

±1,111,485 SF — AVAILABLE

IMMEDIATE ACCESS TO I-81 | DELIVERY Q3 2027 | 10-YEAR LERTA



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HIGH RIDGE
LOGISTICS CENTER

POTTSVILLE, PA



PROPERTY SPECIFICATIONS

MODERN SPEC, REAL INCENTIVE

±1,111,485 SF
TOTAL BUILDING SIZE

±3,416 SF
SPEC OFFICE SIZE

40'
CLEAR HEIGHT

1850' x 600'
DIMENSIONS

512
CAR PARKING SPACES

448
TRAILER PARKING SPACES

4
DRIVE-IN DOORS

60'W x 56'D
COLUMN SPACING

60'
SPEED BAY

Q3 2027
DELIVERY

10-YEAR LERTA
(50% ABATEMENT) — COST
SAVINGS OPPORTUNITY



CORPORATE NEIGHBORS

INGRESS ←
EGRESS →

NEBIUS

Lineage

onvo

M LIGHT

FANELLI

PENSKE

Walmart

LOWE'S

KEYSTONE BLVD

Wegmans

JELD-WEN

DOLLAR GENERAL

EXETER25

HIGHRIDGE PARK RD

National retailers and logistics operators — including Walmart, Lowe's, Wegmans, and Dollar General — already anchor this corridor.

DEMOGRAPHICS & LABOR

THE FASTEST-GROWING LABOR POOL IN THE REGION



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$16.88**

	2025 RESIDENT WORKERS	5 YR % CHANGE IN RES. WORKERS	2025 NET COMMUTERS
30 MIN	2,986	4%	432
45 MIN	9,981	3%	288



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$19.13**

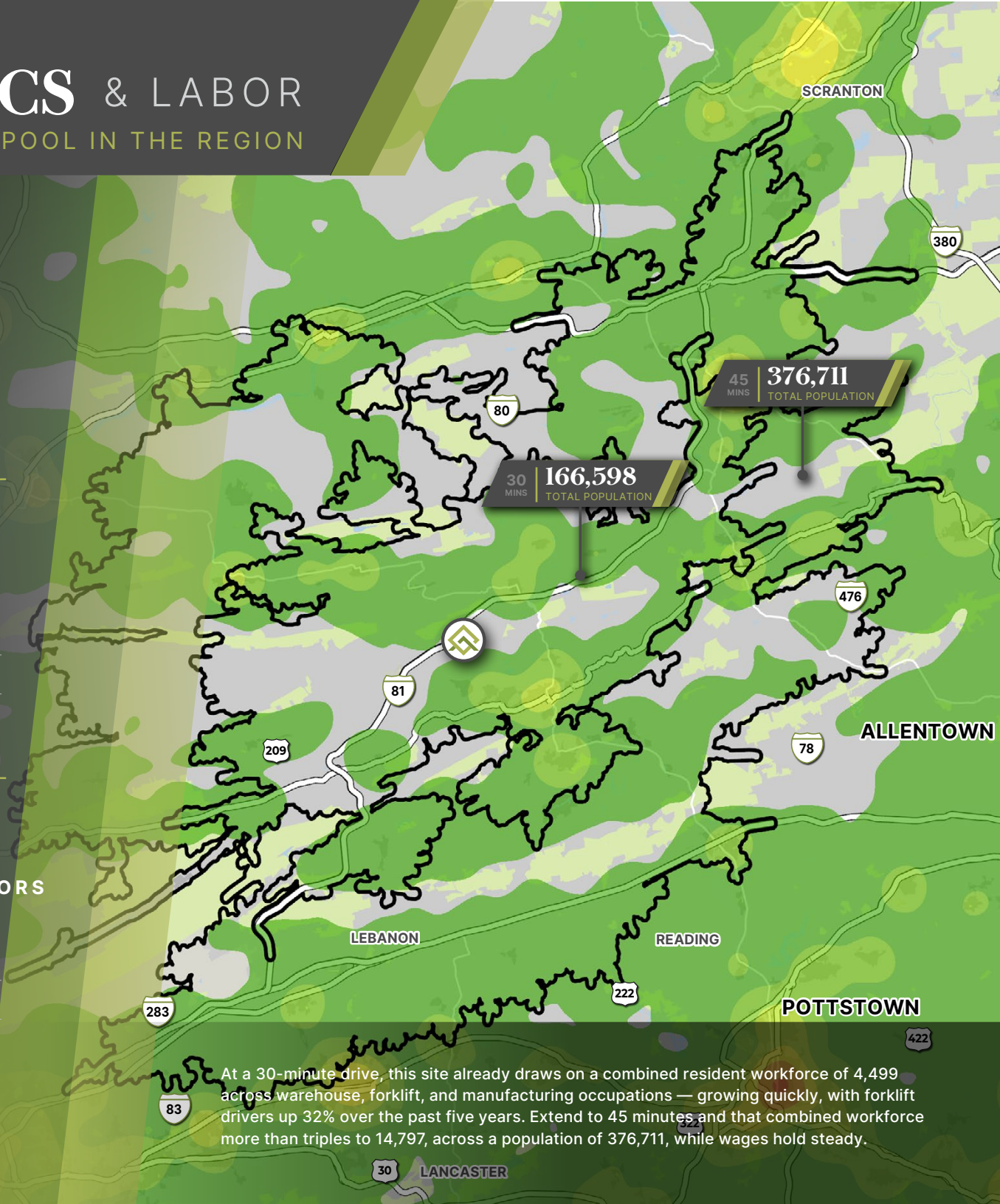
	2025 RESIDENT WORKERS	5 YR % CHANGE IN RES. WORKERS	2025 NET COMMUTERS
30 MIN	700	32%	267
45 MIN	2,340	33%	262



MANUFACTURERS + FABRICATORS

AVERAGE EARNINGS (HOURLY) **\$19.79**

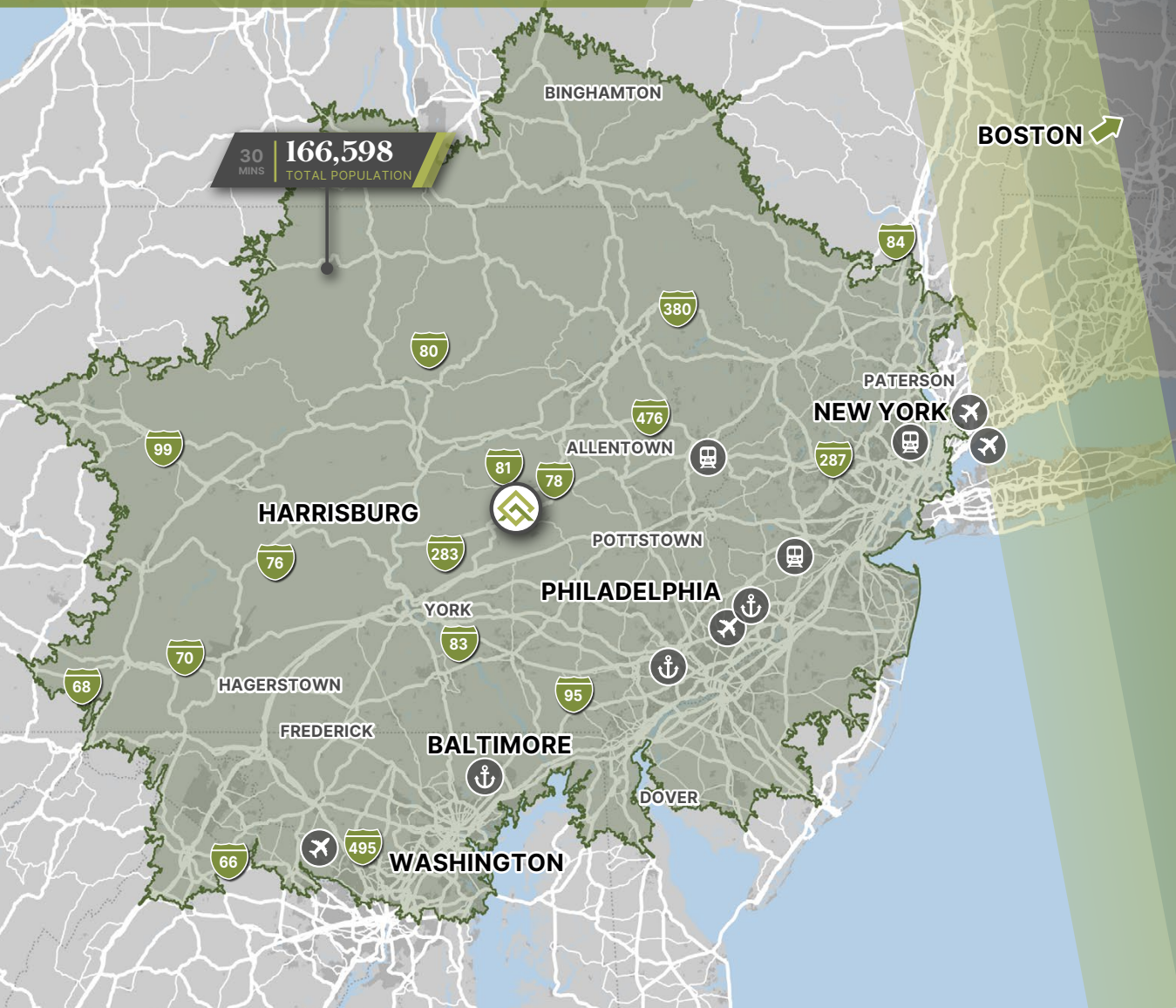
	2025 RESIDENT WORKERS	5 YR % CHANGE IN RES. WORKERS	2025 NET COMMUTERS
30 MIN	813	-13%	-162
45 MIN	2,476	-11%	64



At a 30-minute drive, this site already draws on a combined resident workforce of 4,499 across warehouse, forklift, and manufacturing occupations — growing quickly, with forklift drivers up 32% over the past five years. Extend to 45 minutes and that combined workforce more than triples to 14,797, across a population of 376,711, while wages hold steady.

REGIONAL ACCESS

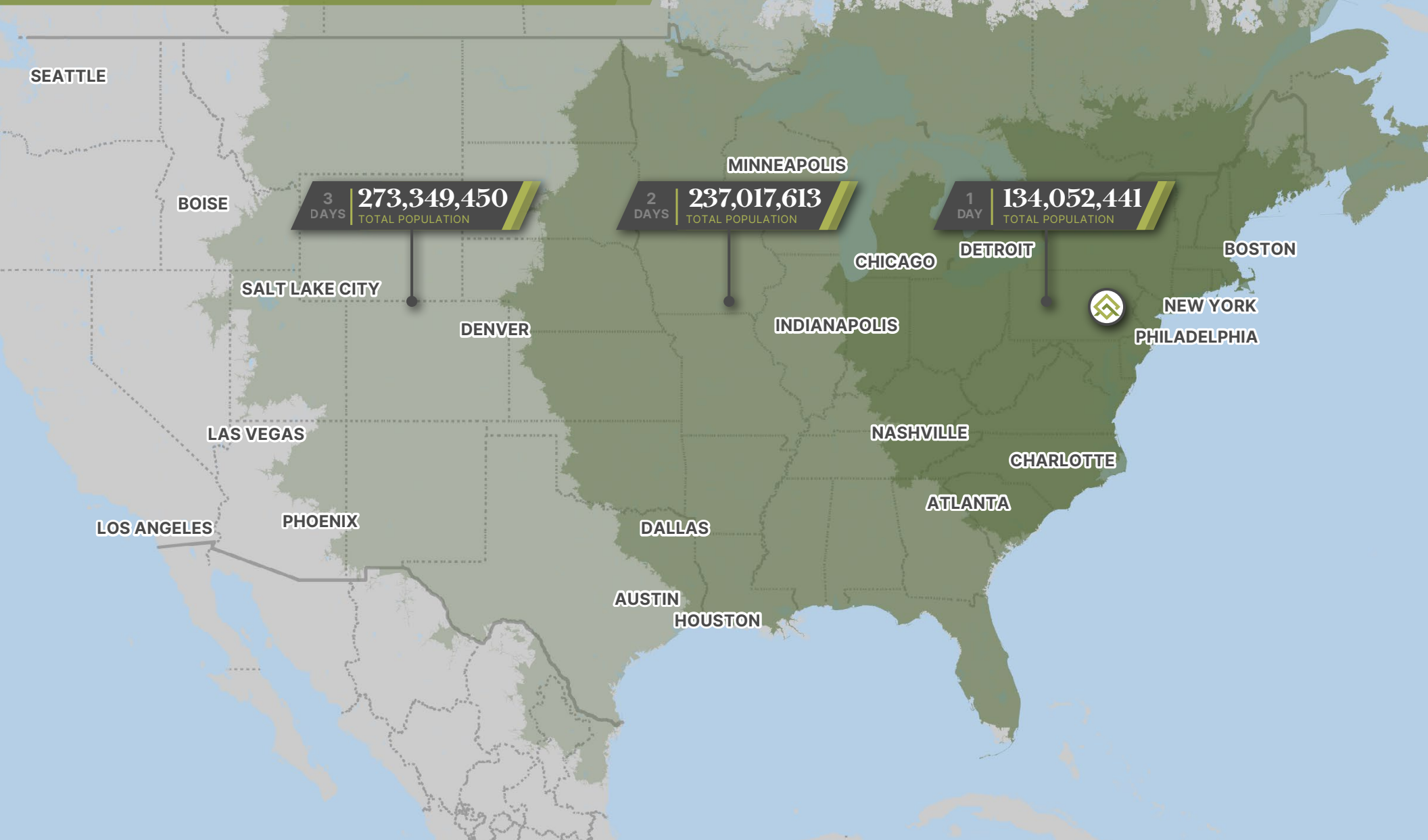
Immediate access to I-81 puts this site within a single day's reach of the Mid-Atlantic's core population and freight infrastructure — Harrisburg in under an hour, Philadelphia in roughly two, New York in under three. For a distribution operation, that proximity means fewer linehaul miles and faster replenishment without adding a second node.



	NS Intermodal Bethlehem	64 Miles
	PhilaPort	109 Miles
	Philadelphia Int'l Airport	112 Miles
	NS Intermodal Morrisville	113 Miles
	Port of Wilmington, DE	124 Miles
	NS Intermodal Elizabeth	134 Miles
	Port of Baltimore	139 Miles
	LaGuardia Int'l Airport	156 Miles
	JFK Int'l Airport	162 Miles
	Dulles Int'l Airport	198 Miles
	Harrisburg, PA	54 Miles
	Philadelphia, PA	105 Miles
	Baltimore, MD	133 Miles
	New York, NY	142 Miles
	Washington, DC	174 Miles
	Boston, MA	357 Miles

DISTRIBUTION REACH

From this location, a single facility reaches over 134 million people within a one-day drive and nearly 240 million within two — coverage that lets one building do the work multiple regional nodes would otherwise require.



ABOUT VANTRUST



CORE VALUES

TRUST: Mutual confidence & respect in all our relationships and endeavors.

DO RIGHT BY THE DIRT: Create value; the economics work & the community benefits.

DRIVEN DISCIPLINE: A consistent process that maximizes the certainty of outcomes.

FOSTER & CELEBRATE RELATIONSHIPS: Camaraderie cultivated through consistent communication & celebration.

COLLABORATION: High-functioning team that exceeds expectations.



ABOUT VANTRUST REAL ESTATE

Founded in 2010, VanTrust Real Estate is a national, family-held, full-service real estate development company with a regional emphasis and a national reach, backed by the ownership and capital base of the Van Tuyl Group. The firm provides acquisition, disposition, development, development services, and corporate services across office, industrial, multifamily, science + technology, and mixed-use product types.

86 employees | \$8B in development & acquisition | 71 communities impacted | 75M square feet developed.

A well-capitalized, experienced developer with the track record to deliver committed spec product on schedule — not a speculative land play.



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