



KEYSTONE

TRADE CENTER

www.keystone-trade.com

ABOUT KTC

The Largest Class A Industrial Park on the East Coast

NorthPoint Development proudly introduces the Keystone Trade Center, a new strategic logistics hub for global industrial occupiers.

Reinventing the historic U.S. Steel Fairless Works steel plant site into a state-of-the-art 15 MSF distribution and warehouse campus began with groundbreaking in the Summer of 2021.

With Class A construction, unique amenities, strong labor fundamentals, historic incentives and a Tier 1 location, the Keystone Trade Center is poised to be the preeminent location for bulk logistics and supply chain along the Eastern Seaboard.

PHASE 2

BUILDING 5: 1,035,696 SF AVAILABLE

BUILDING 6: 1,035,696 SF AVAILABLE

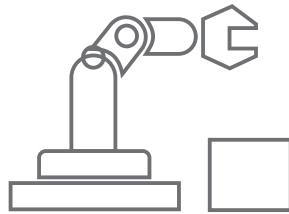
PHASE 3

BUILDING 7: 1,076,000 SF AVAILABLE

BUILDING 8: 1,285,000 SF AVAILABLE



WHAT KTC HAS TO OFFER



A strategic master planned logistics park with state-of-the-art new construction.



Right-sized for the largest global industrial occupiers



An exceptionally efficient location to service Northeast & Midwestern U.S



Cost effective and plentiful labor force of the Philadelphia urban area



Rail access



Intermodal amenities

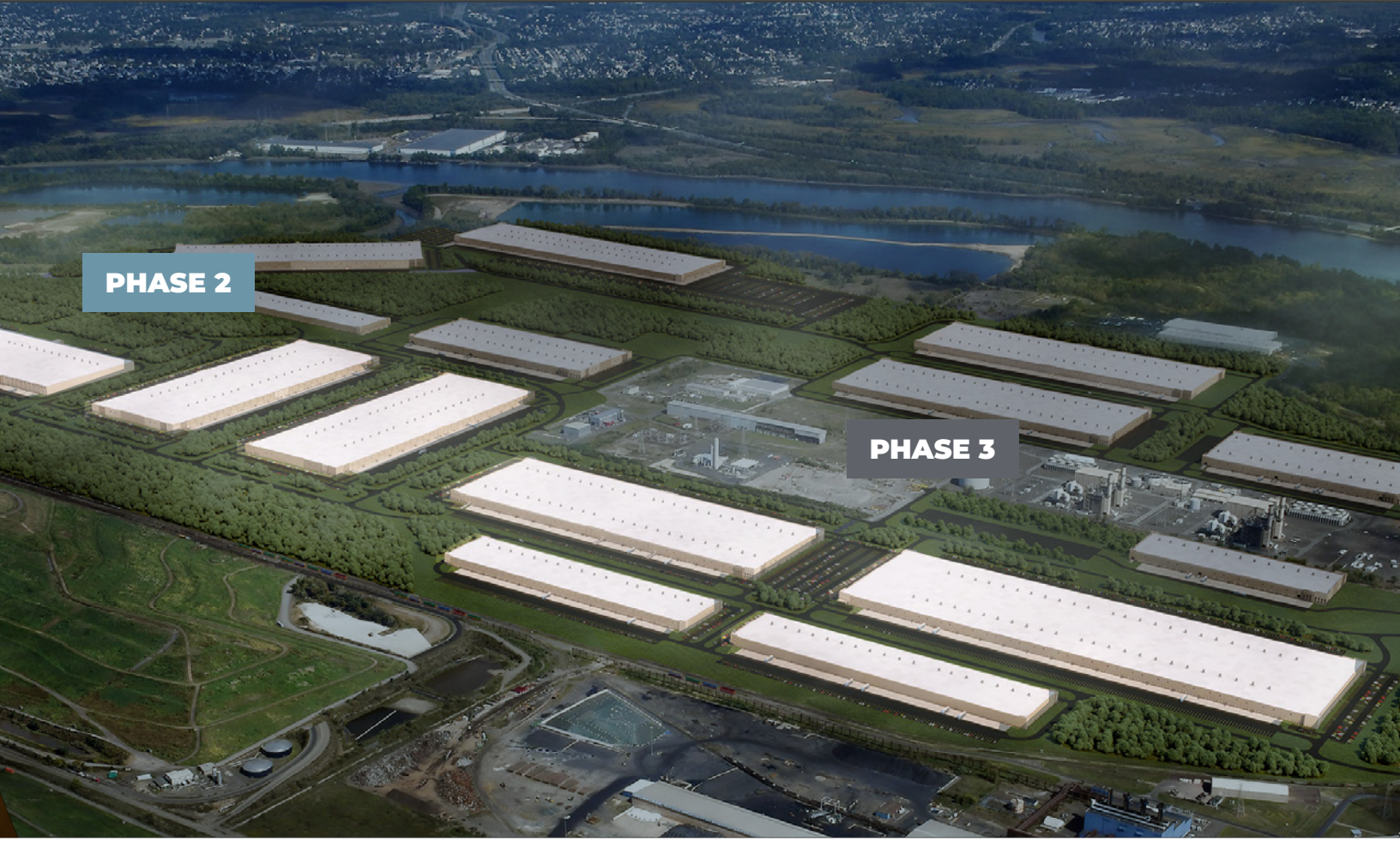


We're on a journey to 15 MSF

Phase 2 Construction at Keystone Trade Center **Now Complete.**

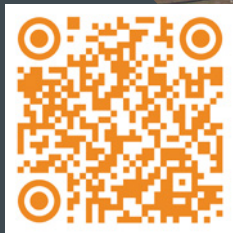
PROJECT HIGHLIGHTS

- ▶ The largest Class A industrial development on the East Coast - supporting up to 15MSF of bulk industrial space
- ▶ 1.2MSF in Phase I leased to one of the two major parcel service providers
- ▶ Ideally situated to provide service to the Northeast and Mid-Atlantic markets
- ▶ Quick and easy road access to Route 1 and 13 and I-295 with linkage to I-95 and PA Turnpike
- ▶ Meeting the demand of the largest occupiers with pad sites of up to 2.5MSF available
- ▶ Phase I FULLY LEASED
- ▶ Phase 2 Complete - Buildings 5 & 6 Delivered!
- ▶ Dual Class 1 Rail Service - CSX and NS
- ▶ Favorable zoning, no height restrictions, significant processing water available



PHASE 2

PHASE 3



KTC LIVE LINK
Scan Code for
Construction Updates

EXCELLENT LOCATION, LABOR, AND ACCESS



DISTANCES & DRIVE TIMES

CENTER CITY PHILADELPHIA
34 miles / 49 minutes

NEW YORK CITY
69 miles / 1 hr 41 minutes

BALTIMORE
139 miles / 2 hr 23 minutes

WASHINGTON DC
178 miles / 3 hr 6 minutes

BOSTON
282 miles / 4 hr 45 minutes

PORT OF PHILADELPHIA
31 miles / 37 minutes

PORT OF NY/NJ
74 miles / 1 hr 16 min

PORT OF BALTIMORE
133 miles / 2 hr 11 min

PHILADELPHIA INT'L AIRPORT
42 Miles / 46 minutes

BWI
142 miles / 2 hr 18 minutes



Keystone Trade Center provides superior labor market conditions compared to regional alternatives with a deeper warehouse worker labor pool, lower market affluence and no union election activity.

KEYSTONE TRADE CENTER LABOR MARKET ADVANTAGES INCLUDE:

- ↑ **LARGE** Warehouse Worker Labor Pool
- ↑ **LARGE** Group of Underemployed
- ↑ **LARGE** Group of Part-Time College Students for Seasonal Workforce
- ↑ **SURPLUS** Warehouse Worker Supply/ Demand



SELECTED LABOR MARKET STATISTICS, 2023 Q3 (20-MINUTE DRIVE TIME)

LOCATION	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL ¹		WORKING AGE PARTICIPATION RATE	OCTOBER 2023 UNEMPLOYMENT		AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME		WAREHOUSE UNION EFFECT		BLUE COLLAR UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT	STARTING WAGE ANALYSIS	
		TOTAL	SUPPLY DEMAND BALANCE		RATE	TOTAL	RATE	LESS THAN \$35K	NUMBER OF ELECTIONS	% WINS			FORKLIFT OPERATOR	FULFILLMENT SPECIALIST
Keystone Trade Center	390,637	25,144	7,116 Surplus	86%	2.9%	6,494	\$74,074	25.0%	0	0%	14,203	67,994	\$22.78	\$19.94
U.S. Average	--	--	--	83%	3.9%	--	\$68,480	25.7%	--	--	--	--	\$19.80	\$17.07

¹ Warehouse Worker Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly warehouse worker profile (i.e., lower/moderate income, blue collar and mix of service sector occupational tendencies, high school educated).

Data Sources: Experian, U.S. Census Bureau, Economic Research Institute, NorthPoint methodology, National Labor Relations Board, U.S. Bureau of Labor Statistics.

■ Better Conditions
 ■ Moderate Conditions
 ■ Less Desirable Conditions

MASTER DEVELOPMENT PLAN



15M SF
of Development
Potential



Tremendous
Flexibility in
Design



Keystone
Opportunity Zone
Incentives Available





BLDG 5
±1,035,696 SF

BLDG 6
±96 SF

BLDG 4 LEASED

BLDG 3 LEASED

PHASE I FULLY LEASED

BLDG 17
±399,000 SF

BLDG 1 LEASED

BLDG 16
±673,000 SF

BLDG 12
±1,032,000 SF

BLDG 14
±1,008,000 SF

BLDG 3
±96 SF

Master Plan Legend

PHASE 1
FULLY LEASED

PHASE 2

PHASE 3



PHASE 2 - BUILDING FIVE & SIX



PHASE 1 - BUILDING ONE & THREE AND PHASE 2 - BUILDING FIVE & SIX

PHASE 1 - BUILDING THREE



THE KOZ ADVANTAGE



KEYSTONE OPPORTUNITY ZONE (KOZ) THRU 12/31/2034

Keystone Trade Center is located in a designated Keystone Opportunity Zone (KOZ), with taxes eligible to be waived through 12/31/2034. Through credits, waiver and broad-based tax abatements, total taxes on economic activity in zones are significantly reduced.

These benefits affect the following taxes:

STATE

- ▶ Corporate Net Income tax
- ▶ Personal Income tax
- ▶ Sales and Use tax (purchases consumed and used by the qualified business in the zone)
- ▶ Mutual Thrift Institution tax
- ▶ Bank and Trust Company Shares tax

LOCAL

- ▶ Earned Income/Net Profits tax
- ▶ Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile tax
- ▶ Sales and Use tax (county/city; purchases exclusively used and consumed by the qualified business in the zone)
- ▶ Property tax PILOT through 2034

For additional information, please visit the [State's website](#).

How much could you be saving in occupancy costs in the PA KOZ?

SAMPLE SCENARIO

\$50M

Materials, Handling & Equipment Investment

1MSF

Facility Size

Projected Cost Savings Over 10 Years

Keystone Trade Center vs. **Lehigh Valley**



\$14M

in Savings

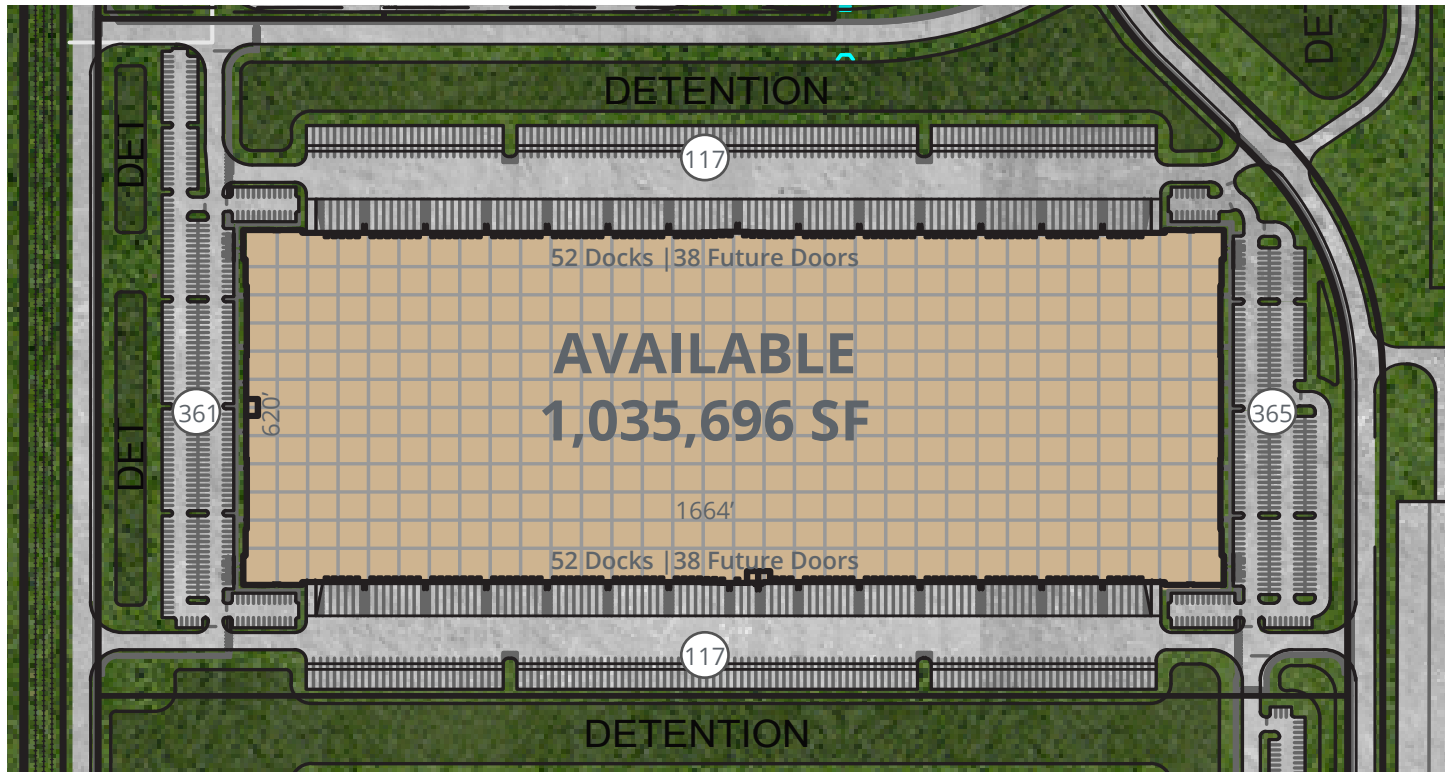


\$19.4M

in Savings



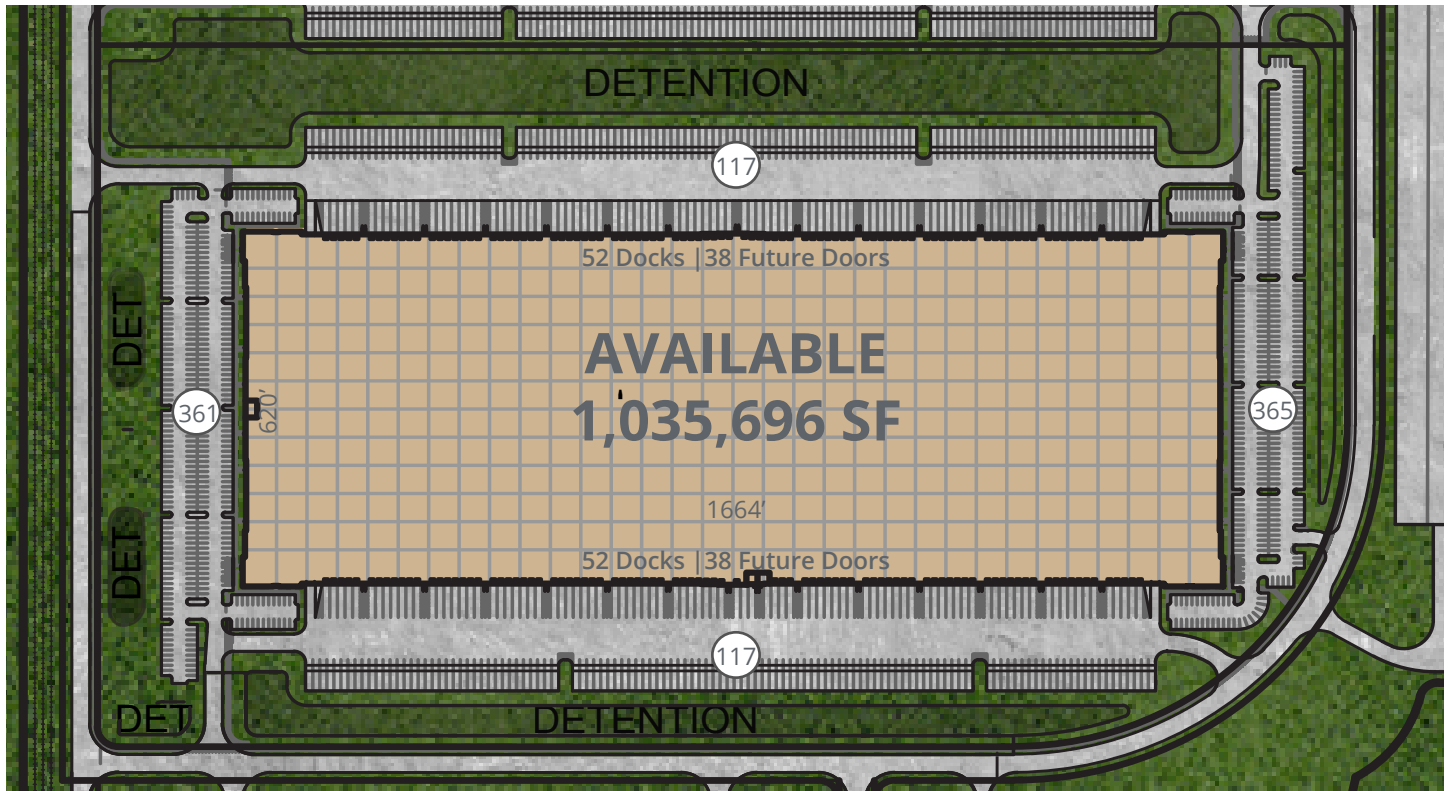
PHASE 2 - BUILDING FIVE



Building Area	1,035,696 SF
Building Dimensions	620' x 1,664'
Available Area	1,035,696 SF
Column Spacing	50' x 56'
Speed Bay	60'
Building Configuration	Cross-Dock
Clear Height	40'

Dock Doors	104
Drive-in Doors	4
Truck Court Depth	185' with Trailer Parking
Trailer Parking	234 Dedicated Stalls
Auto Parking	726 spaces
Fire Protection	ESFR
Lighting	LED with Motion Sensor
Construction	Concrete Tilt-Up

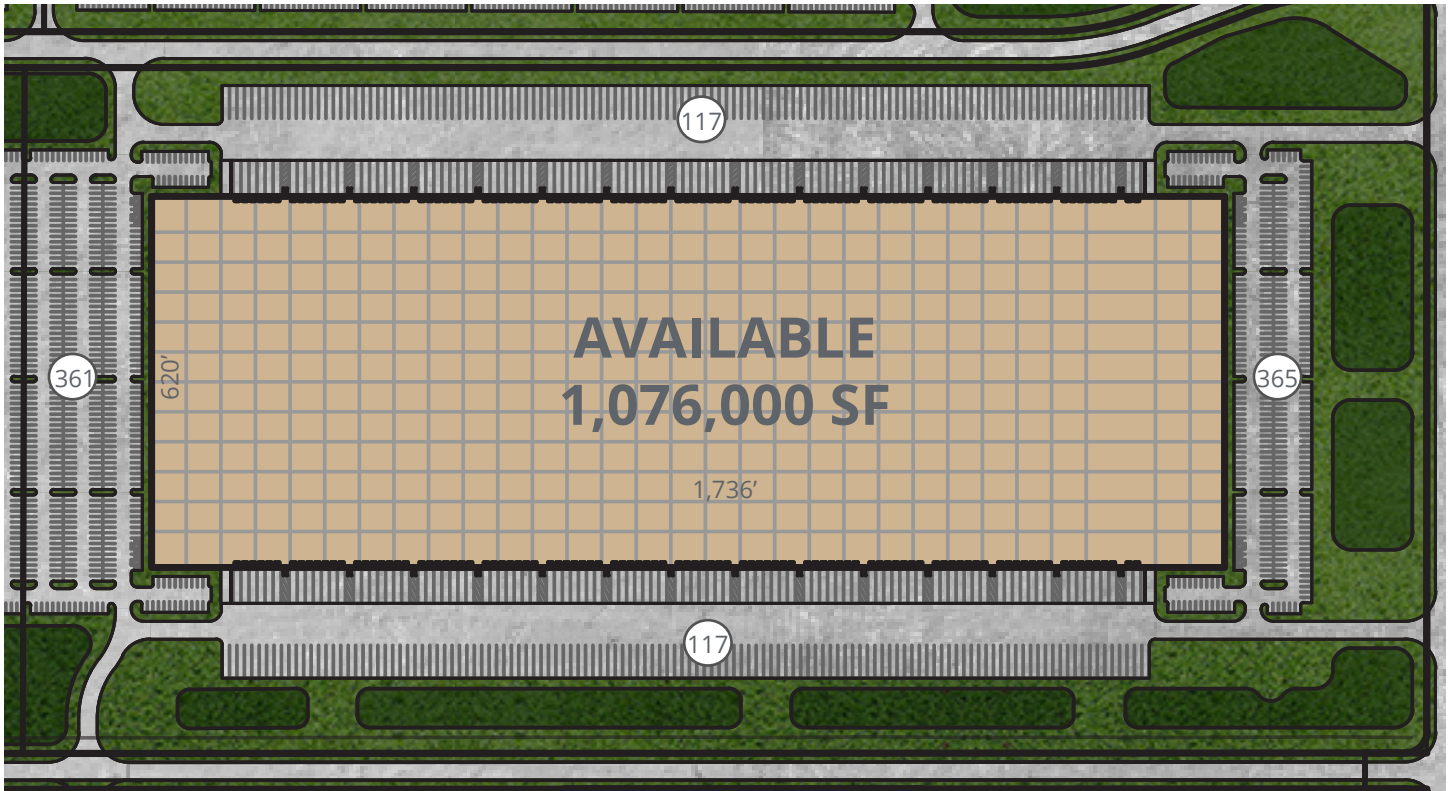
PHASE 2 - BUILDING SIX



Building Area	1,035,696 SF
Building Dimensions	620' x 1,664'
Available Area	1,035,696 SF
Column Spacing	50' x 56'
Speed Bay	60'
Building Configuration	Cross-Dock
Clear Height	40'

Dock Doors	104
Drive-in Doors	4
Truck Court Depth	185' with Trailer Parking
Trailer Parking	234 Dedicated Stalls
Auto Parking	726 spaces
Fire Protection	ESFR
Lighting	LED with Motion Sensor
Construction	Concrete Tilt-Up

PHASE 3 - BUILDING SEVEN



Building Area	1,076,000 SF
Building Dimensions	620' x 1,736'
Available Area	1,076,000 SF
Column Spacing	50' x 56'
Speed Bays	60'
Building Configuration	Cross-Dock
Clear Height	40'

Dock Doors	To Suit
Drive-in Doors	4
Truck Court Depth	185' with Trailer Parking
Trailer Parking	234 Dedicated Stalls
Auto Parking	726 Spaces
Fire Protection	ESFR
Lighting	LED with Motion Sensor
Construction	Concrete Tilt-Up

PHASE 3 - BUILDING EIGHT



Building Area	1,285,000 SF
Building Dimensions	620' x 2,072'
Available Area	1,285,000 SF
Column Spacing	50' x 56' plus
Speed Bays	60'
Building Configuration	Cross-Dock
Clear Height	40'

Dock Doors	To Suit
Drive-in Doors	4
Truck Court Depth	185' with Trailer Parking
Trailer Parking	334 Dedicated Stalls
Auto Parking	800 Spaces
Fire Protection	ESFR
Lighting	LED with Motion Sensor
Construction	Concrete Tilt-Up

Come be the newest member of our community



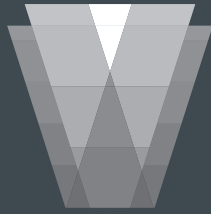
SAVINO DEL BENE



MORTON SALT

KINDER MORGAN INC.

KEYSTONE



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