



INNER LOOP LOGISTICS PARK ← AT READING →

 BUILDING 2
319,920 SF

 BUILDING 1
1,031,444 SF

KRICK LANE

422

SOUTH HEIDELBERG TOWNSHIP, 19608

TWO WAREHOUSES TOTALING 1,351,364 SF AVAILABLE

LERTA- APPROVED. TAX SAVINGS BUILT IN | 10 YEARS OF SAVINGS

KEY PROJECT BENEFITS



**CENTERED ON THE INNER LOOP
CONNECTING I83, I76, & I78/81
FOR FAST ROUTING**



**#1 SCORING
LABOR MARKET!**



**REDUCED CONGESTION VS.
LEHIGH VALLEY, IMPROVING
TRANSIT RELIABILITY.**



**STRONG PROXIMITY TO UPS,
FEDEX & USPS HUBS FOR LATER
PARCEL CUTOFFS.**



**EFFICIENT DRAVAGE TO PORT
NEWARK—ELIZABETH WITH
PREDICTABLE TURN TIMES.**




**DIRECT ACCESS TO MAJOR
FREIGHT CORRIDORS SERVING
THE NORTHEAST & MID-ATLANTIC.**



**LOWER OPERATING
COSTS VS. NJ AND CORE
LEHIGH VALLEY MARKETS.**

PROPERTY SPECIFICATIONS




BUILDING 1
1,031,444 SF

110 TRAILER SPACES

86 TRAILER SPACES

87 DOCK DOORS

1,612'

640'


95 DOCK DOORS

103 TRAILER SPACES

WELLNESS PATH

488 AUTO PARKING SPACES

KRIKILANE


BUILDING 2
319,920 SF

183 AUTO PARKING SPACES

57 DOCK DOORS

75 TRAILER SPACES

1,032'

71 AUTO PARKING SPACES

310'

BUILDING 1 SPECIFICATIONS



A STATE-OF-THE-ART FACILITY ENGINEERED FOR MODERN DISTRIBUTION,
HIGH-EFFICIENCY OPERATIONS, AND FUTURE-READY PERFORMANCE.

1,031,444 SF
AVAILABLE SPACE

50' X 56'
COLUMN SPACING

40'
CEILING HEIGHT

70'
SPEED BAY

4
DRIVE-IN DOORS

182
LOADING DOCKS

303
TRAILER PARKING

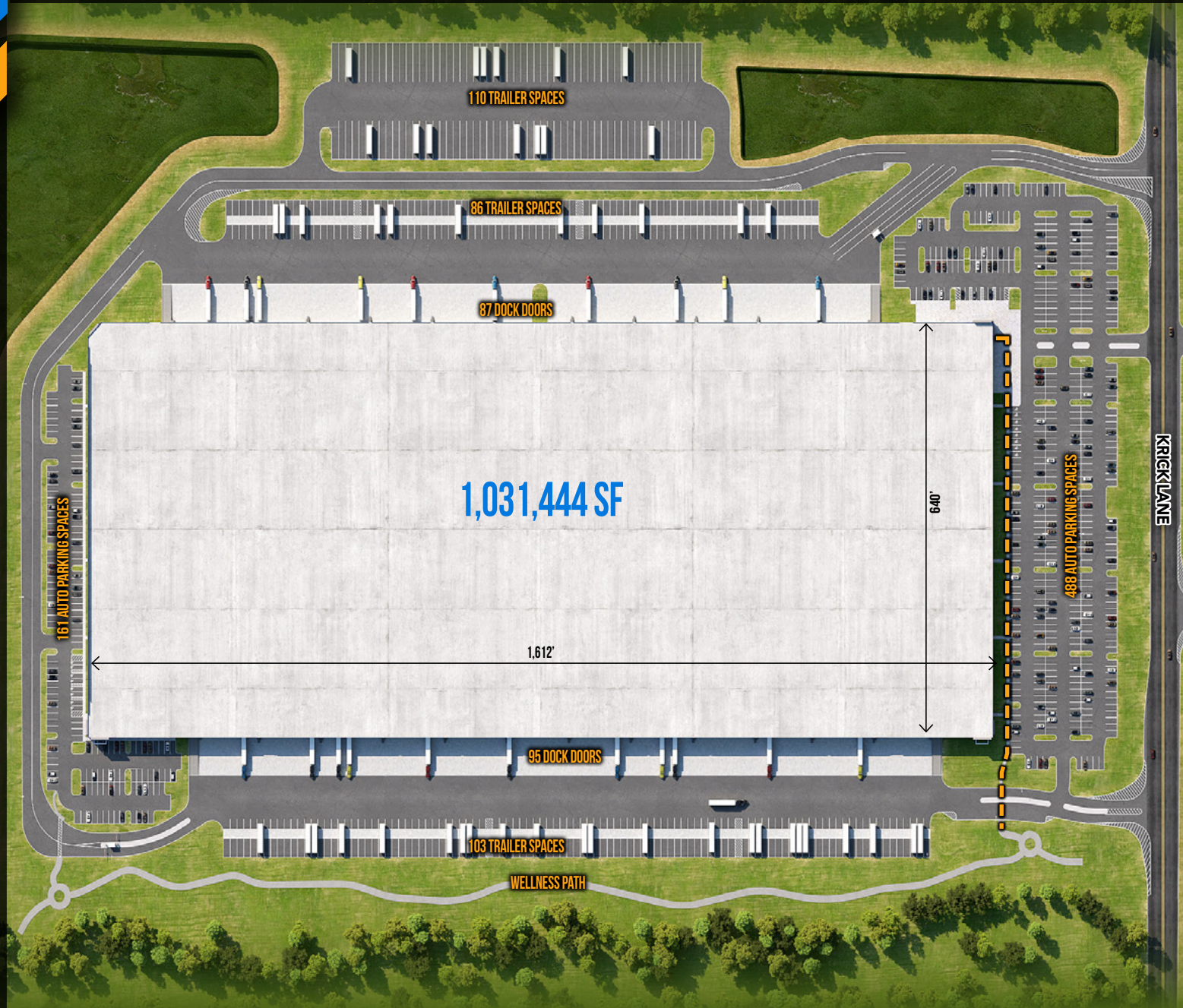
649
AUTO PARKING

LED
LIGHTING

80.1
ACRES

WELLNESS PATH
FOR EMPLOYEES

SOLAR
READY



BUILDING 2 SPECIFICATIONS

319,920 SF
AVAILABLE SPACE

50' X 54'
COLUMN SPACING

36'
CEILING HEIGHT

60 FT
SPEED BAY

2
DRIVE-IN DOORS

265
AUTO PARKING
(Expandable to 320)

74
TRAILER PARKING

24.27
ACRES

LED
LIGHTING

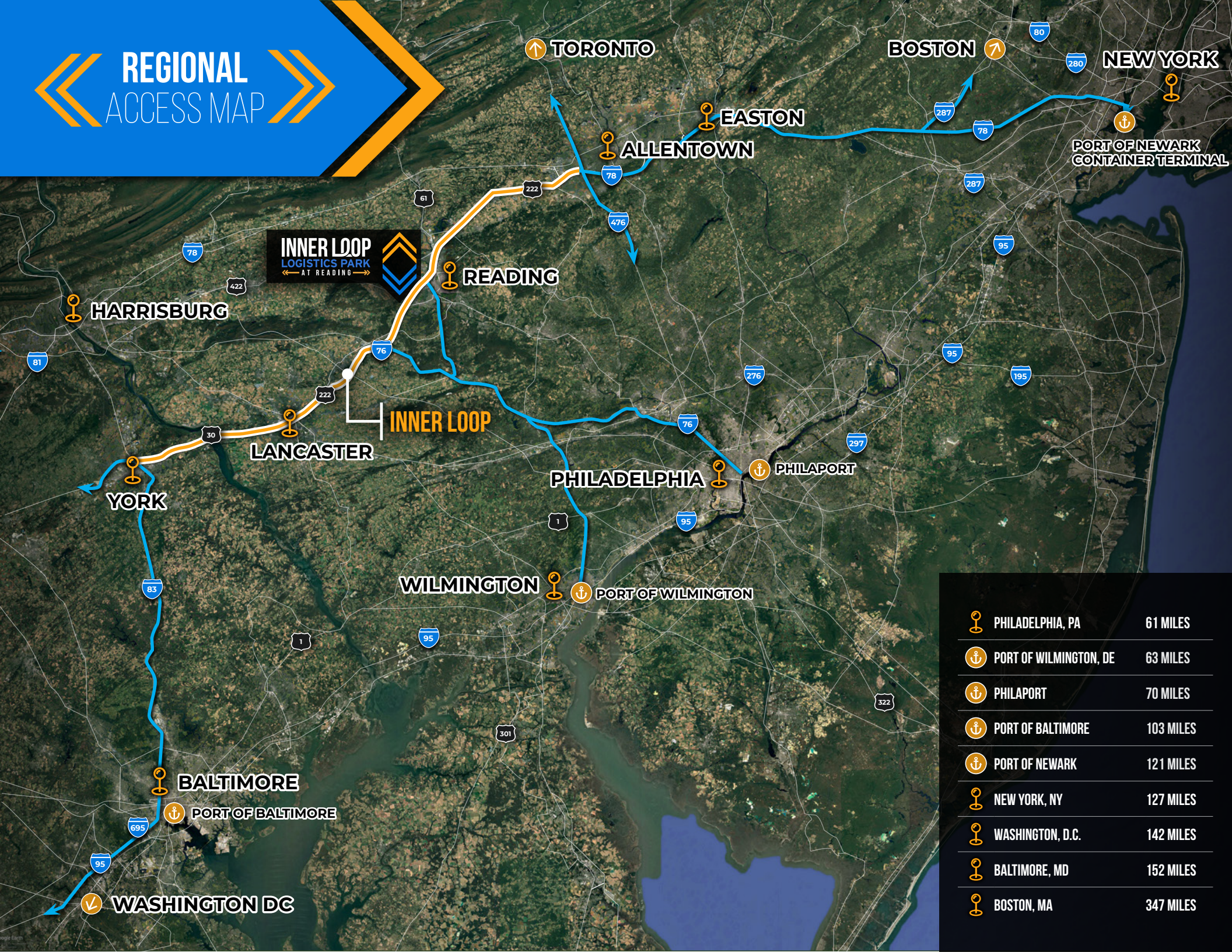
ESFR
SPRINKLER SYSTEM

57
LOADING DOCKS

SOLAR
READY



REGIONAL ACCESS MAP



OCCUPIERS IN THE AREA



HOME TO MANY OF THE REGION'S LEADING OCCUPIERS, THE AREA SUPPORTS A DIVERSE MIX OF E-COMMERCE, FOOD & BEVERAGE, MANUFACTURING, AND LOGISTICS USERS DRAWN BY ITS CONNECTIVITY, LABOR DEPTH, AND OPERATIONAL EFFICIENCY.

LABOR OVERVIEW



➤ **2-3X THE LABOR PER 1000 FT. IN COMPARISON TO COMPETING MARKETS**

➤ **THE REGION'S STRONGEST LABOR POOL, DRAWING FROM A LARGE BASE OF WAREHOUSE ASSOCIATES, FORKLIFT OPERATORS, AND MANUFACTURING ACROSS BERKS AND LEBANON COUNTIES.**

➤ **NET COMMUTER OUTFLOW: A STRONG COMMUTER OUTFLOW FUELS A DEEP, READY LABOR POOL OF TALENT SEEKING CLOSER-TO-HOME OPPORTUNITIES.**

#1 SCORING LABOR MARKET

LABOR RANKINGS	INNER LOOP LOGISTICS PARK	YORK, PA	ALLENTOWN, PA	HARRISBURG, PA	SCRANTON-WB, PA	GREENCASTLE, PA	HAZLETON, PA
TARGETED LABOR FORCE/1,000 SF OF WAREHOUSE SPACE	6.16	4.12	2.49	2.58	3.21	2.15	1.39
NET COMMUTERS	-2,250	-140	7,239	3,383	-948	1,263	315
OVERALL RANKING	1	2	3	4	5	6	7

➤ A negative Net Commuter score reflects **1)** a shortage of jobs to employ local skilled labor and **2)** labor being required to leave their community to find work further from their homes.

➤ A positive score suggests employers have saturated the local labor market and must entice labor to commute from further away to fill their job openings.

PROPERTY HIGHLIGHTS

- » **EMPLOYEE FOCUSED**
PREMIER AMENITY
ACCESS
- » **1 MILE WELLNESS**
LOOP FOR EMPLOYEES
- » **OUTDOOR SEATING**
AND SHADE FOR BREAK
ROOMS



MARK CHUBB

+1 302 275 5043

MARK.CHUBB@KBCADVISORS.COM

SUMMER COULTER

+1 909 636 4777

SUMMER.COULTER@KBCADVISORS.COM

MICHAEL ZERBE

+1 610 462 3956

MICHAEL.ZERBE@KBCADVISORS.COM

W. JASON WEBB

+1 717 329 0881

JASON.WEBB@KBCADVISORS.COM



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 KBCADVISORS.COM

MATT NUNN

+1 215 280 9246

MATT@ETHOSDEV.COM

