AVAILABLE FOR LEASE

HAMBURG LOGISTICS PARK
Perry Township, Berks County, Pennsylvania

Building 300: 324,000 SF Available Immediately

Immediate access to I-78
Proximity to parcel & intermodal facilities
Best-in-class building specifications

Strong local workforce

Developer/Owner:
Jeff Lockard
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jeff.lockard@am.jll.com

Paul Torosian
+1 609 410 8755
paul.torosian@am.jll.com

Ryan Barros
+1 610 249 2264
ryan.barros@am.jll.com
±3 miles from the interchange of 78

Fully-lighted intersection with turning lanes for park access

±8 miles north of Reading, PA

Route 61 is a four lane highway that provides north-south access from Reading, PA through Hamburg Logistics Park to 78

BARTA provides public transportation from Reading, PA to 78 along Route 61 with a bus stop at Hamburg Logistics Park

±31 miles from the 76

186,151 workforce population within a 30-minute drive time

Reading, PA is the 2nd largest city in Lehigh Valley behind only Allentown, PA
### Building Specifications

<table>
<thead>
<tr>
<th></th>
<th>Building 100</th>
<th>Building 200</th>
<th>Building 300</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Size</strong></td>
<td>336,000 s.f.</td>
<td>1,240,000 s.f.</td>
<td>324,000 s.f.</td>
</tr>
<tr>
<td><strong>Available SF</strong></td>
<td>128,100 s.f.</td>
<td>1,240,000 s.f.</td>
<td>324,000 s.f.</td>
</tr>
<tr>
<td><strong>Building Dimensions</strong></td>
<td>350' depth x 366' width</td>
<td>620' depth x 2,000' width</td>
<td>360' depth x 900' width</td>
</tr>
<tr>
<td><strong>Clear Height</strong></td>
<td>36' @ first column</td>
<td>40' @ first column</td>
<td>36' @ first column</td>
</tr>
<tr>
<td><strong>Dock Doors</strong></td>
<td>19 doors @ 13' o.c.</td>
<td>201 doors @ 13' o.c.</td>
<td>48 doors @ 13'6&quot; o.c.</td>
</tr>
<tr>
<td></td>
<td>13 equipped w/ 35,000 lb. levelers, bumpers, and seals</td>
<td>8 equipped w/ 40,000 lb. levelers, bumpers, and seals</td>
<td>30 equipped w/ 40,000 lb. levelers, bumpers, and seals</td>
</tr>
<tr>
<td><strong>Drive-In Doors</strong></td>
<td>One (1) 12' x 14' door</td>
<td>Four (4) 12' x 14' doors</td>
<td>Two (2) 12' x 14' doors</td>
</tr>
<tr>
<td><strong>Dedicated Trailer Stalls</strong></td>
<td>25 (expandable)</td>
<td>339 (expandable to 522)</td>
<td>63 (expandable)</td>
</tr>
<tr>
<td><strong>Car Parking Spaces</strong></td>
<td>100+</td>
<td>551 (expandable)</td>
<td>237</td>
</tr>
</tbody>
</table>
MRP Industrial, an affiliate of MRP Realty, specializes in the acquisition, development, financing and leasing of modern distribution and fulfillment centers. MRP Industrial focuses on strategic investment in core industrial markets and high growth potential submarkets across the Northeastern United States.

Since 2013, the company has completed 7.8 Million square feet and is under construction with over 3.9 Million square feet of Class A industrial distribution facilities with a capitalized value of over $690 Million. In addition, the company maintains a pipeline of 4.2 Million square feet of potential new development opportunities. In all cases, the company’s investment strategy includes measured downside risk with potential for significant value creation through entitlement, development and leasing activities.

www.mrpindustrial.com

Hillwood is a leader in developing and acquiring high-quality industrial properties across North America and Europe. Throughout the spectrum of its acquisitions, developments and joint ventures, Hillwood provides innovative solutions for its customers and long-term value for its partners. Hillwood possesses the depth of capital, market expertise, industry relationships and forward-looking vision to buy and build industrial properties that meet the evolving demands of logistics and distribution customers.

www.hillwood.com

For leasing inquiries, please contact:

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Berwyn, PA 19312
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DISTANCES TO CITIES

<table>
<thead>
<tr>
<th>City</th>
<th>Distance (mi)</th>
<th>Drive Time (hrs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Philadelphia</td>
<td>82</td>
<td>1 hr. 30 min.</td>
</tr>
<tr>
<td>Baltimore</td>
<td>120</td>
<td>2 hr.</td>
</tr>
<tr>
<td>New York City</td>
<td>121</td>
<td>2 hr.</td>
</tr>
<tr>
<td>Washington, DC</td>
<td>160</td>
<td>2 hr.</td>
</tr>
<tr>
<td>Boston</td>
<td>341</td>
<td>5 hr. 15 min.</td>
</tr>
</tbody>
</table>

DISTANCES TO INTERMODAL

<table>
<thead>
<tr>
<th>Provider</th>
<th>Distance (mi)</th>
<th>Drive Time (hrs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norfolk Southern</td>
<td>42</td>
<td>45 min.</td>
</tr>
<tr>
<td>Norfolk Southern</td>
<td>56</td>
<td>1 hr.</td>
</tr>
<tr>
<td>Norfolk Southern</td>
<td>57</td>
<td>1 hr.</td>
</tr>
<tr>
<td>CSX Chambersburg</td>
<td>108</td>
<td>1 hr. 45 min.</td>
</tr>
<tr>
<td>Norfolk Southern</td>
<td>118</td>
<td>1 hr.</td>
</tr>
</tbody>
</table>

DISTANCES TO PORTS

<table>
<thead>
<tr>
<th>Port</th>
<th>Distance (mi)</th>
<th>Drive Time (hrs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Port of Philadelphia</td>
<td>87</td>
<td>1 hr. 30 min.</td>
</tr>
<tr>
<td>Ports of NY/NJ</td>
<td>111</td>
<td>1 hr. 45 min.</td>
</tr>
<tr>
<td>Port of Baltimore</td>
<td>121</td>
<td>2 hr.</td>
</tr>
<tr>
<td>Port of Virginia</td>
<td>357</td>
<td>5 hr. 30 min.</td>
</tr>
</tbody>
</table>

DISTANCES TO PARCEL

<table>
<thead>
<tr>
<th>Provider</th>
<th>Distance (mi)</th>
<th>Drive Time (hrs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FedEx SmartPost</td>
<td>26</td>
<td>30 min.</td>
</tr>
<tr>
<td>FedEx Ground Hub</td>
<td>36</td>
<td>45 min.</td>
</tr>
<tr>
<td>UPS Regional Hub</td>
<td>39</td>
<td>45 min.</td>
</tr>
<tr>
<td>USPS Regional Hub</td>
<td>39</td>
<td>45 min.</td>
</tr>
</tbody>
</table>

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Building 300

**Building Size**
324,000 s.f.

**Dimensions**
360' depth x 900' width

**Clear Height**
36' @ first column

**Column Spacing**
50' depth x 54' width typical; 60' speed bay

**Dock Doors**
48 doors @ 13'6" o.c.
30 equipped w/ 40,000 lb. levelers, bumpers, and seals

**Drive-In Doors**
Two (2) 12' x 14' doors

**Dedicated Trailer Stalls**
63 (expandable)

**Car Parking Spaces**
237

**Truck Court Depth**
190'

**Exterior Wall Construction**
Tiltup concrete (R-13)

**Slab Design**
7" strategically reinforced concrete

**Roof System**
Fully adhered .060 EPDM system (R-20)

**HVAC**
Roof mounted cambridge units

**Lighting**
LED @ 30 FC in speed bays
1 fixture per bay in remaining bays

**Fire Protection**
ESFR

**Power**
3,000 AMP, 277/480 volt, 3-phase service

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**LISTING AGENT:**
JLL

**DEVELOPERS/OWNERS:**
MRP INDUSTRIAL

**HILLWOOD**
A PEROT COMPANY*