

GATEWAY
COMMERCE CENTER AT

I 76



AVAILABLE

DELIVERING Q4 2026

TWO CLASS A INDUSTRIAL BUILDINGS,
TOTALING 1,217,280 SF

BUILDING 1: 925,680 SF

BUILDING 2: 291,600 SF

85% TAX ABATEMENT
FOR 10 YEARS

MASTER PLAN



Gateway Commerce Center at I-76 is located on 1200 acres in New Morgan Borough. This planned development will be one of the largest Class A industrial parks in the region.

This strategic location offers immediate access to both I-76 and I-176 via the Morgantown Interchange and only 12 miles south of the City of Reading and 30 miles from Philadelphia's affluent Western Suburbs.

The current conceptual plan includes 8 buildings totaling approximately 5.0 million square feet. Phase 1A of the park will be comprised of 2 buildings, each designed as Class A bulk logistics facilities and totaling just over 1.2 MSF with the first building expected to deliver late 2026.



PROVEN
DEVELOPMENT
PARTNER



NO BUILDING
HEIGHT
RESTRICTIONS



FLEXIBILITY
IN DESIGN



ABILITY TO DELIVER
LARGE SCALE
BUILDINGS



LOCATED IN
BUSINESS-FRIENDLY
BOROUGH



ABUNDANT
PUBLIC UTILITIES



PROXIMITY TO
READING - PA'S 4TH
LARGEST CITY



10-YEAR LERTA
TAX INCENTIVE



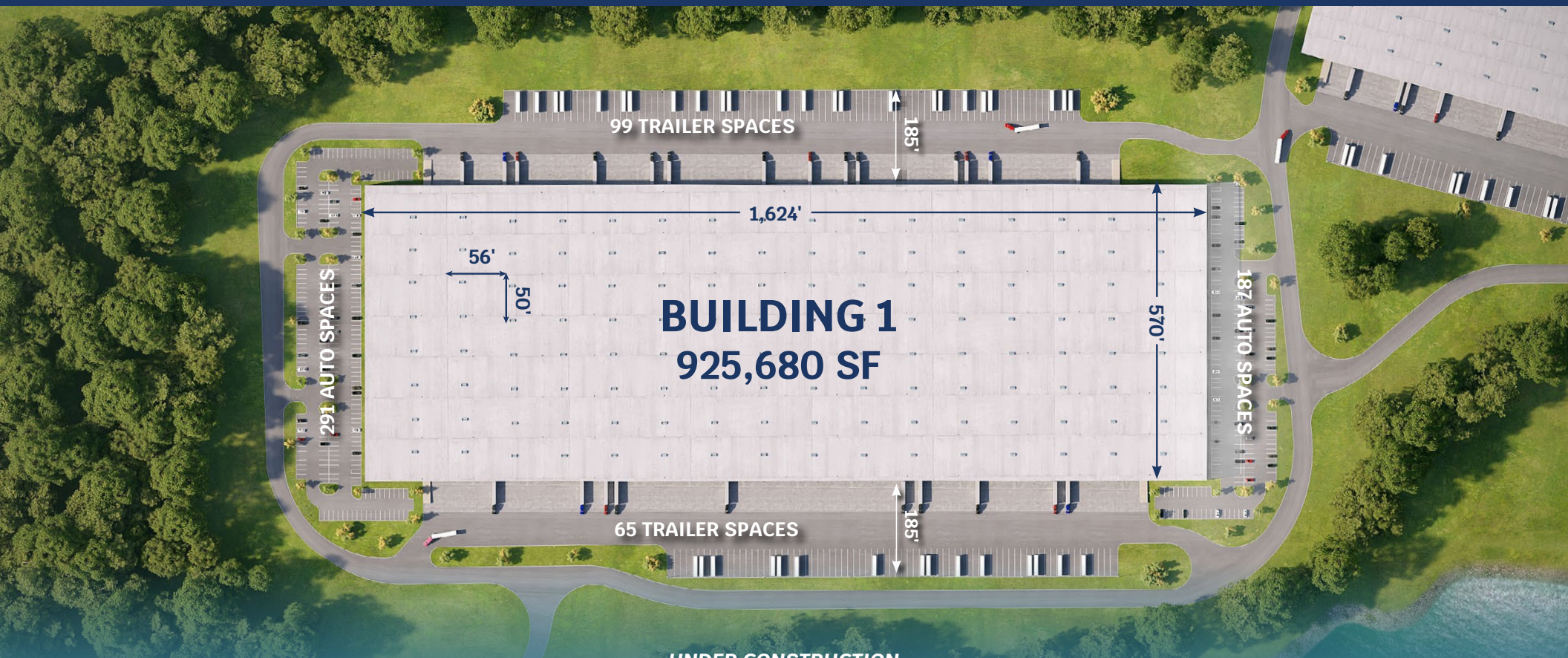
EASTERN PA RANKS
BEST IN U.S. FOR
POPULATION WITHIN
A 4-HOUR DRIVE



PHASE 1
UNDER CONSTRUCTION



BUILDING 1



UNDER CONSTRUCTION

925,680 SF

BUILDING SIZE

106.96 AC

PARCEL

56' x 50'

COLUMN SPACING

60'

SPEED BAY

**CROSS DOCK
LOADING**

BUILDING
CONFIGURATION

40'

CLEAR HEIGHT

185'

TRUCK COURT DEPTH
WITH TRAILER PARKING

164

TRAILER PARKING

478

AUTO PARKING

93

EQUIPPED DOCK
POSITIONS

71

DOCK DOOR
KNOCKOUTS

4

DRIVE-IN RAMPS

DOCK EQUIPMENT

40,000 LB
MECHANICAL LEVELERS
WITH DOCK SEALS

FIRE PROTECTION

ESFR SPRINKLER SYSTEM

LIGHTING

30FC WITH MOTION
ACTIVATED LEDS

CONSTRUCTION

CONCRETE TILT-UP

POWER

4,000 AMPS, 480 V,
3 PHASE (EXPANDABLE)

BUILDING 2



291,600 SF

BUILDING SIZE

22.84 AC

PARCEL

50' x 54'

COLUMN SPACING

60'

SPEED BAY

**SINGLE-SIDE
LOADING**

BUILDING
CONFIGURATION

40'

CLEAR HEIGHT

185'

TRUCK COURT DEPTH
WITH TRAILER PARKING

±50

TRAILER PARKING

±160

AUTO PARKING

26

EQUIPPED DOCK
POSITIONS

12

DOCK DOOR
KNOCKOUTS

2

DRIVE-IN RAMPS

DOCK EQUIPMENT

40,000 LB
MECHANICAL LEVELERS
WITH SEAL PACKAGES

FIRE PROTECTION

ESFR SPRINKLER SYSTEM

LIGHTING

30FC WITH MOTION
ACTIVATED LEDS

CONSTRUCTION

CONCRETE TILT-UP

POWER

4,000 AMPS, 480 V,
3 PHASE

BUILDING 4 (BTS PLAN)



PROPOSED BUILD-TO-SUIT

±1,400,000 SF

BUILDING SIZE

109.416 AC

PARCEL

50' x 56'

COLUMN SPACING

60'

SPEED BAY

**SINGLE-SIDE
LOADING**

BUILDING
CONFIGURATION

40'

CLEAR HEIGHT

190'

TRUCK COURT DEPTH
WITH TRAILER PARKING

±364

TRAILER PARKING

±830

AUTO PARKING

181

EQUIPPED DOCK
POSITIONS

4

DRIVE-IN RAMPS

DOCK EQUIPMENT

40,000 LB
MECHANICAL LEVELERS
WITH SEAL PACKAGES

FIRE PROTECTION

ESFR SPRINKLER SYSTEM

LIGHTING

30FC WITH MOTION
ACTIVATED LEDS

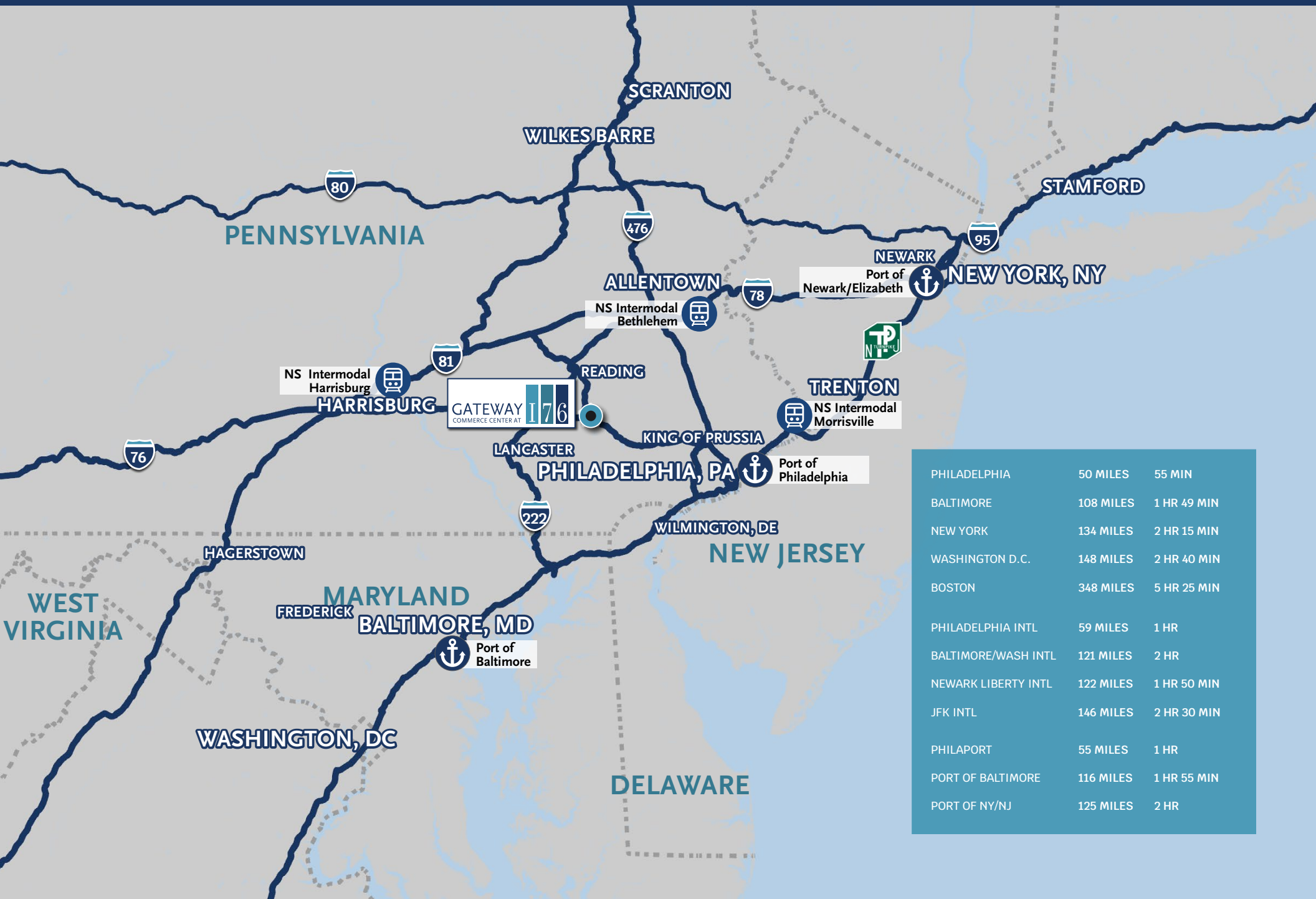
CONSTRUCTION

CONCRETE TILT-UP

POWER

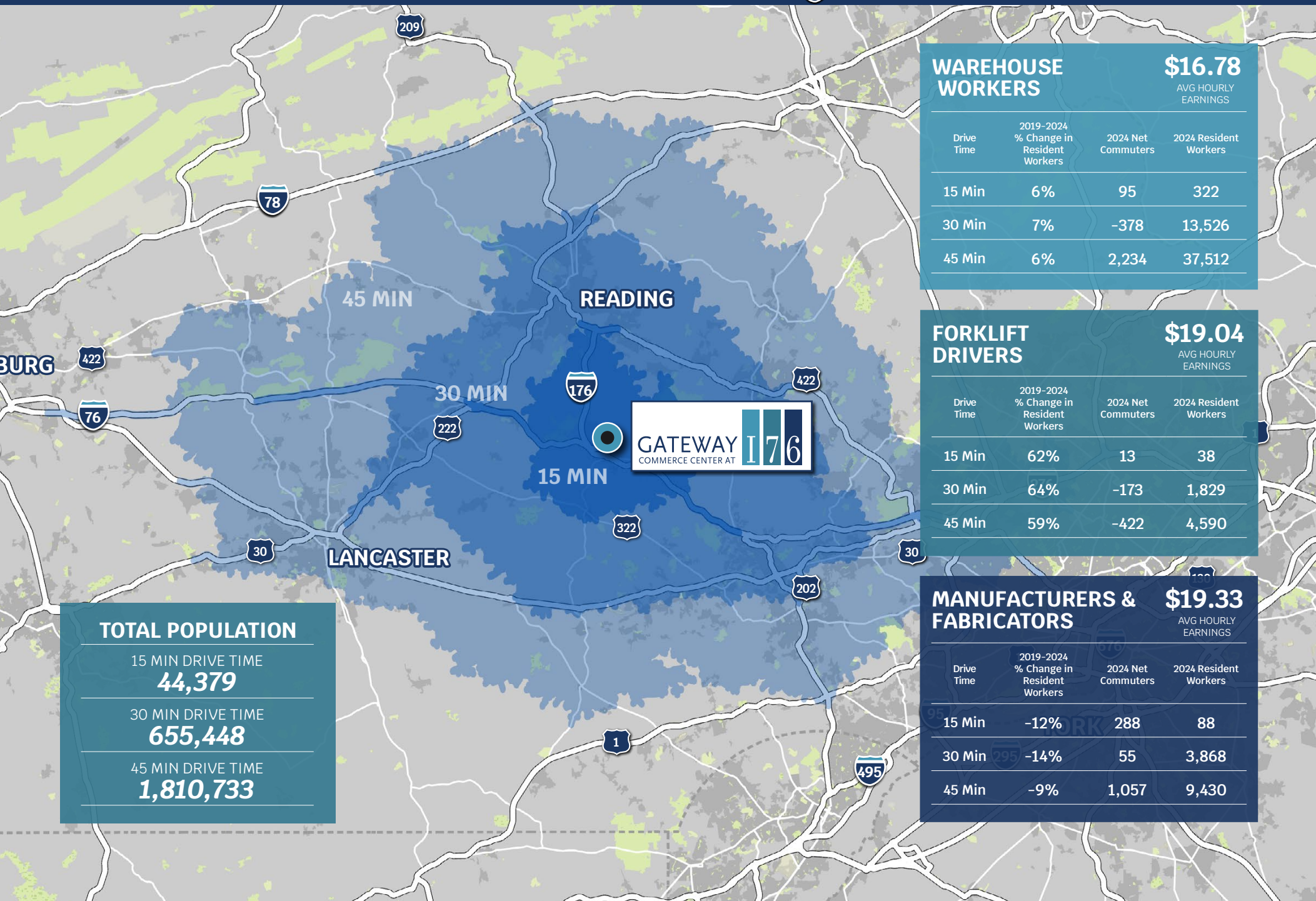
4,000 AMPS, 480 V,
3 PHASE

LOCATION



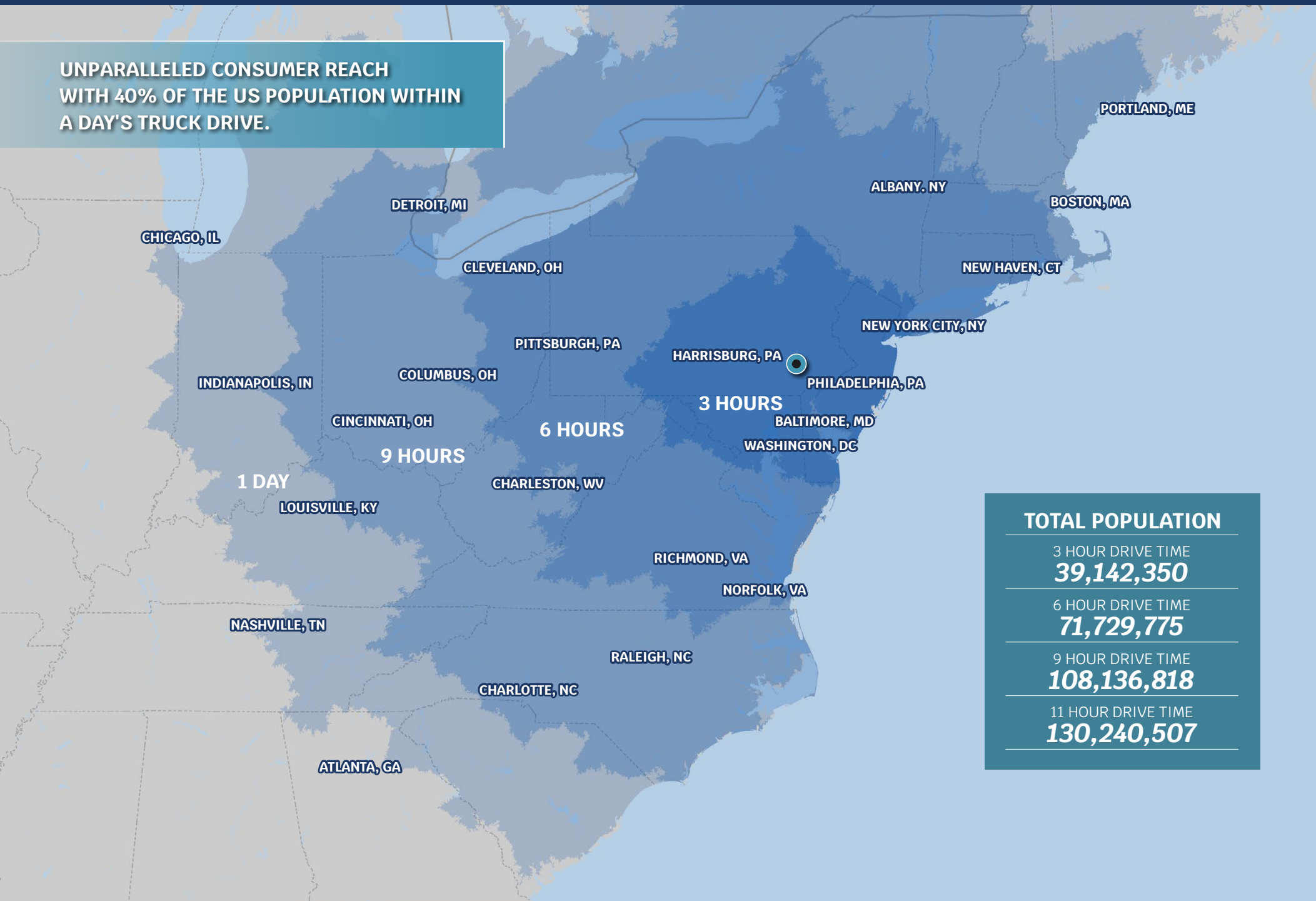
PHILADELPHIA	50 MILES	55 MIN
BALTIMORE	108 MILES	1 HR 49 MIN
NEW YORK	134 MILES	2 HR 15 MIN
WASHINGTON D.C.	148 MILES	2 HR 40 MIN
BOSTON	348 MILES	5 HR 25 MIN
PHILADELPHIA INTL	59 MILES	1 HR
BALTIMORE/WASH INTL	121 MILES	2 HR
NEWARK LIBERTY INTL	122 MILES	1 HR 50 MIN
JFK INTL	146 MILES	2 HR 30 MIN
PHILAPORT	55 MILES	1 HR
PORT OF BALTIMORE	116 MILES	1 HR 55 MIN
PORT OF NY/NJ	125 MILES	2 HR

LABOR PROFILE



SAME DAY DISTRIBUTION REACH

UNPARALLELED CONSUMER REACH
WITH 40% OF THE US POPULATION WITHIN
A DAY'S TRUCK DRIVE.



TOTAL POPULATION

3 HOUR DRIVE TIME

39,142,350

6 HOUR DRIVE TIME

71,729,775

9 HOUR DRIVE TIME

108,136,818

11 HOUR DRIVE TIME

130,240,507

GENERAL PARTNER

Founded in 1986, Panattoni Development Company, Inc. is one of the largest privately held, full-service development companies in the world. Panattoni operates from 68 offices across North America, Europe, and Asia. Since inception, Panattoni has developed more than 630 million square feet of space, including more than 216 million square feet of build-to-suit projects. For more information, visit www.panattoni.com.

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