



AVAILABLE

DELIVERING Q4 2026

TWO CLASS A INDUSTRIAL BUILDINGS,
TOTALING 1,217,280 SF

BUILDING 1: 925,680 SF

BUILDING 2: 291,600 SF

85% TAX ABATEMENT
FOR 10 YEARS

MASTER PLAN



Gateway Commerce Center at I-76 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.

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

The current conceptual plan includes 8 buildings totaling approximately 5.0 million square feet. Phase 1A of the park will be comprised of 2 buildings, each designed as Class A bulk logistics facilities and totaling just over 1.2 MSF with the first building expected to deliver late 2026.



PROVEN
DEVELOPMENT
PARTNER



NO BUILDING
HEIGHT
RESTRICTIONS



FLEXIBILITY
IN DESIGN



ABILITY TO DELIVER
LARGE SCALE
BUILDINGS



LOCATED IN
BUSINESS-FRIENDLY
BOROUGH



ABUNDANT
PUBLIC UTILITIES



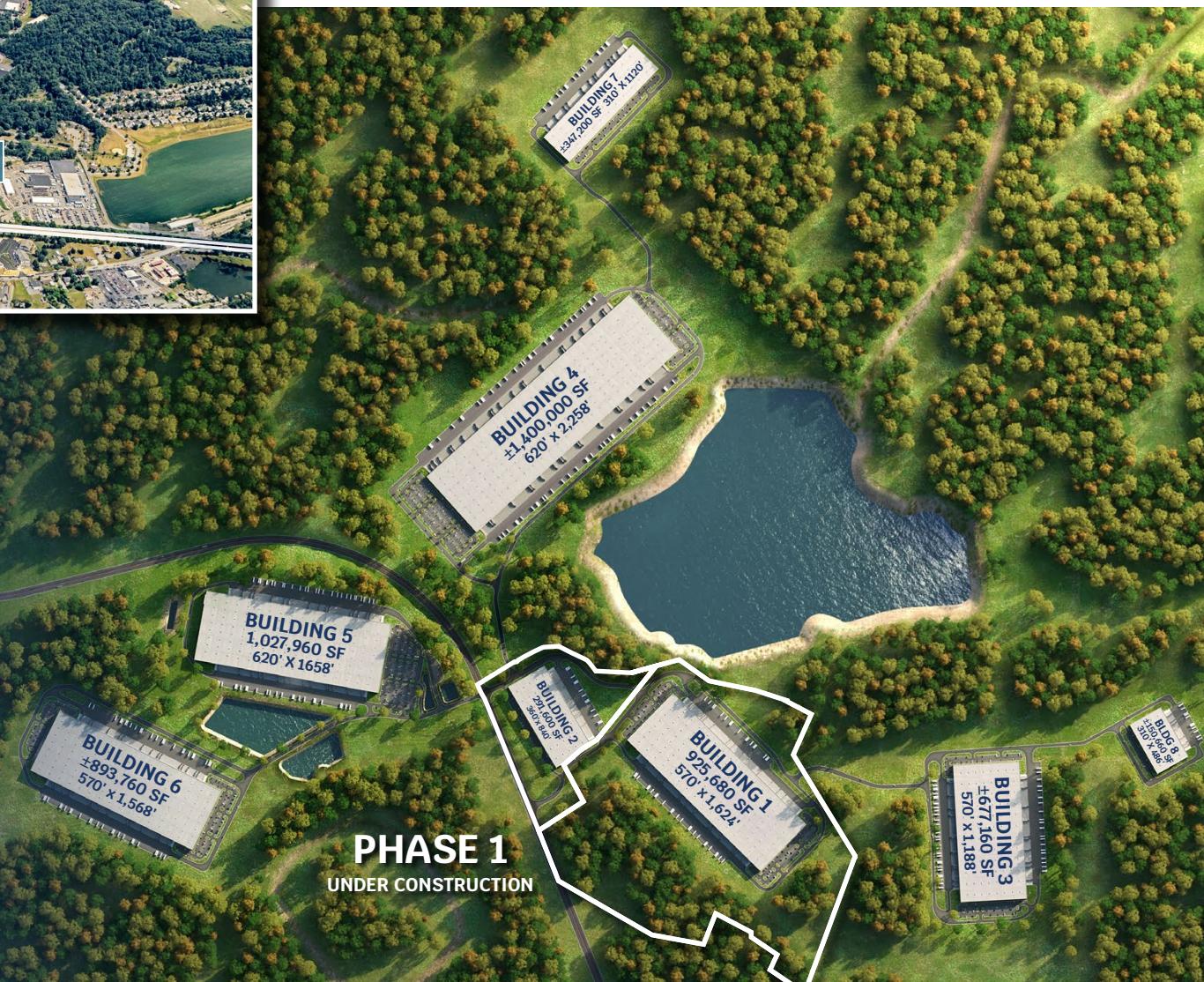
PROXIMITY TO
READING – PA'S 4TH
LARGEST CITY



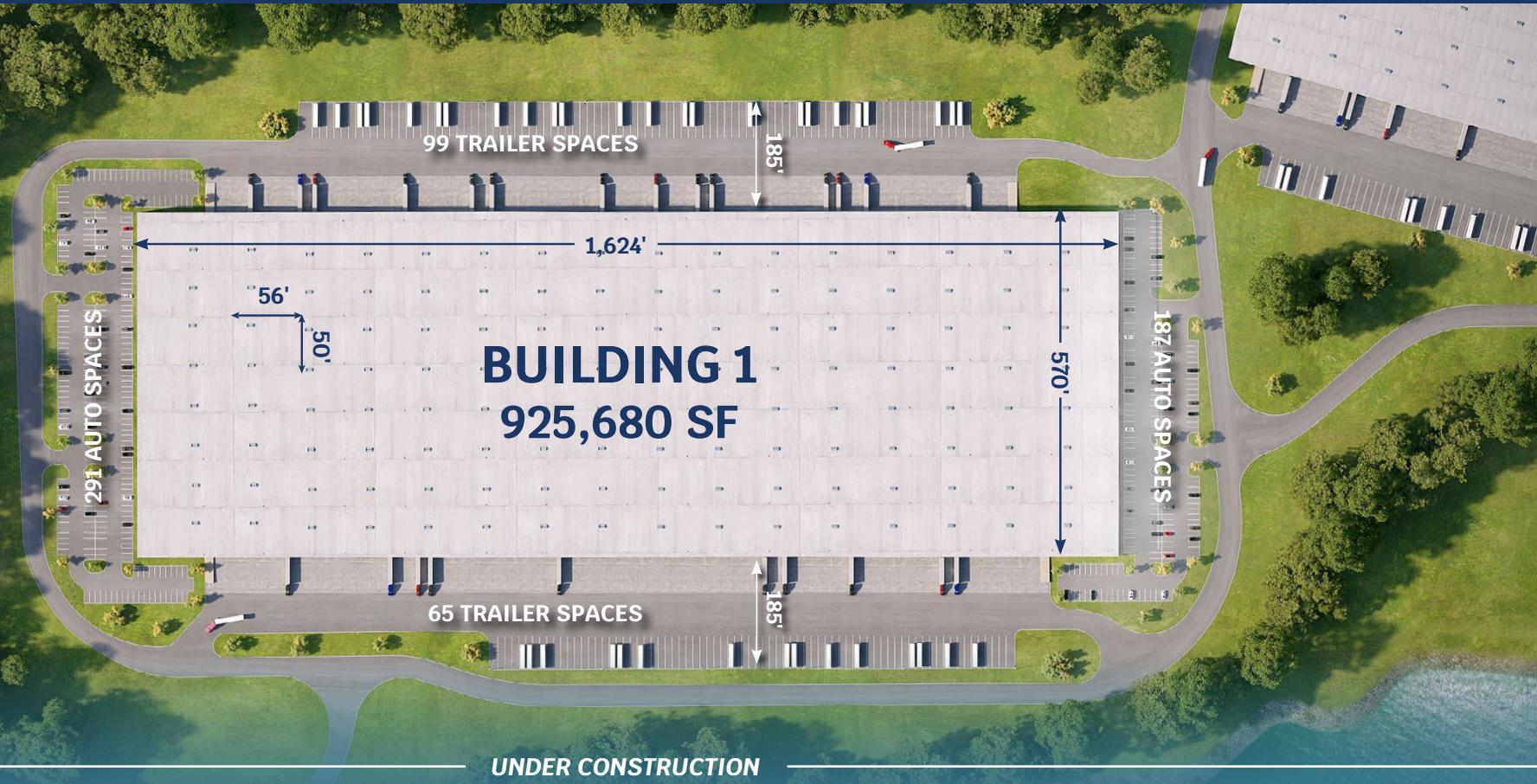
10-YEAR LERTA
TAX INCENTIVE



EASTERN PA RANKS
BEST IN U.S. FOR
POPULATION WITHIN
A 4-HOUR DRIVE



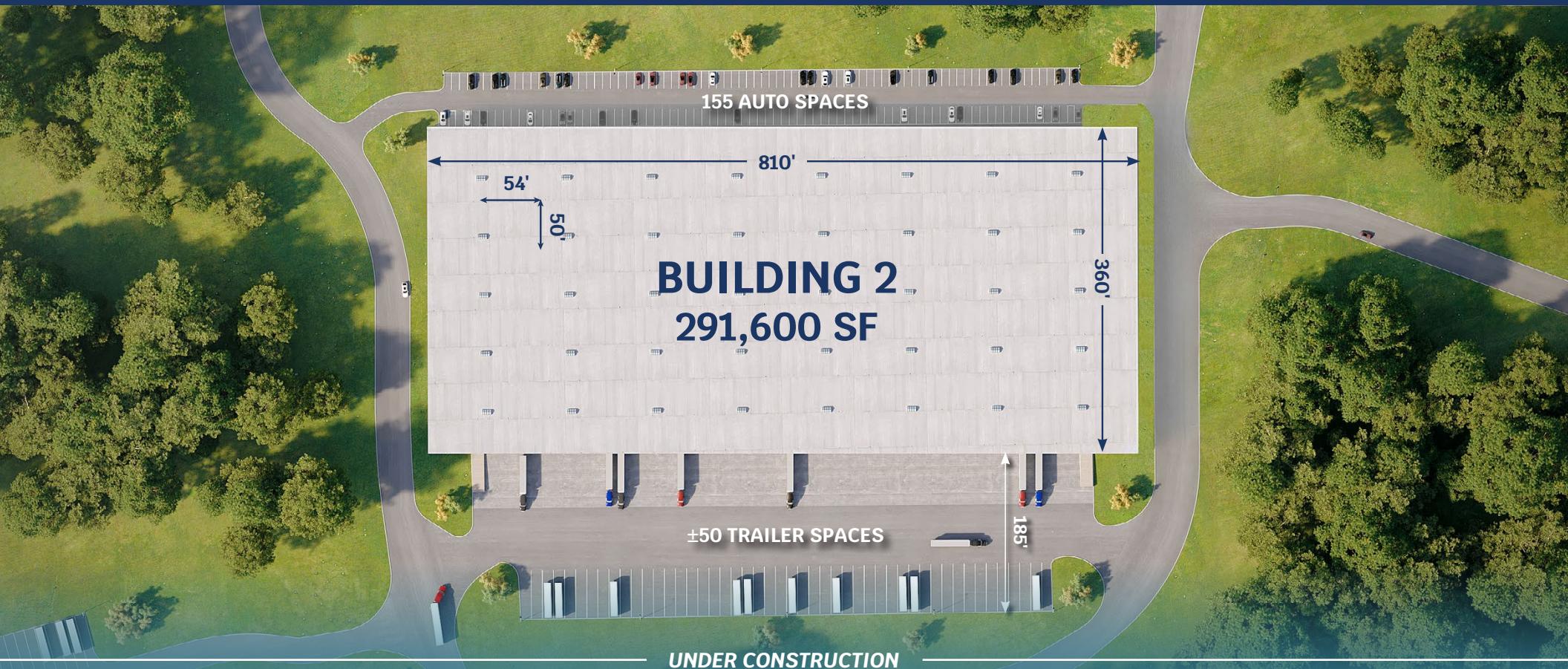
BUILDING 1



UNDER CONSTRUCTION

925,680 SF BUILDING SIZE	106.96 AC PARCEL	56' x 50' COLUMN SPACING	60' SPEED BAY	CROSS DOCK LOADING BUILDING CONFIGURATION	40' CLEAR HEIGHT
185' TRUCK COURT DEPTH WITH TRAILER PARKING	164 TRAILER PARKING	478 AUTO PARKING	93 EQUIPPED DOCK POSITIONS	71 DOCK DOOR KNOCKOUTS	4 DRIVE-IN RAMPS
DOCK EQUIPMENT 40,000 LB MECHANICAL LEVELERS WITH DOCK SEALS	FIRE PROTECTION ESFR SPRINKLER SYSTEM	LIGHTING 30FC WITH MOTION ACTIVATED LEDS	CONSTRUCTION CONCRETE TILT-UP	POWER 4,000 AMPS, 480 V, 3 PHASE (EXPANDABLE)	

BUILDING 2



291,600 SF BUILDING SIZE	22.84 AC PARCEL	50' x 54' COLUMN SPACING	60' SPEED BAY	SINGLE-SIDE LOADING BUILDING CONFIGURATION	40' CLEAR HEIGHT
185' TRUCK COURT DEPTH WITH TRAILER PARKING	±50 TRAILER PARKING	±160 AUTO PARKING	26 EQUIPPED DOCK POSITIONS	12 DOCK DOOR KNOCKOUTS	2 DRIVE-IN RAMPS
DOCK EQUIPMENT 40,000 LB MECHANICAL LEVELERS WITH SEAL PACKAGES	FIRE PROTECTION ESFR SPRINKLER SYSTEM	LIGHTING 30FC WITH MOTION ACTIVATED LEDS	CONSTRUCTION CONCRETE TILT-UP	POWER 4,000 AMPS, 480 V, 3 PHASE	

BUILDING 4 (BTS PLAN)



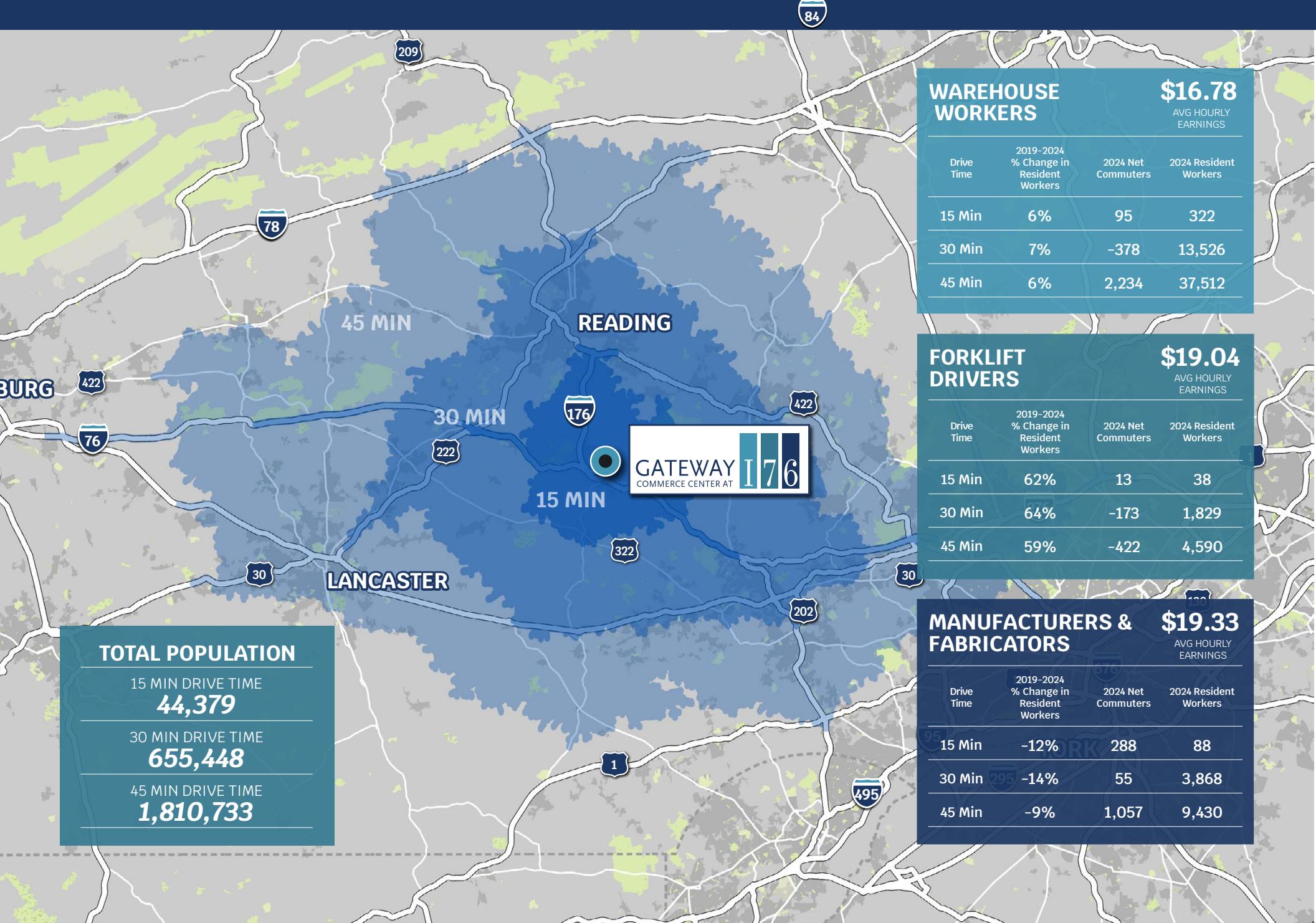
PROPOSED BUILD-TO-SUIT

±1,400,000 SF BUILDING SIZE	109.416 AC PARCEL	50' x 56' COLUMN SPACING	60' SPEED BAY	SINGLE-SIDE LOADING BUILDING CONFIGURATION	40' CLEAR HEIGHT
190' TRUCK COURT DEPTH WITH TRAILER PARKING	±364 TRAILER PARKING	±830 AUTO PARKING	181 EQUIPPED DOCK POSITIONS	4 DRIVE-IN RAMPS	DOCK EQUIPMENT 40,000 LB MECHANICAL LEVELERS WITH SEAL PACKAGES
FIRE PROTECTION ESFR SPRINKLER SYSTEM	LIGHTING 30FC WITH MOTION ACTIVATED LEDS	CONSTRUCTION CONCRETE TILT-UP	POWER 4,000 AMPS, 480 V, 3 PHASE		

LOCATION

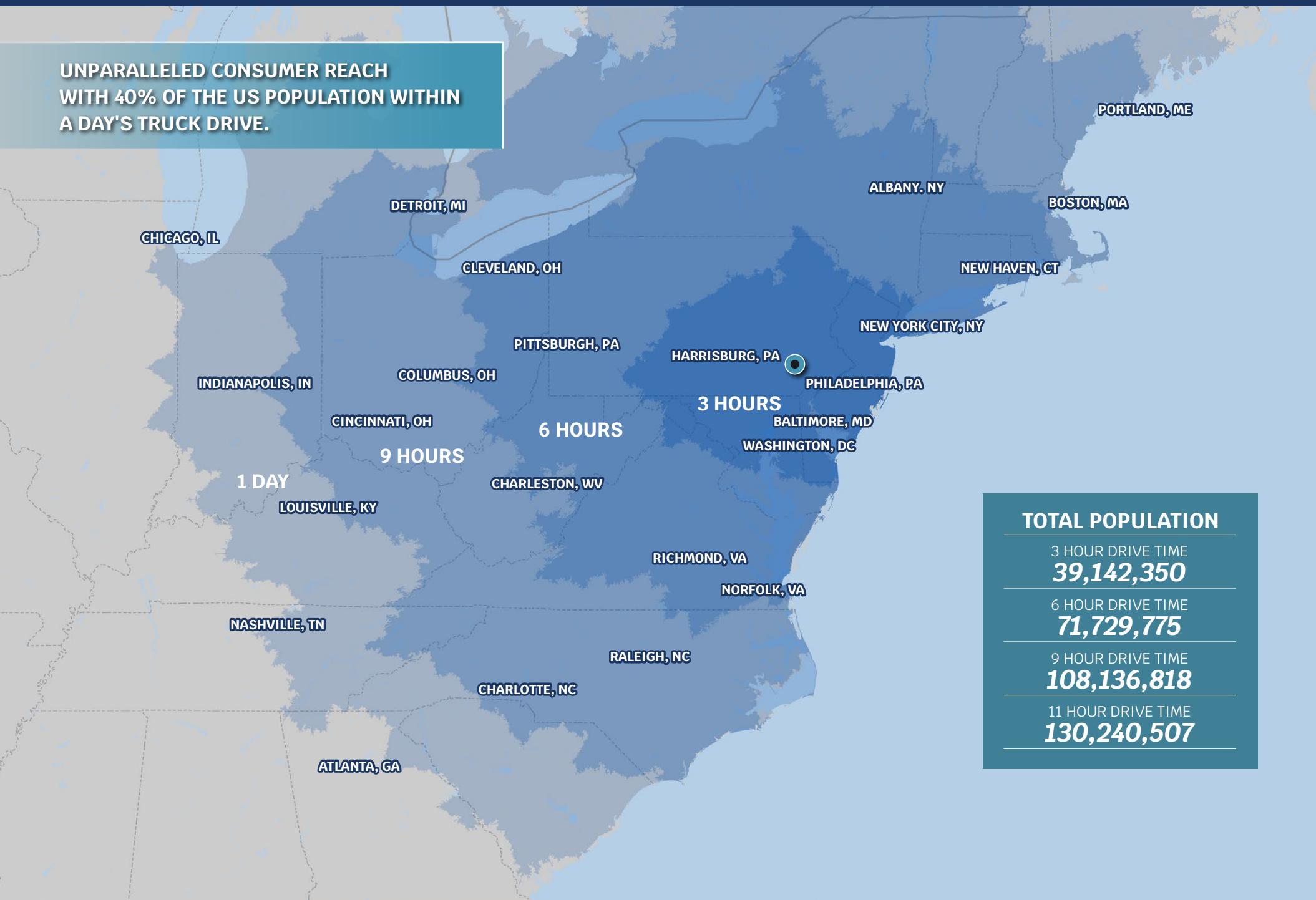


LABOR PROFILE



SAME DAY DISTRIBUTION REACH

UNPARALLELED CONSUMER REACH
WITH 40% OF THE US POPULATION WITHIN
A DAY'S TRUCK DRIVE.



TOTAL POPULATION

3 HOUR DRIVE TIME
39,142,350

6 HOUR DRIVE TIME
71,729,775

9 HOUR DRIVE TIME
108,136,818

11 HOUR DRIVE TIME
130,240,507

GENERAL PARTNER

Founded in 1986, Panattoni Development Company, Inc. is one of the largest privately held, full-service development companies in the world. Panattoni operates from 68 offices across North America, Europe, and Asia. Since inception, Panattoni has developed more than 630 million square feet of space, including more than 216 million square feet of build-to-suit projects. For more information, visit www.panattoni.com.



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