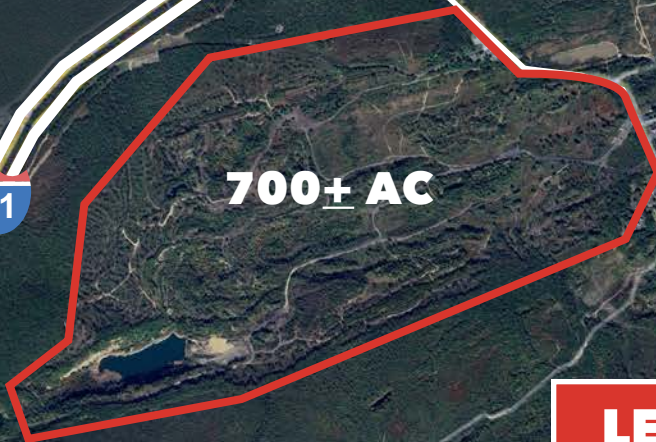




THE CUBES

AT POTTSVILLE

BUILDING & CAMPUS
DEVELOPMENT OPTIONS
UP TO 5.6 MSF



LEASE OR BUY - ITS YOUR CALL

PROPERTY SUMMARY

BACKGROUND

CRG is pursuing entitlements for a phased delivery of this 700 acre site, the first phase of which a 1,248,000 SF building. At a conceptual level, the site has been programmed for delivery of over 5,600,000 SF in (5) Class A buildings ranging in size from 800,400 SF to 1,400,400 SF. Due to the scale of the site, significant flexibility exists with regard to site design.

LOCATION

Situated adjacent to Exit 116 of Interstate 81, The Cubes at Pottsville enjoys enviable access to one of the most important freight corridors in the Northeast US. Already home to several large regional and super-regional distribution centers, the park's transportation profile is a proven one with the following companies operating large scale supply chain facilities at the interchange or within 10 miles of the site:



ZONING

The property is currently zoned I-1 Light Industrial. Permitted Uses (by right) include Warehouse, Distribution, Truck Terminal, Assembly, Packaging, Bottling, Commercial Greenhouse, Auto Auction and assorted other uses. Uniquely, Foster Township zoning allows for Building Height up to 150' or 15 stories for a permitted use by right (<https://www.fostertwp.org/public-documents/zoning/> Appendix A and Appendix B).

INFRASTRUCTURE

The site has access to public utilities and ample power. Utilities are currently in proximity to the site, with the following providers serving existing users in neighboring Schuylkill Highridge Industrial Park:

- » **Water** Schuylkill Co Municipal Authority (SCMA)
- » **Sewer** Schuylkill Co Municipal Authority (SCMA)
- » **Natural Gas** UGI
- » **Electricity** Pennsylvania Power & Light (PPL)

FLEXIBLE EXECUTION

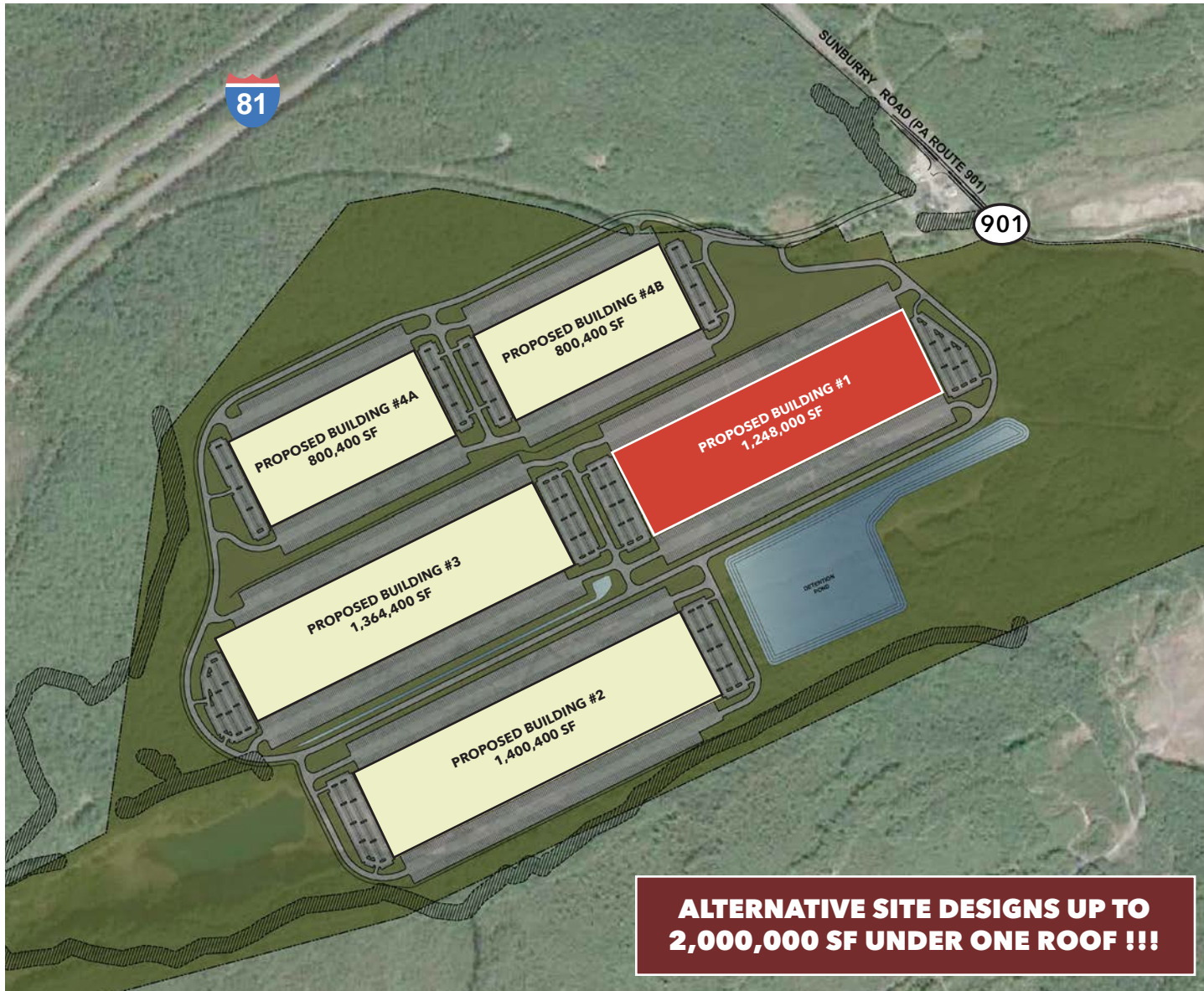
CRG has positioned the park to accommodate extraordinary requirements as well as occupier-preferred transaction structures. As a result of CRG's intention and the scale of the site itself, buildings as large as 2,000,000 SF, extraordinary parking requirements, dedicated expansion, atypical building geometries and preferred transaction structures are all - within reason - in play.

Simply put, the project isn't encumbered by the constraints that typically accompany a speculative delivery, and in most cases accommodation can be made to the critical operating needs and transactional bias often associated with mission critical facilities. Corporate occupiers can acquire entitled sites, engage CRG for sitework improvements or choose to execute on a turnkey build to suit sale or lease basis.

BEST IN CLASS DEVELOPER

CRG is a nationally recognized developer, operating from coast-to-coast for over 30 years. They've developed over 220,000,000 SF to date, delivering hundreds of distribution, manufacturing, e-commerce and data-center buildings to many of the largest companies in the world. Learn more about CRG and their capabilities at: <https://www.realcrg.com/>

MASTER PLAN | (5) BUILDINGS TOTALING OVER 5,600,000 SF



ALTERNATIVE SITE DESIGNS UP TO 2,000,000 SF UNDER ONE ROOF !!!

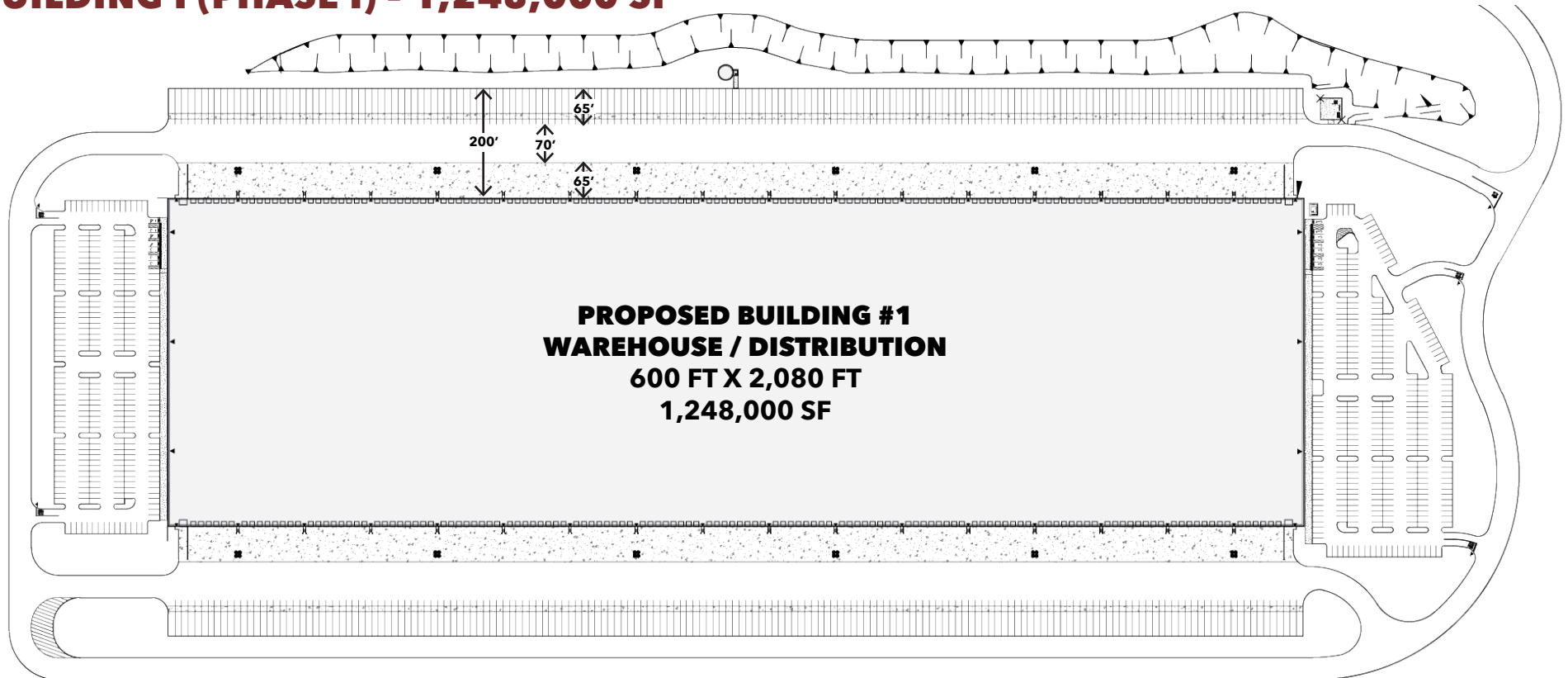
BUILDING #1 (PHASE I)
1,248,000 SF (Expandable)
600' Deep Cross Dock
618 Cars (Expandable)
346 Trailers (Expandable)

BUILDING #2
1,400,400 SF
600' Deep Cross Dock
733 Cars
364 Trailers (Expandable)

BUILDING #3
1,364,400 SF
600' Deep Cross Dock
708 Cars (Expandable)
354 Trailers (Expandable)

BUILDING #4A
800,400 SF (Expandable)
600' Deep Cross Dock
507 Cars (Expandable)
200 Trailers (Expandable)

BUILDING #4B
800,400 SF (Expandable)
600' Deep Cross Dock
472 Cars (Expandable)
200 Trailers (Expandable)

BUILDING I (PHASE I) - 1,248,000 SF


SIZE	1,248,000 SF	LOADING DOORS	264 Dock Positions @ 9' X 10' 4 Drive In Positions @ 14' X 16'
DEPTH	600'	TRAILER PARKING	346 Stalls @ 12' o.c. (Expandable)
CONSTRUCTION	Concrete Tilt Up	CAR PARKING	618 Stalls across 2 fields (Expandable)
ROOF	Mechanically Fastened TPO Membrane	HVAC	Gas fired space heaters
FLOOR SLAB	7" - 4,000 psi concrete (Design Ave. of 500 lbs/SF)	ELECTRIC SERVICE	4,000 amp, 277/480 volt Additional power available (PP&L)
COLUMN GEOMETRY	51' X 51' Typical 51' X 60' Speed Bays	SPRINKLER	ESFR (NFPA-13 compliant util. K17/K22 heads)
CLEAR HEIGHT	40' @ 1st Column (Current Zoning allows up to 150')		

ALTERNATIVE SITE DESIGNS



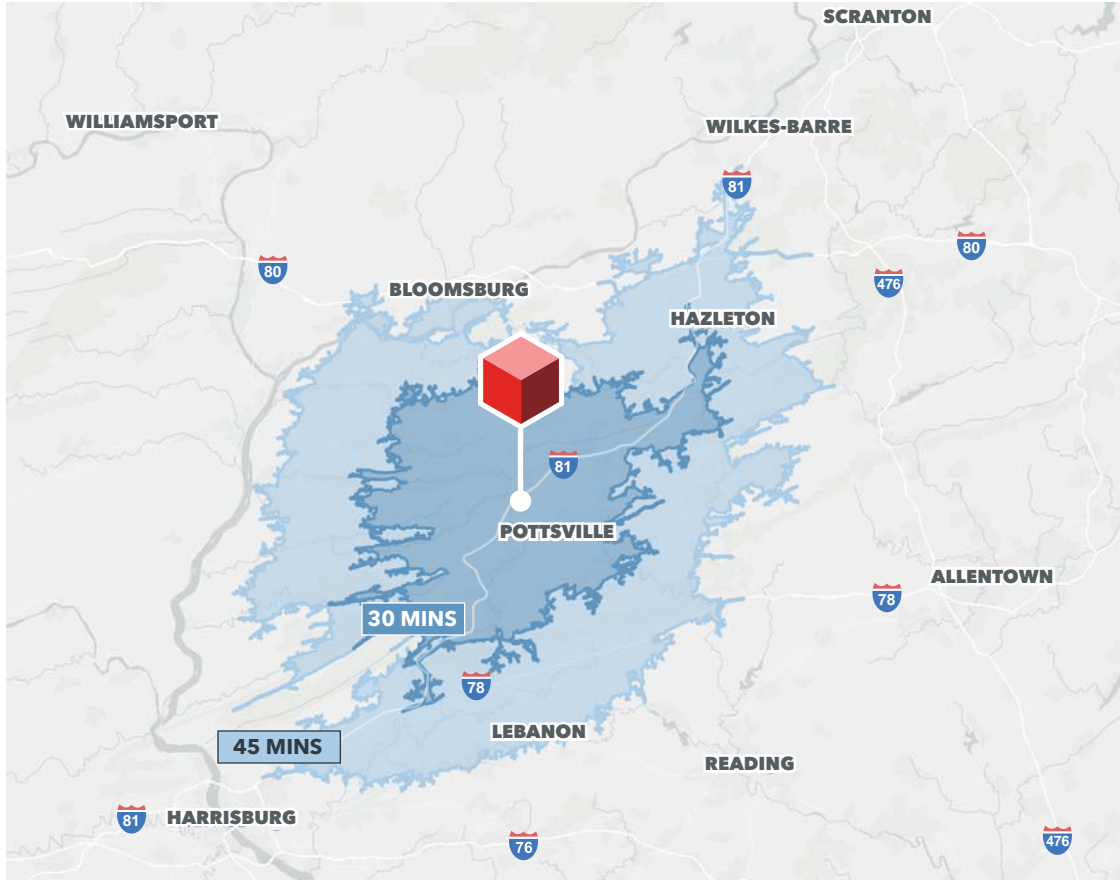
ALTERNATIVE A - BUILDING #1

SIZE	2,040,000 SF
DEPTH	600' Deep x 3,400' Wide
BUILDING TYPE	Cross Dock
CAR PARKING	880 Stalls (Expandable)
TRAILER PARKING	1,374 Stalls @ 12' o.c. (Expandable)

ALTERNATIVE B - BUILDING #1

SIZE	1,500,000 SF w/ 540,000 SF Expansion Pad
DEPTH	600' Deep x 2,500' Wide
BUILDING TYPE	Cross Dock
CAR PARKING	880 Stalls (Expandable)
TRAILER PARKING	1,374 Stalls @ 12' o.c. (Expandable)

DEMOGRAPHIC PROFILE



	30 Minutes	45 Minutes
POPULATION & HOUSHOLDS		
2025 Total Population	174,803	471,766
2025 Total Households	69,887	187,606

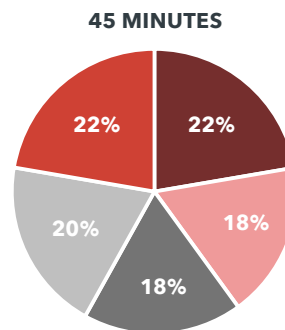
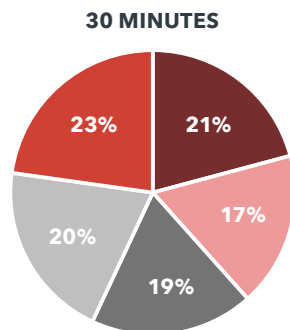
LABOR FORCE (2025)		
Manufacturing Labor Force	13,316	34,637
Warehouse Labor Force	5,617	13,979
Total Industrial Labor Force	18,933	48,616

HOUSEHOLD INCOME (2025)		
Median Household Income	\$61,587	\$68,899
Average Household Income	\$75,546	\$88,195

HOUSEHOLD INCOME BREAKDOWN (2025)		
<\$30,000	17,585	39,157
\$30,000-59,999	16,388	42,079
\$60,000-99,999	17,732	47,016
\$100,000-199,999	15,762	47,792
\$200,000+	2,421	11,561

EDUCATIONAL ATTAINMENT ADULTS 25+ (2025)		
No Diploma	13,664	33,778
Highschool Diploma/GED	77,563	192,644
College Degree	37,670	112,110

LEGEND	
AGE BREAKDOWN (2025)	
Under 20 Years Old	
20 to 35 Years Old	
35 to 50 Years Old	
50 to 65 Years Old	
65+ Years Old	





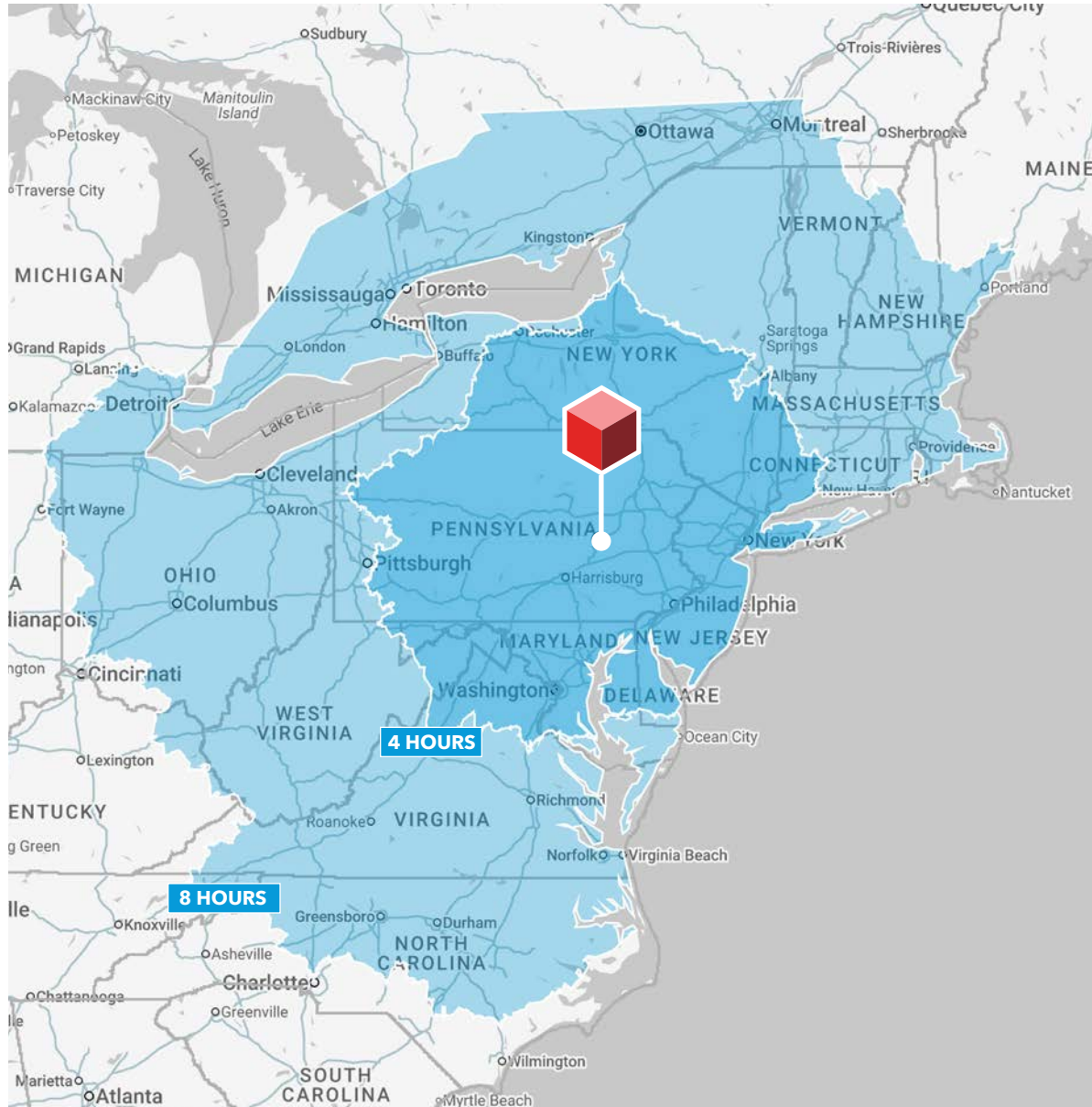
THE CUBES

AT POTTSVILLE

40°42'24.96" N | 76°20'20.65" W

INDUSTRIAL SOLUTIONS

4-8 HOUR DRIVE TIME



	Minutes	Miles
CITIES		
Philadelphia, PA	131	107
New York, NY	168	145
Washington, DC	192	173
Boston, MA	363	360

NORFOLK SOUTHERN INTERMODALS		
Harrisburg, PA - Luckynow	51	52
Harrisburg, PA - Rutherford	57	53
Taylor, PA	70	68
Bethlehem, PA	84	61

PARCEL FACILITIES		
Harrisburg Postal Hub	54	51
FedEx Middletown	61	58
UPS Middletown	62	51
FedEx Lehigh Valley	84	63
UPS Lehigh Valley	95	73

PORTS		
Port of Baltimore	133	133
Port of Philadelphia	143	112
Port of NY/NJ	157	137

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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BUILDING & CAMPUS
DEVELOPMENT OPTIONS
UP TO 5.6 MSF



THE ART
& SCIENCE
OF BUILDING

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