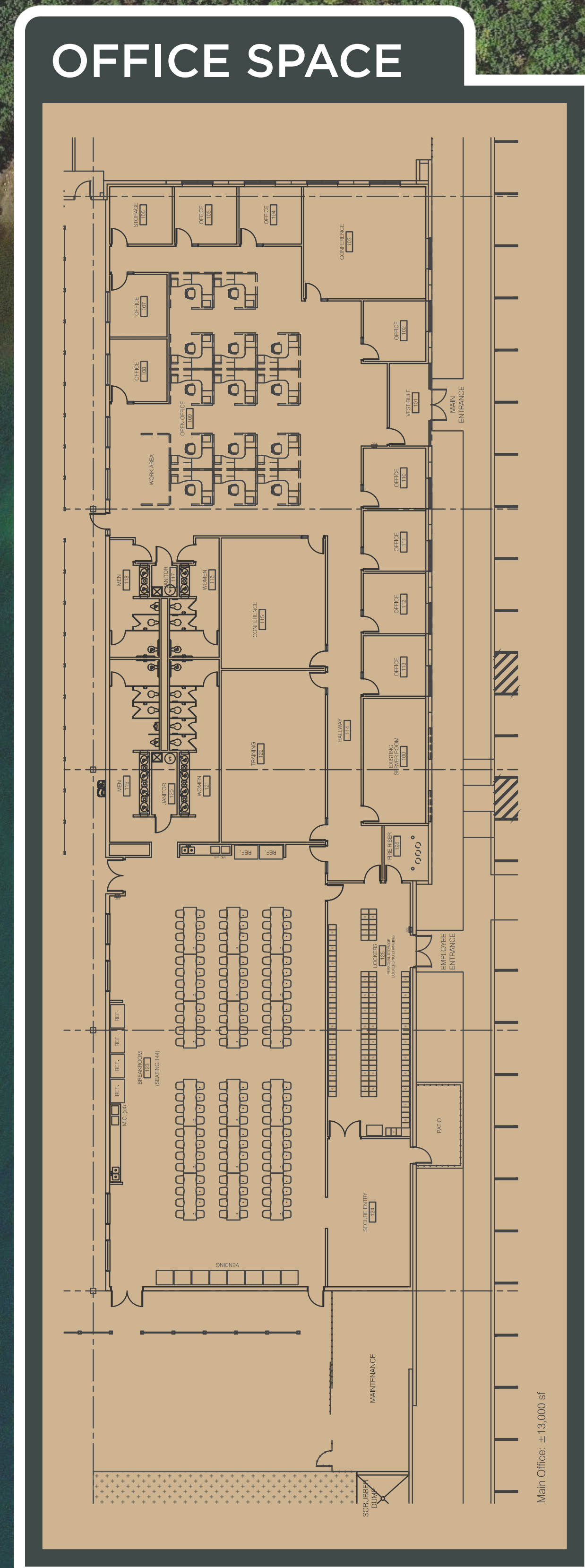


TRADEPORT124

71 MALL ROAD | FRACKVILLE, PENNSYLVANIA



216 Car Parking

115 Trailer Parking
81 Dock Doors (13 Future)

96 Car Parking

BUILDING
±1,014,913 SF

107 Trailer Parking
77 Dock Doors (12 Future)

Additional Trailer Parking
or ±306,668 SF Building

±1,014,913 SQUARE
FEET

±158 DOCK
DOORS

36' CLEAR
HEIGHT

±312 AUTO
PARKING

±222 TRAILER
PARKING



10-year tax abatement
offering exclusive tax savings

Adam Campbell
Executive Vice Chair
+1 717 231 7292
adam.campbell@cushwake.com

Alex Wenger
Director
+1 717 231 7298
alexandra.wenger@cushwake.com



TRADEPORT124

71 MALL ROAD | FRACKVILLE, PENNSYLVANIA

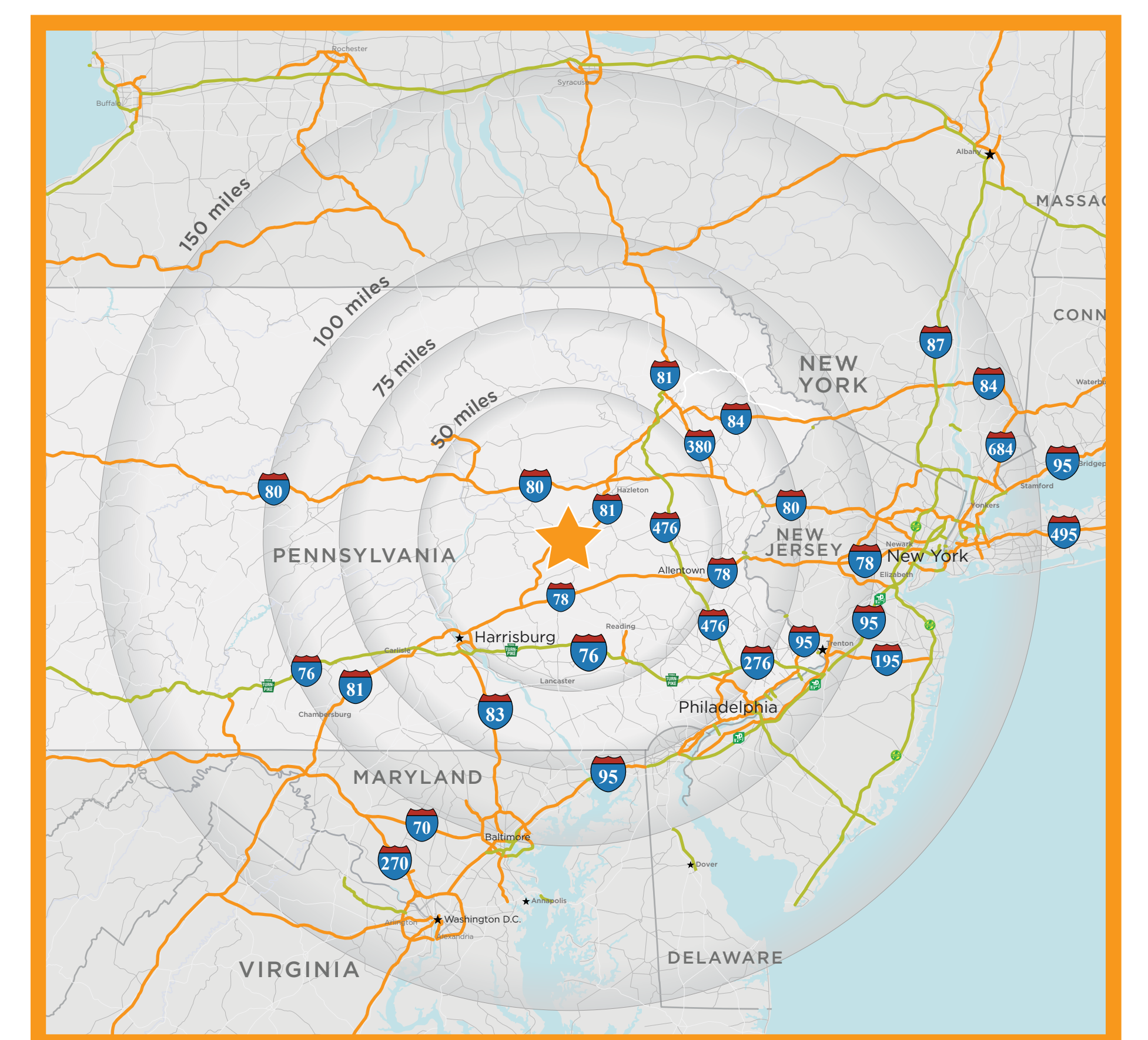


MAJOR CITIES

	MILES
HARRISBURG, PA	61
PHILADELPHIA, PA	104
BALTIMORE, MD	141
NEW YORK, NY	142
WASHINGTON, DC	181

LOCATION ADVANTAGES

- Adjacent to I-81 and convenient access to PA Route 61
- 30 minutes from I-80
- 40 minutes from I-78



Adam Campbell
Executive Vice Chair
+1 717 231 7292
adam.campbell@cushwake.com

Alex Wenger
Director
+1 717 231 7298
alexandra.wenger@cushwake.com



TRADEPORT124

NORTHPOINT DEVELOPMENT TRADEPORT 124

The Frackville, PA labor market has a warehouse worker labor pool of around 20,000 people. The region's high warehouse worker concentration, coupled with a surplus of demand and low area affluence, help support the market's capacity to sustain 800 additional warehouse jobs.

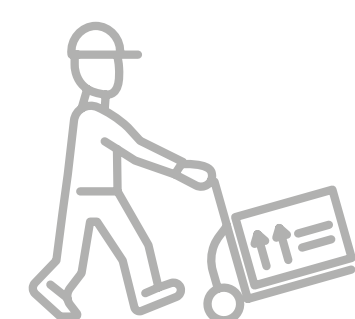
TRADEPORT 124 LABOR MARKET ADVANTAGES INCLUDE:



LARGE
WAREHOUSE WORKER
LABOR POOL



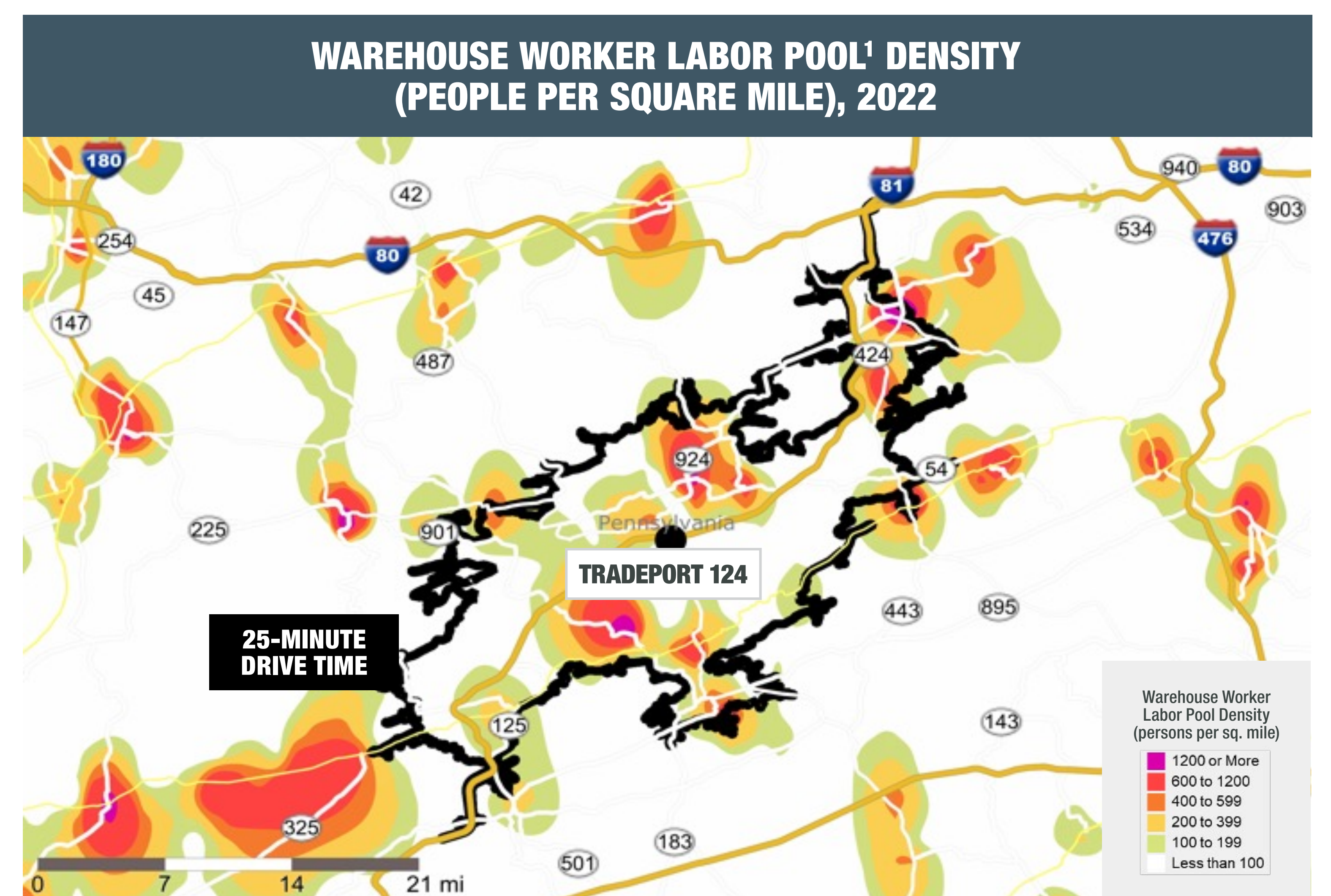
HIGH
WAREHOUSE WORKER
CONCENTRATION



\$16.07
MEDIAN HOURLY WAGE:
FULFILLMENT SPECIALIST



\$18.85
MEDIAN HOURLY WAGE:
FORKLIFT OPERATOR



SELECTED LABOR MARKET STATISTICS, 2022 (25-Minute Drive Time)

LOCATION	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL ¹			WORKING AGE PARTICIPATION RATE	APRIL 2023 UNEMPLOYMENT		AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME		BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT
		TOTAL	CONCENTRATION V.S. U.S. = 1.0	NET SUPPLY/DEMAND BALANCE (5 MILES)		RATE	TOTAL	TOTAL	LESS THAN \$35K		
Tradeport 124	131,714	19,451	1.6	365	75%	3.8%	2,344	\$49,839	36.7%	4,848	1,392
U.S. Average	--	--	1.0	--	82%	3.4%	5,979,246	\$66,422	26.5%	10,005,813	--

Footnotes

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

FRACKVILLE : PENNSYLVANIA

T124-LABORASSESSMENT-06023

Adam Campbell
Executive Vice Chair
+1 717 231 7292
adam.campbell@cushwake.com

Alex Wenger
Director
+1 717 231 7298
alexandra.wenger@cushwake.com

