

10 Year  
**LERTA**  
Tax Advantage



**SOUTHERN BERKS  
INDUSTRIAL PARK**



**5.5M+/- SF of Class A Industrial  
Delivered in a Multi-Building Plan**

NEW MORGAN BOROUGH, PA

 **PANATTONI**<sup>®</sup>





# Introducing Southern Berks Industrial Park

Southern Berks Industrial Park 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 and will bring back into productive use the former Bethlehem Steel Grace Mine.

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

The current conceptual plan includes 9 buildings totaling approximately 5.5 million square feet. Phase One of the park will be comprised of 4 buildings, each designed as Class A bulk logistics facilities and totaling just over 2.65 MSF with the first building expected to deliver late 2024.

Southern Berks Industrial Park enjoys favorable zoning in a business-friendly borough which allows for flexibility in occupier design, no height restrictions and abundant public utilities.



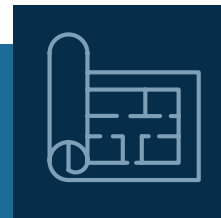
# Property Highlights



Proven  
Development  
Partner



No Building  
Height  
Restrictions



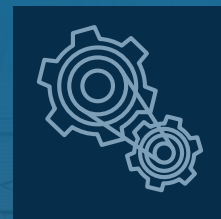
Flexibility  
in Design



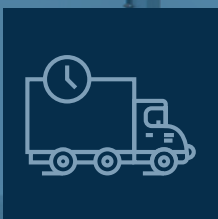
Ability to Deliver  
Large Scale  
Buildings



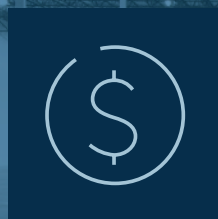
Located in  
Business-friendly  
Borough



Abundant  
Public Utilities



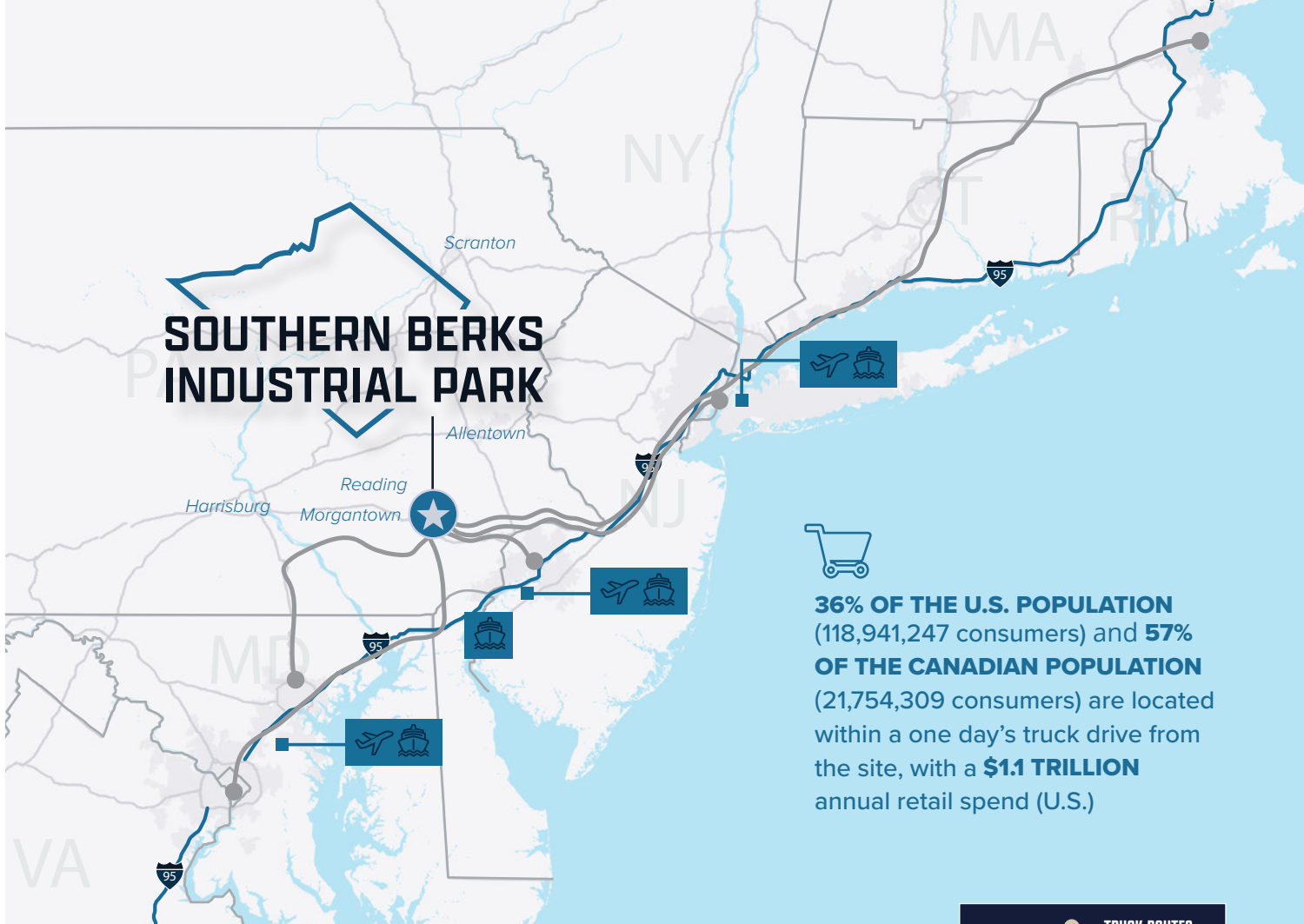
Proximity to  
Reading – PA's  
4th largest city



10-Year LERTA  
Tax Incentive



Eastern PA Ranks  
Best in U.S. for  
Population within a  
4-Hour Drive



# Strategic Location



**Eastern PA ranks best in U.S. for Population within a 4-hour Drive.**

Philadelphia	50 Miles	55 Minutes
New York	134 Miles	2 Hours 15 Minutes
Baltimore	108 Miles	1 Hours 49 Minutes
Washington D.C.	148 Miles	2 Hours 40 Minutes
Boston	348 Miles	5 Hours 25 Minutes
Philadelphia Intl	59 Miles	1 Hour
Newark Liberty Intl	122 Miles	1 Hours 50 Minutes
JFK Intl	146 Miles	2 Hours 30 Minutes
Baltimore/Wash Intl	121 Miles	2 Hours
PhilaPort	55 Miles	1 Hour
Port of NJ/NYI	125 Miles	2 Hours
Port of Baltimore	116 Miles	1 Hour 55 Minutes



**BUILDING 4**  
677,160 SF

**BUILDING 3**  
844,480 SF

**BUILDING 2**  
302,400 SF

**BUILDING 1**  
829,920 SF

Phase 1 Plan



READING, PA

SOUTHERN BERKS  
INDUSTRIAL PARK

MORGANTOWN, PA

Exit 298  
Morgantown  
Interchange

# Unique Site Advantages

## GENERAL INDUSTRIAL ZONING

Allows for tremendous flexibility in occupier use

No building height restrictions

Business friendly borough which allows for speed in approvals and design change

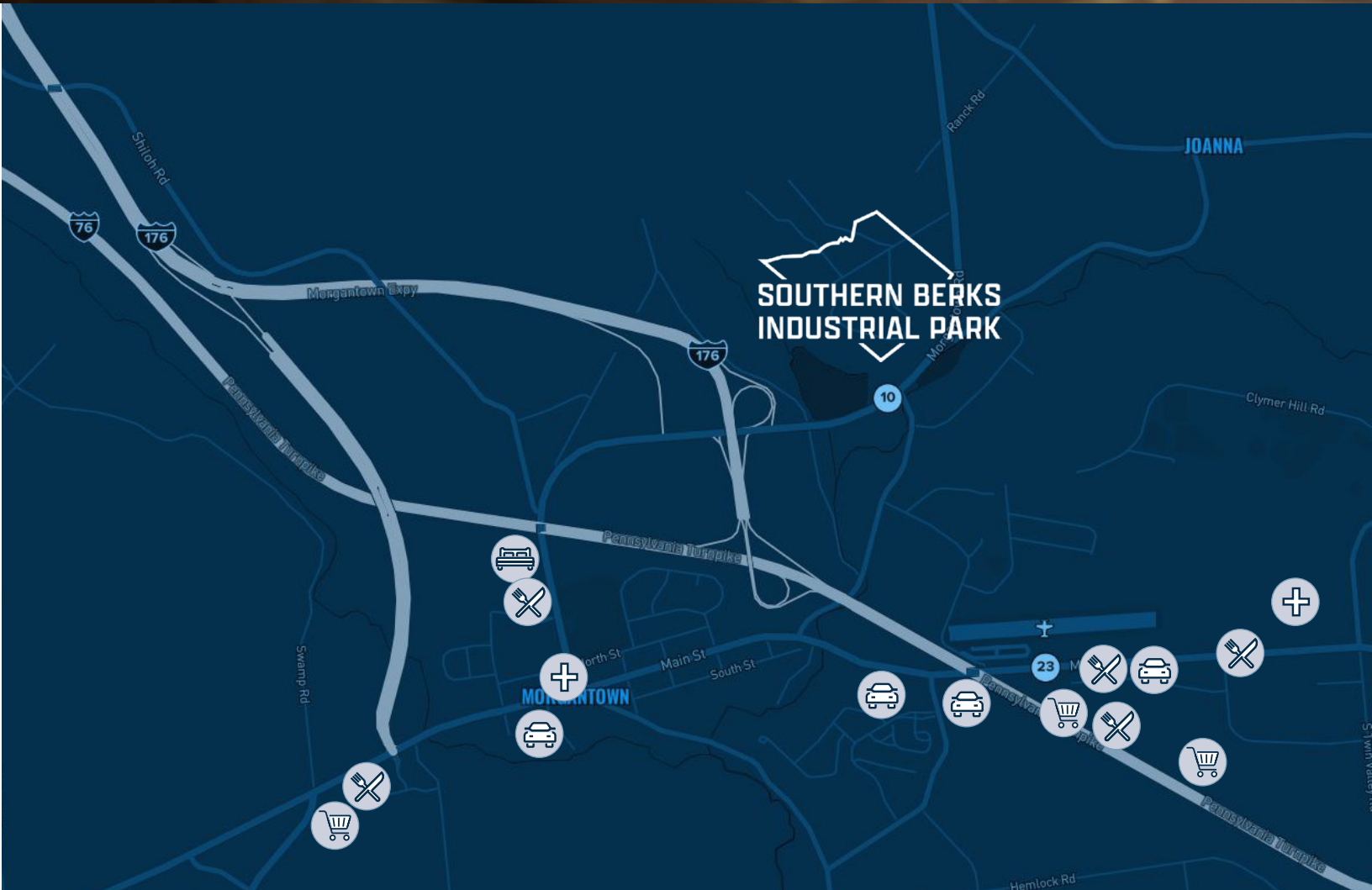


## TAX ADVANTAGES

10-Year LERTA with details to be provided soon.

# LABOR ADVANTAGE

12 miles from Reading, PA's 4th largest city, with a strong area workforce and less competitive employer base than surrounding markets.

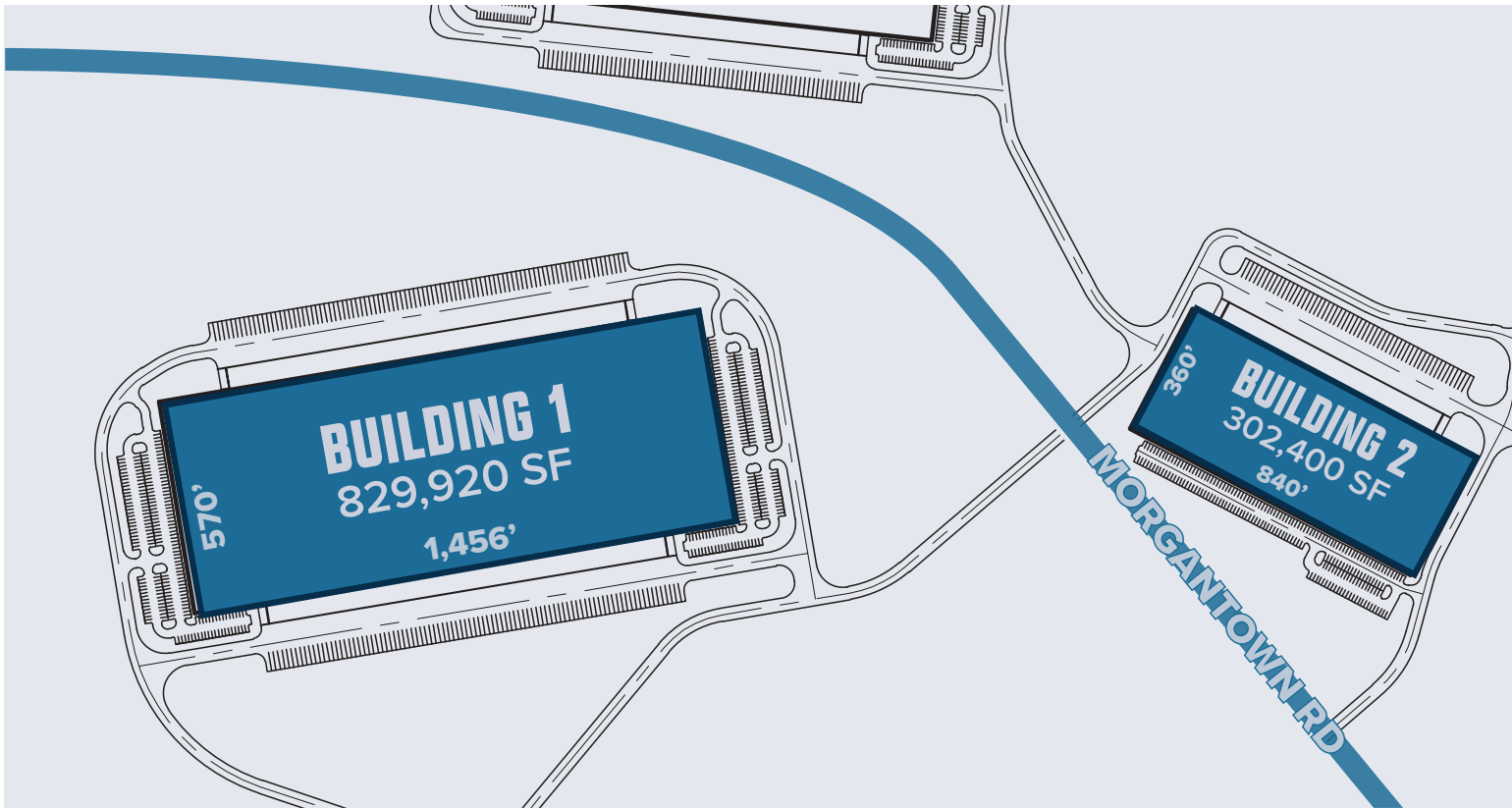


## ACCESS TO AMENITIES

Numerous local amenities are located at the interchange just minutes away from the site, including: Dunkin' Donuts, Walmart, McDonald's, Sonic, Arby's, FedEx, Subway, Starbucks, Wawa, Rite Aid, Holiday Inn, and many more.

# Phase 1 Concept Plan

2,653,950 SF

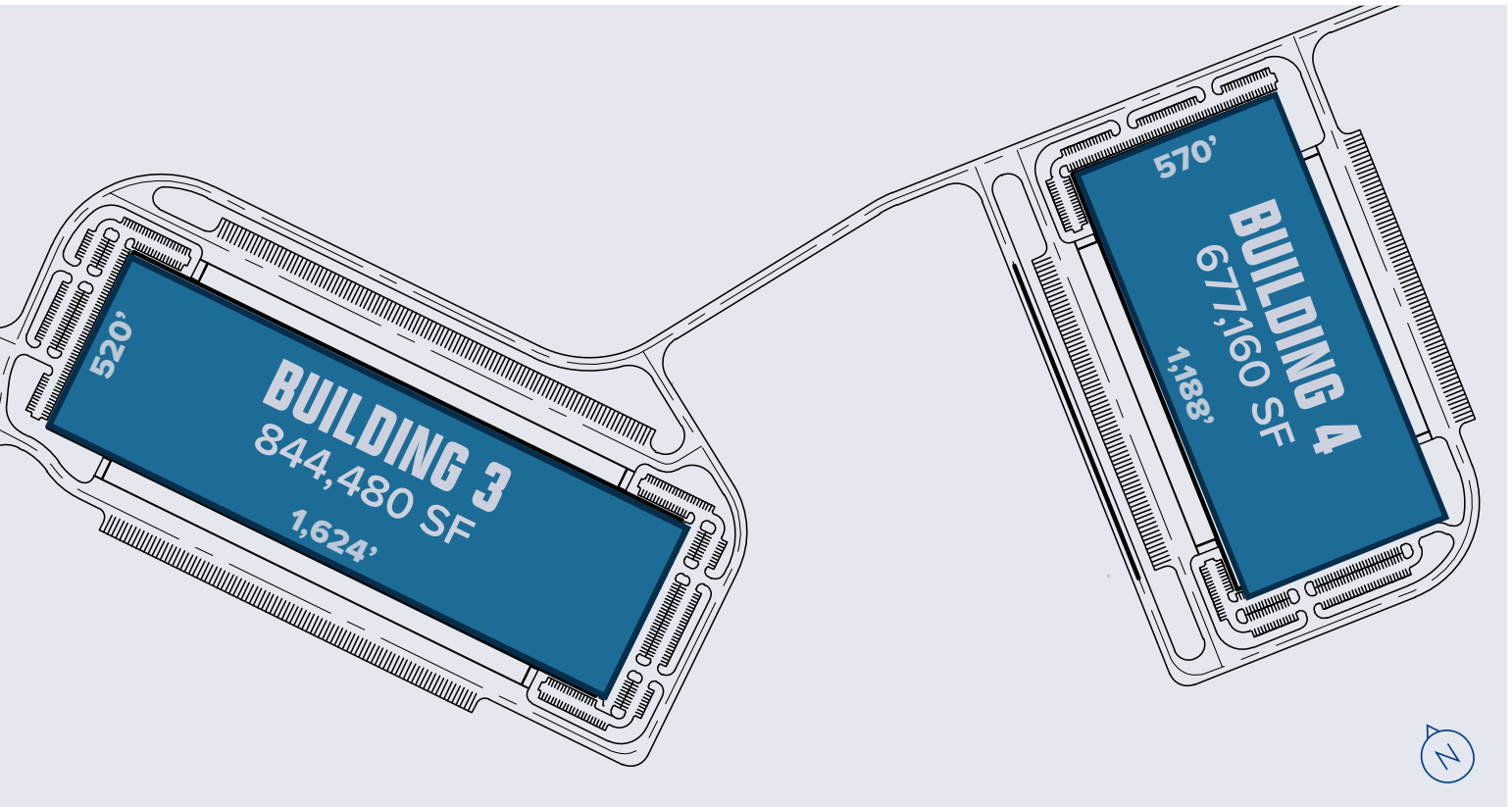


	BUILDING 1	BUILDING 2
Available Area	829,920 SF	302,400 SF
Column Spacing	50' x 54'	50' x 54'
Speed Bay	60'	60'
Building Configuration	Cross-docked	Single Side Loading
Clear Height	40'	40'
Dock Doors	83+	30+
Truck Court Depth	185' with Trailer Parking	185' with Trailer Parking
Trailer Parking	188+/- Dedicated Stalls	57+/- Dedicated Stalls
Auto Parking	436+/- Spaces	161+/- Spaces
Fire Protection	ESFR	ESFR
Lighting	LED with Motion Sensor	LED with Motion Sensor
Construction	Concrete Tilt-Up	Concrete Tilt-Up







# Phase 1 Concept Plan

2,653,950 SF



	BUILDING 3	BUILDING 4
Available Area	844,480 SF	677,160 SF
Column Spacing	50' x 54'	50' x 54'
Speed Bay	60'	60'
Building Configuration	Cross-docked	Cross-docked
Clear Height	40'	40'
Dock Doors	84+	67+
Truck Court Depth	185' with Trailer Parking	185' with Trailer Parking
Trailer Parking	214 +/- Dedicated Stalls	143 +/- Dedicated Stalls
Auto Parking	520 +/- Spaces	356 +/- Spaces
Fire Protection	ESFR	ESFR
Lighting	LED with Motion Sensor	LED with Motion Sensor
Construction	Concrete Tilt-Up	Concrete Tilt-Up

# Master Plan

 PHASE 1 2.7M SF	 PHASE 2 1.5M SF
 PHASE 3 844K SF	 PHASE 4 498K SF





Building 1



Building 3



SCAN TO WATCH  
PROJECT VIDEO

# SOUTHERN BERKS INDUSTRIAL PARK



With an expansive international platform, Panattoni specializes in industrial and build-to-suit development. Our 53 offices in the United States, Canada, Europe and Asia are responsible for development of over 578 million square feet. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region.

## CONTACT US



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