



STRATEGICALLY LOCATED

TWO BUILDING DEVELOPMENT AVAILABLE FOR LEASE

TOTALING 778,336 SF

1020 GRINGS HILL RD, READING, PA



Fully
Entitled

Core Eastern
PA Location

Abundant
Labor Pool

Immediate Access to an
Extensive Highway Network

MARK CHUBB

+1 302 275 5043

mark.chubb@kbcadvisors.com

W. JASON WEBB

+1 717 329 0881

jason.webb@kbcadvisors.com

MICHAEL ZERBE

+1 610 462 3956

michael.zerbe@kbcadvisors.com

SUMMER COULTER

+1 909 636 4777

summer.coulter@kbcadvisors.com

DEVELOPED BY



▲ DOCK DOOR
■ DRIVE-IN DOOR

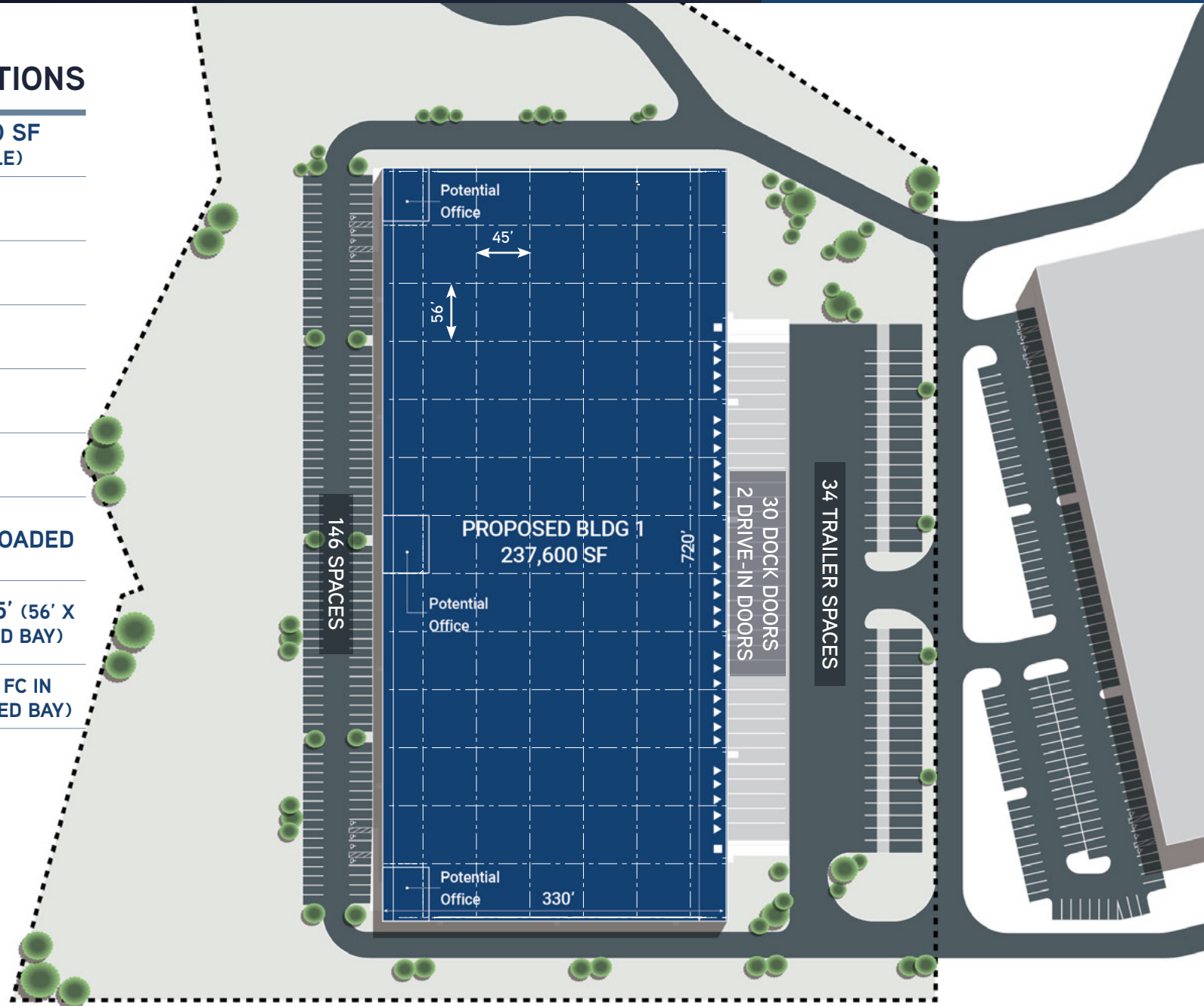


BUILDING SPECIFICATIONS

BUILDING SIZE	237,600 SF (DIVISIBLE)
PARKING SPACES	146
TRAILER SPACES	34
DOCK DOORS	30
DRIVE-IN DOORS	2
CLEAR HEIGHT	36'
LOADING CONFIGURATION	REAR LOADED
COLUMN SPACING	56' X 45' (56' X 60' SPEED BAY)
LIGHTING	LED (25 FC IN THE SPEED BAY)

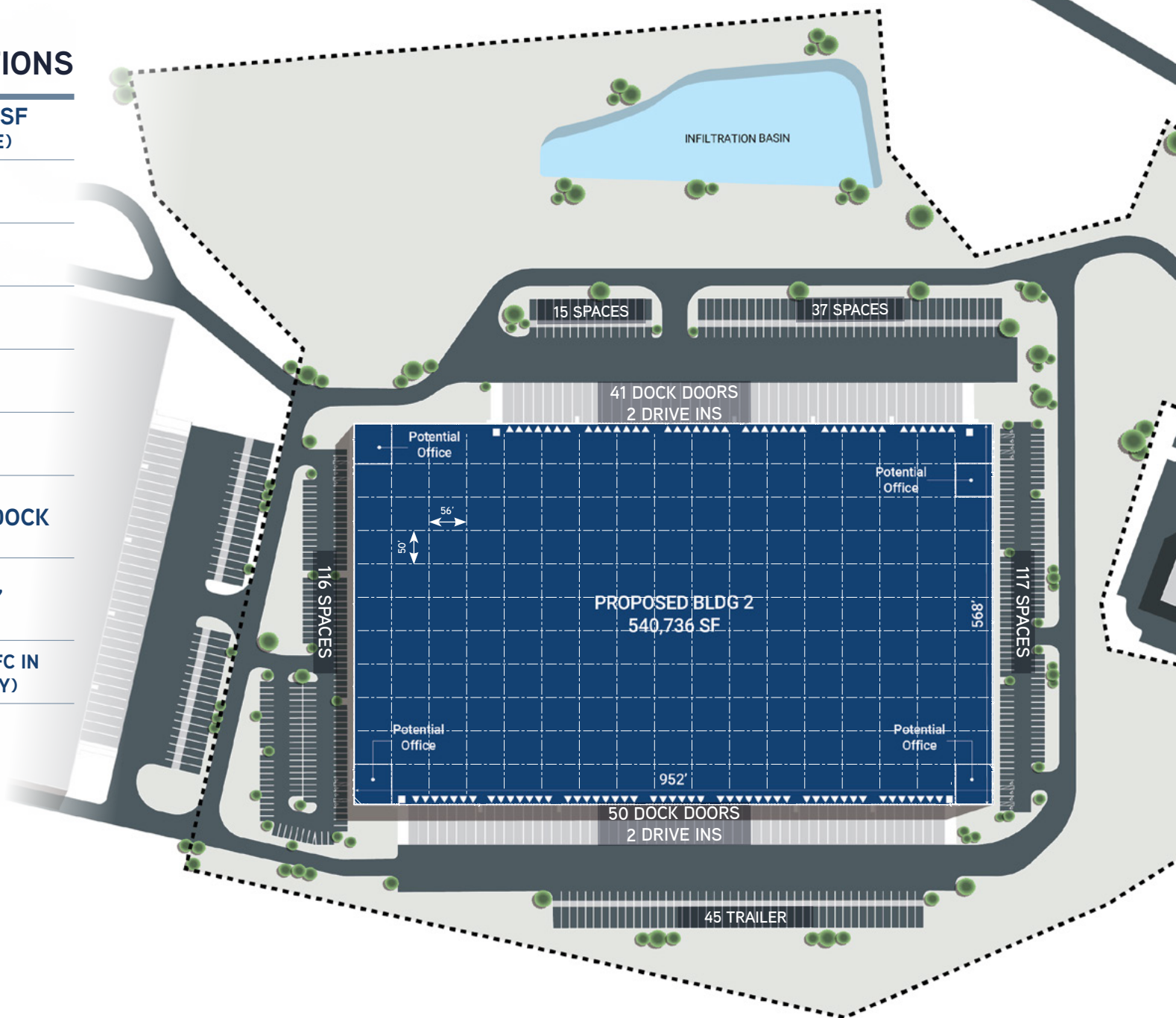


- ▲ DOCK DOOR
- DRIVE-IN DOOR



BUILDING SPECIFICATIONS

BUILDING SIZE	540,736 SF (DIVISIBLE)
PARKING SPACES	233
TRAILER SPACES	97
DOCK DOORS	91
DRIVE-IN DOORS	4
CLEAR HEIGHT	40'
LOADING CONFIGURATION	CROSS DOCK
COLUMN SPACING	56' X 50'
LIGHTING	LED (25 FC IN SPEED BAY)

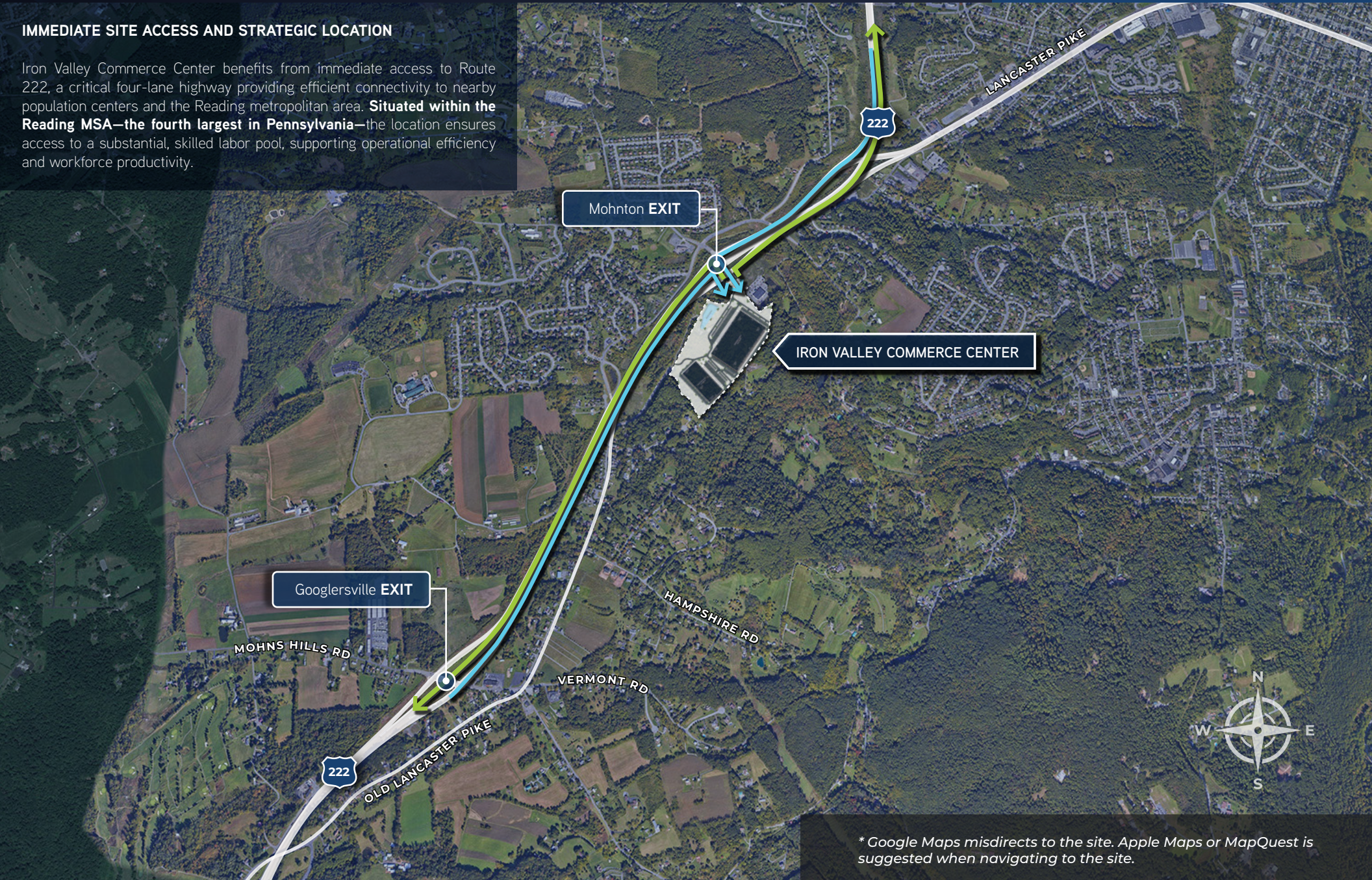


- ▲ DOCK DOOR
- DRIVE-IN DOOR

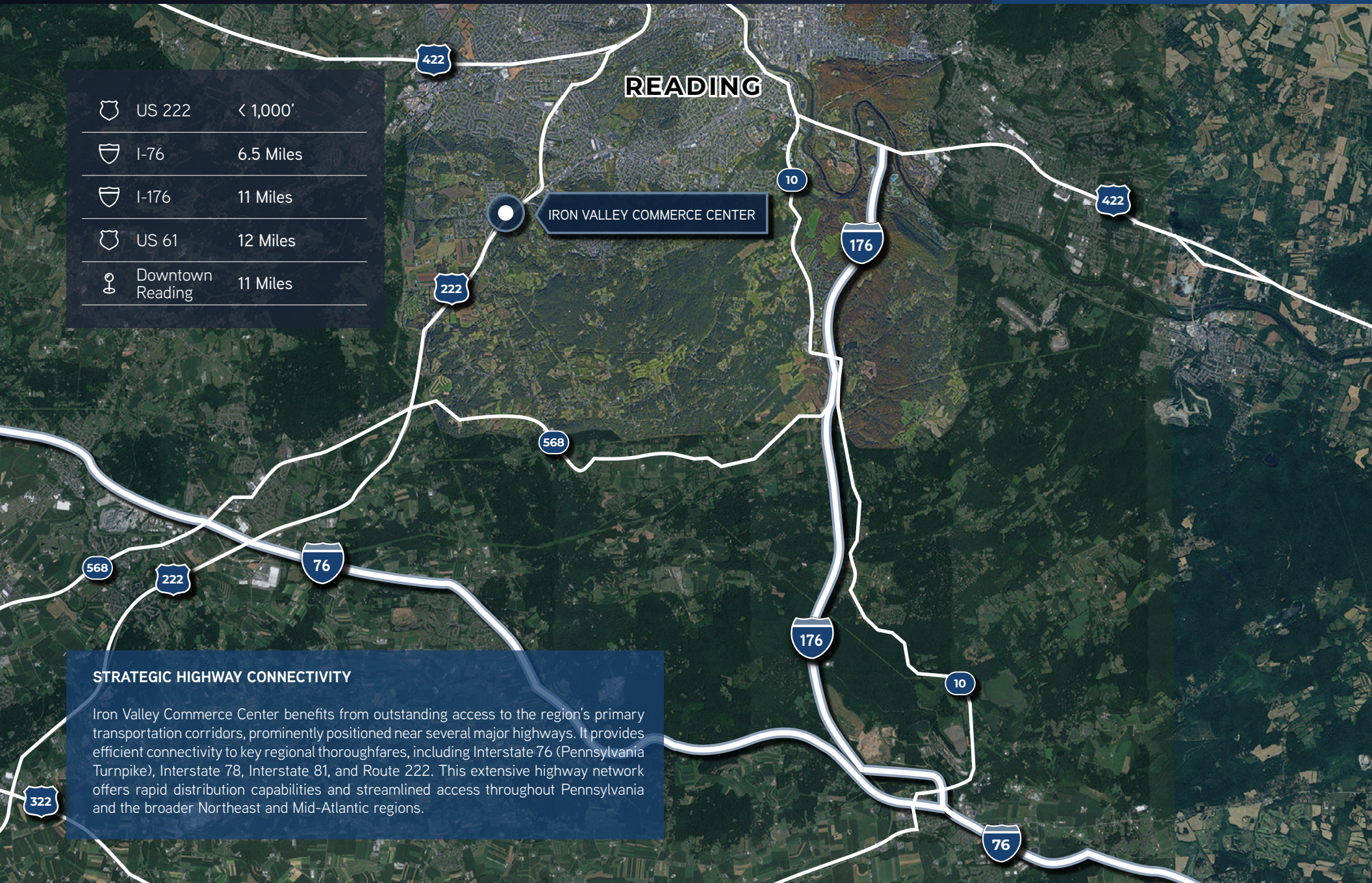
Immediate *Highway Adjacent*

IMMEDIATE SITE ACCESS AND STRATEGIC LOCATION

Iron Valley Commerce Center benefits from immediate access to Route 222, a critical four-lane highway providing efficient connectivity to nearby population centers and the Reading metropolitan area. **Situated within the Reading MSA—the fourth largest in Pennsylvania—the location ensures access to a substantial, skilled labor pool, supporting operational efficiency and workforce productivity.**



* Google Maps misdirects to the site. Apple Maps or MapQuest is suggested when navigating to the site.



Home to the Region's Most Recognized Operators





WAREHOUSE WORKERS

DRIVE TIME	2024 RESIDENT WORKERS	2019-2024 % CHANGE IN RESIDENT WORKERS	2024 NET COMMUTERS	AVERAGE HOURLY EARNINGS
30 MINS	15,055	8%	807	\$16.62
45 MINS	31,678	6%	1,108	\$16.62

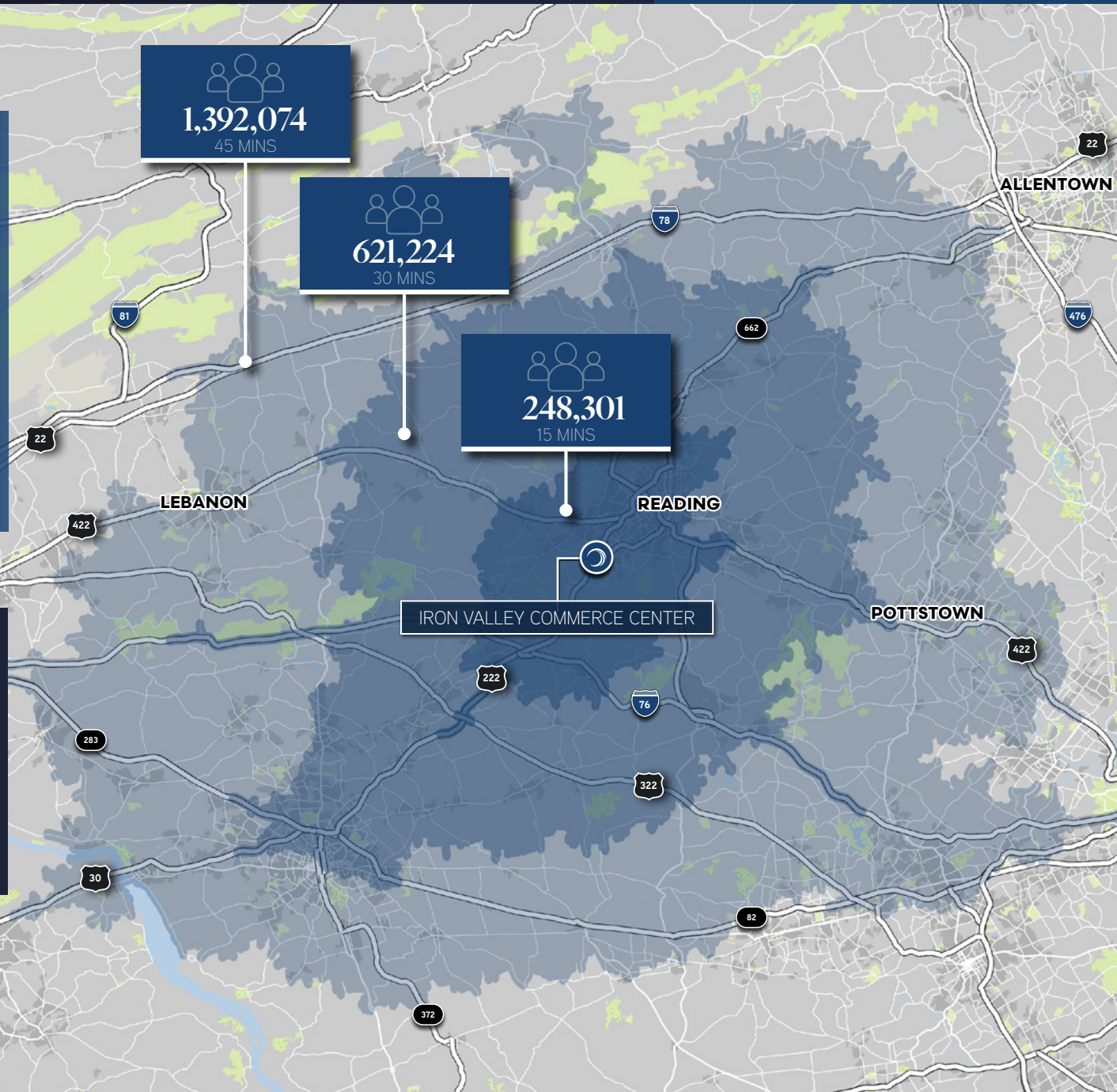


FORKLIFT DRIVERS

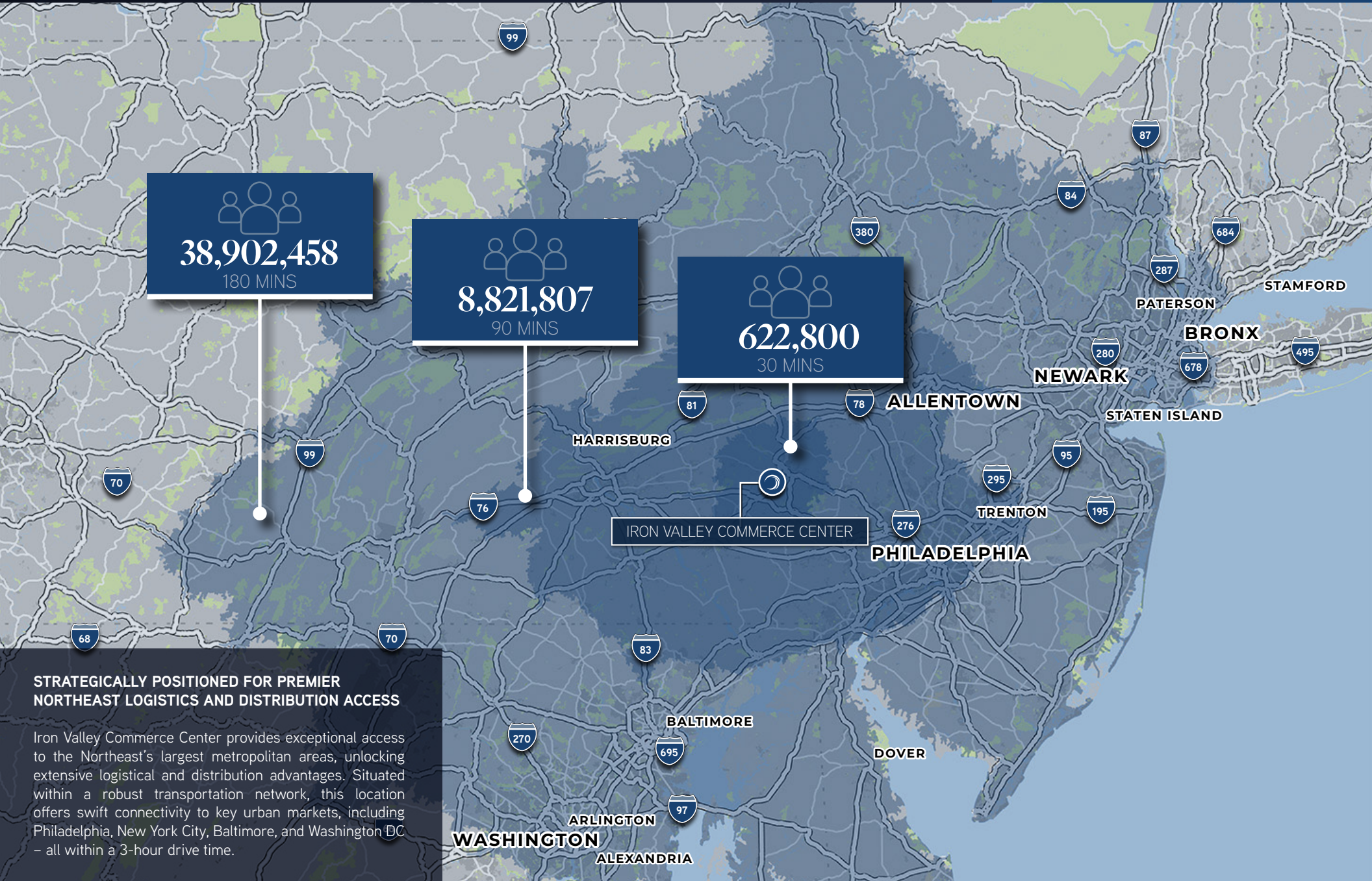
DRIVE TIME	2024 RESIDENT WORKERS	2019-2024 % CHANGE IN RESIDENT WORKERS	2024 NET COMMUTERS	AVERAGE HOURLY EARNINGS
30 MINS	2,229	61%	46	\$19.03
45 MINS	4,531	55%	104	\$19.03

STRONG LABOR FUNDAMENTALS

The region has experienced consistent job growth in sectors aligned with logistics and supply chain functions, ensuring a steady pipeline of qualified candidates. Additionally, there is a **notable net commuter outflow** for these occupations from the area, highlighting a **captive labor pool** of workers who currently travel outside the region for similar employment—representing a prime opportunity for employers to attract and retain talent locally.

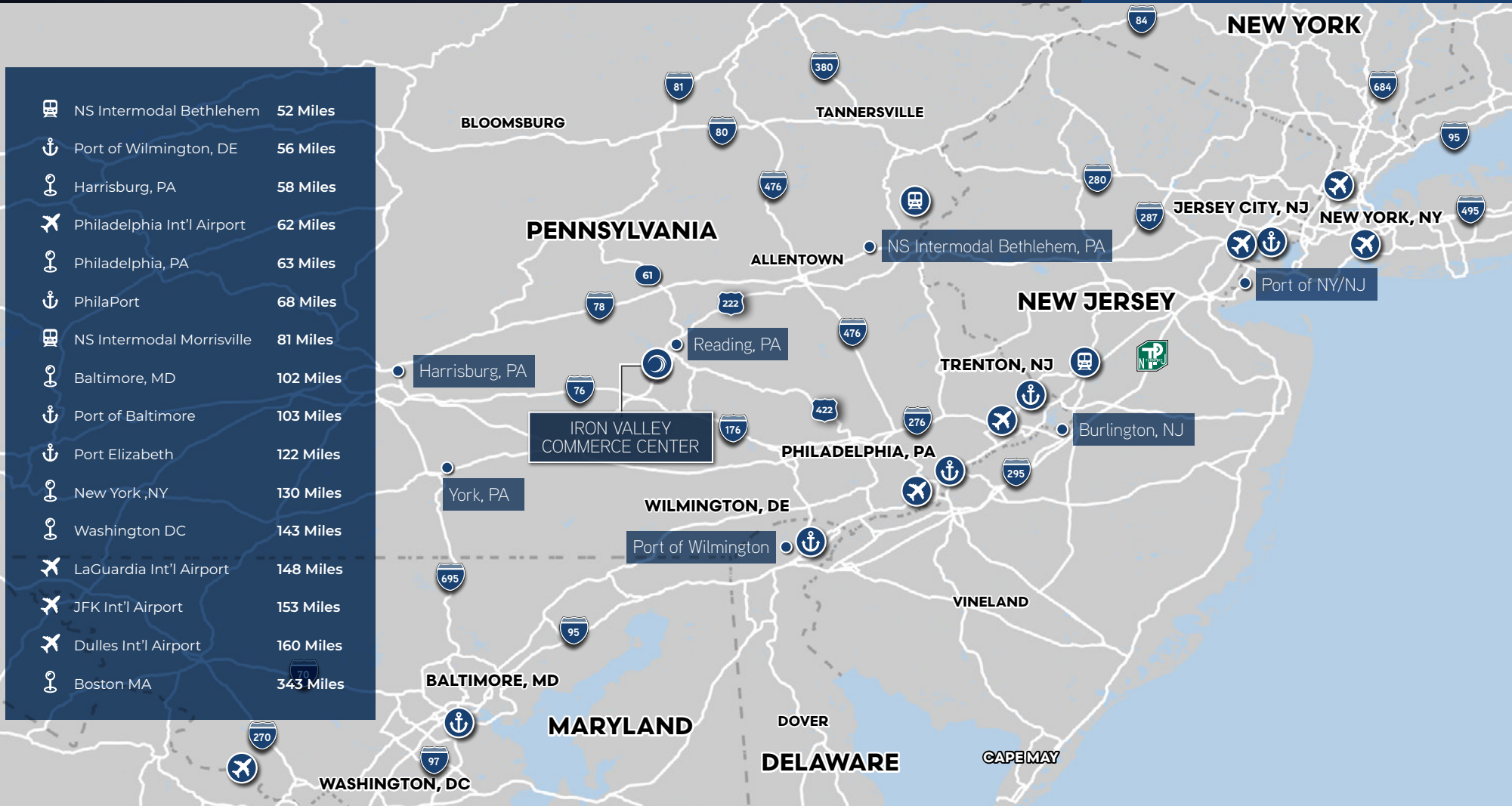


Unmatched Population Access Within an 11-Hour Drive



STRATEGICALLY POSITIONED FOR PREMIER NORTHEAST LOGISTICS AND DISTRIBUTION ACCESS

Iron Valley Commerce Center provides exceptional access to the Northeast's largest metropolitan areas, unlocking extensive logistical and distribution advantages. Situated within a robust transportation network, this location offers swift connectivity to key urban markets, including Philadelphia, New York City, Baltimore, and Washington DC – all within a 3-hour drive time.



MARK CHUBB

+1 302 275 5043

mark.chubb@kbcadvisors.com

W. JASON WEBB

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group

