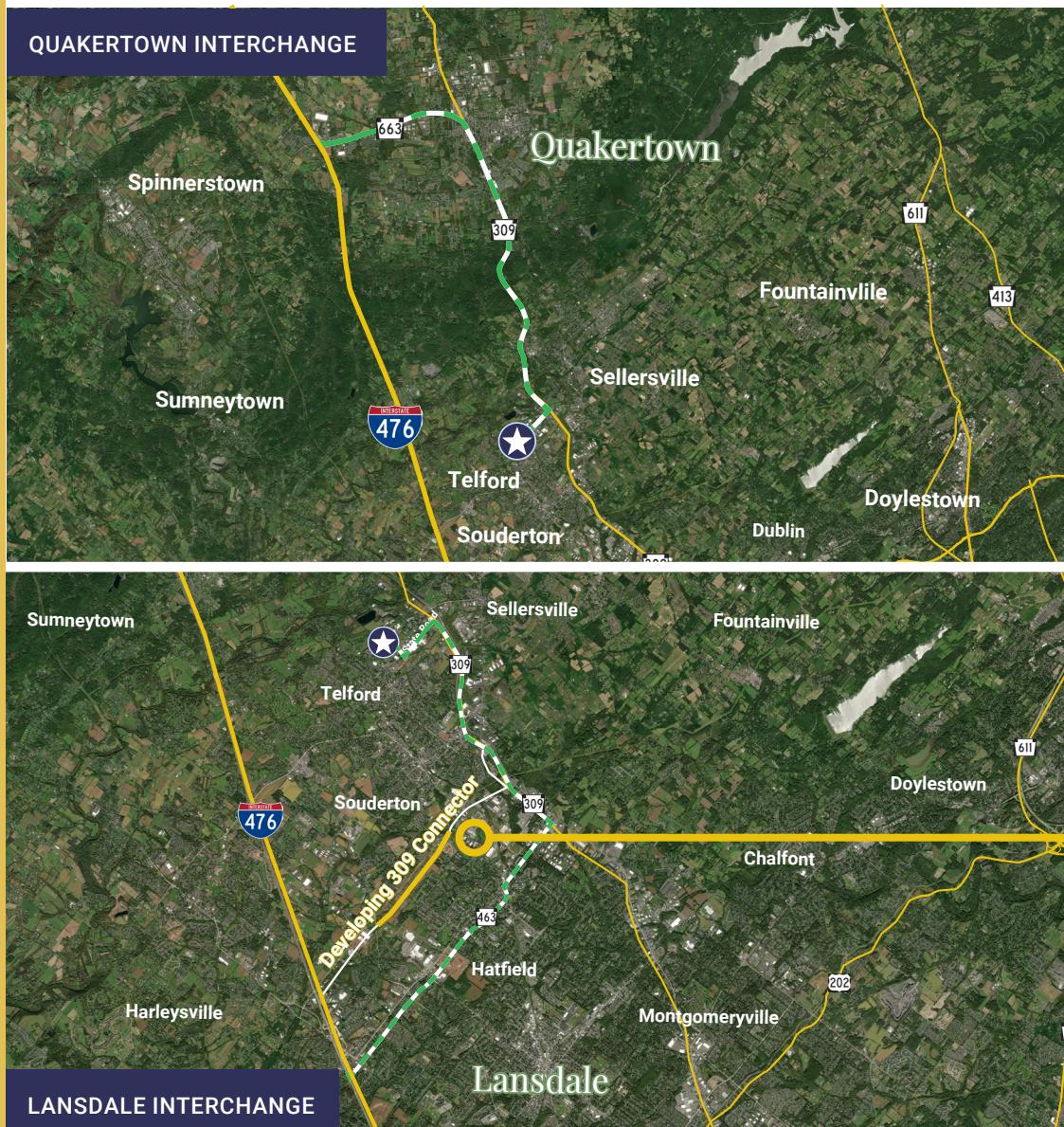
LOCAL DRIVE TIMES 60 MINUTE DRIVE SHED

LOCATION	DISTANCE (MI)	DRIVE TIME
Allentown	24	45 mins
Philadelphia	37	50 mins
Trenton	46	60 mins
Pottstown	24	45 mins
Reading	41	60 mins

IDEAL LAST MILE LOCATION

LOCATION	DISTANCE (MI)	DRIVE TIME
King of Prussia	30	44 mins
Plymouth Meeting	21	31 mins
Bala Cynwyd	30	35 mins
Villanova	26	38 mins

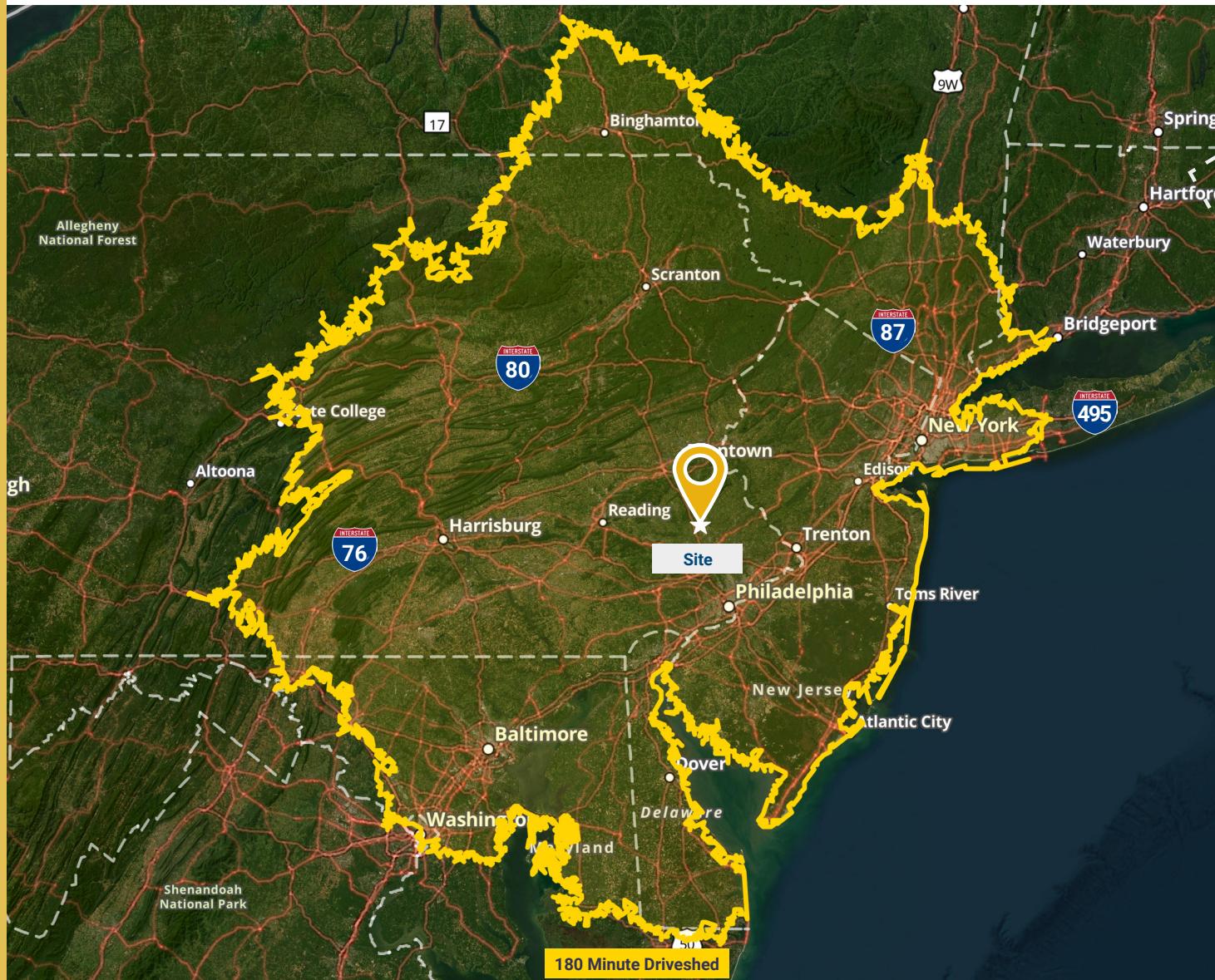




Highway Access & Location Highlights

- Immediate access to PA 309
- 4.5 miles to future 309 Connector project
- 10.2 miles to Lansdale Interchange
- 12.7 miles to Quakertown Interchange





Regional Delivery Window

LOCATION	DISTANCE (MI)	DRIVE TIME
Philadelphia, PA	28	1hr
New York, NY	74	2hrs 3min
Baltimore, MD	99	2hrs 39min
PhilaPort	28	1hr 16min
Port of NY/NJ	74	2hrs 7min
Port of Baltimore	100	2hrs 34min
Philadelphia Int'l	32	1hr 17min
Newark Liberty Int'l	65	1hr 35min
Baltimore/Washington Int'l	107	2hrs 39min

About J.G. Petrucci Co., Inc.

J.G. Petrucci Co., Inc. is a privately held, full-service Design/Build specialist, owner and developer of commercial, industrial and residential properties throughout Pennsylvania and New Jersey. For 37 years they have delivered over 850 design/build projects and currently own and manage 6 MSF of commercial and industrial properties.

Each and every project they complete is guided by their unique Leadership Pledge

- Provide quality facilities that reflect the character of our clients and stand the test of time
- Relentlessly pursue total client satisfaction
- Create value and opportunity for clients, service providers, tradesmen and employees
- Respond to the needs of the community
- Set a standard of conduct that reinforces traditional notions of service accountability and integrity

As a group, J.G. Petrucci is committed to providing leadership to their clients and leadership in the community.

Their team has deep experience in the complexities of environmental, legal, and permitting challenges of development. J.G. Petrucci is prepared to be with you every step of the way.

About Cabot Properties

Cabot is a private partnership that acquires, develops, and operates logistics real estate in world-class cities. For 35 years they have been working on behalf of their institutional investors and providing distribution buildings that are essential to global supply chains.

Logistics properties are their focus

They have acquired, developed, and managed thousands of distribution buildings which are essential to global supply chains. Cabot Properties targets infill properties in premier markets, close to consumers and well-positioned to support the increasing demand for eCommerce.

Over three decades of experience

Cabot has operated through multiple market cycles and built a strong track record due to disciplined investments, active management, and a results-oriented approach. Driving that success are enduring partnerships with institutional investors and strong relationships with tenants and brokers in our markets. Their team of experienced professionals have a long record of working together and expertise in logistics facilities.



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