# FOR LEASE

## INDUSTRIAL/FLEX WAREHOUSE

### 99,000 – 146,484 SF AVAILABLE

274 Shoemaker Rd, Pottstown, PA 19464


**Presented By:**

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# Property Overview

## Property Details

| | |
|---|---|
| Asking Rent | Inquire with broker |
| Ceiling Height | Office/Production: 9' \| Warehouse: 25' |
| Loading | (3) 8'x12' tailgate docks with levelers<br>(2) 8'x8' tailgate docks<br>(1) 12'x14' drive in door<br>(1) 8'x8' drive in door |
| Column Spacing | Clear span warehouse |
| Lighting | Fluorescent lighting throughout |
| Power | 1200 amp, 480v, 3-phase power |
| Sprinkler System | Wet system serving entire building |
| HVAC | 120-ton water cooled rooftop chiller, 3,000,000 BTU gas-fired boiler, DX rooftop package units, gas-fired rotation units |
| Roof | EPDM roof system |
| Construction | Block and steel |
| Lot Size | 11.1 acres |
| Power | PECO Energy |
| Gas | PECO Energy |
| Water | Pottstown Borough Authority |
| Sewer | Pottstown Borough Authority |
| Car Parking | 150 car parking spaces |
| Zoning | FO (Flex Office) |
| County | Montgomery County |
| Township | Pottstown Borough |
| Taxes | $74,410.08 |

## Property Highlights

- 99,000 – 146,484 SF single-tenant industrial/flex warehouse facility
- 6,000 SF office
- 25' clear height warehouse (39,520 SF) with clear span layout
- Significant production/assembly capacity (97,848 SF)
- Expansive 11.1-acre site with 150 parking spaces and outdoor storage capability
- Excellent access to Rt.100, Rt.422, PA Turnpike and the Schuylkill Expressway

**Virtual Tour**

# Zoning Overview

## Zoning: Flex Office (Contemporary)

**§336**

1. Intent: to establish and improve areas for modern, efficient offices and industries that provide a wide variety of employment opportunities and enhance the community. To provide a variety of job-producing manufacturing industries in Pottstown's Keystone Opportunity Zone, located along Keystone Boulevard.

2. Permitted Uses
- Food processing not including slaughter
- Health and fitness center
- Light manufacturing, assembly and processing
- Medium manufacturing, assembly, processing (for properties in the Keystone opportunity Zone that have frontage along Keystone Boulevard)
- Office, including client-based social service provider
- Outdoor storage
- Park
- Printing and Publishing
- Research and development laboratories
- Warehouse
- Wholesale facility

3. Conditional Uses
- Utility company operational facility
- Uses of the same general character as those listed in this chart, with the same or lesser impact on the community as determined by Borough Council

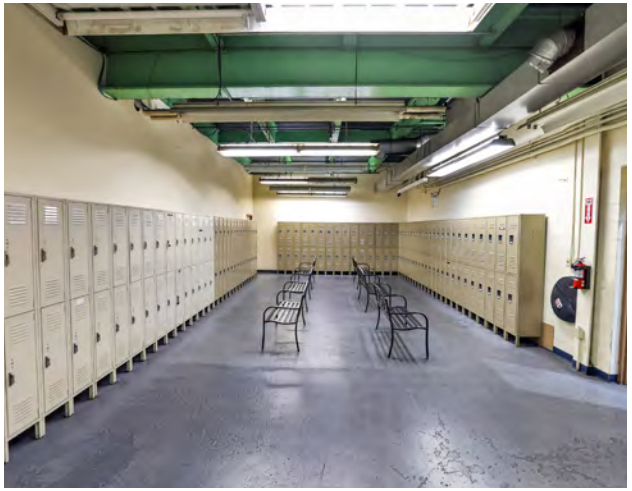
4. Accessory Uses
- Dumpster (route collection)
- Dumpster (special collection)
- Municipal or civic accessory use/structure
- Outdoor dining area
- Parking lot
- Solar energy equipment
- Storage sheds and other similar structures (maximum size 200 square feet)

# Location Aerial

# Property Photos

**Entrance/Lobby**

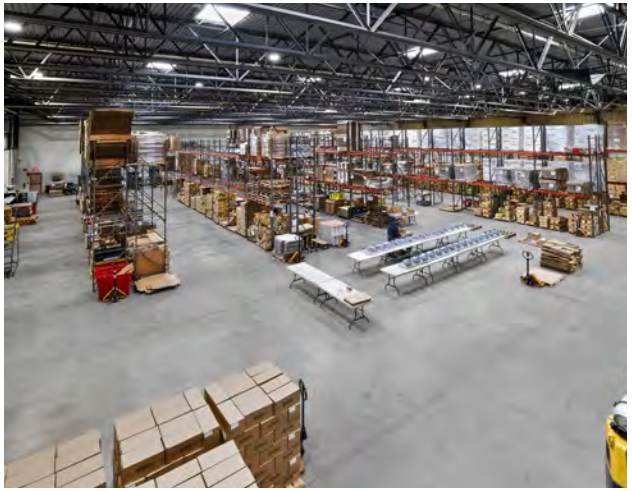
**Front Lot/Entrance**



**Employee Locker Room**

**Conference Room**

**Office (6,000 SF)**



**Warehouse 1 (23,200 SF)**

# Property Photos

Warehouse 2 (16,320 SF)

Small Warehouse (3,116 SF)

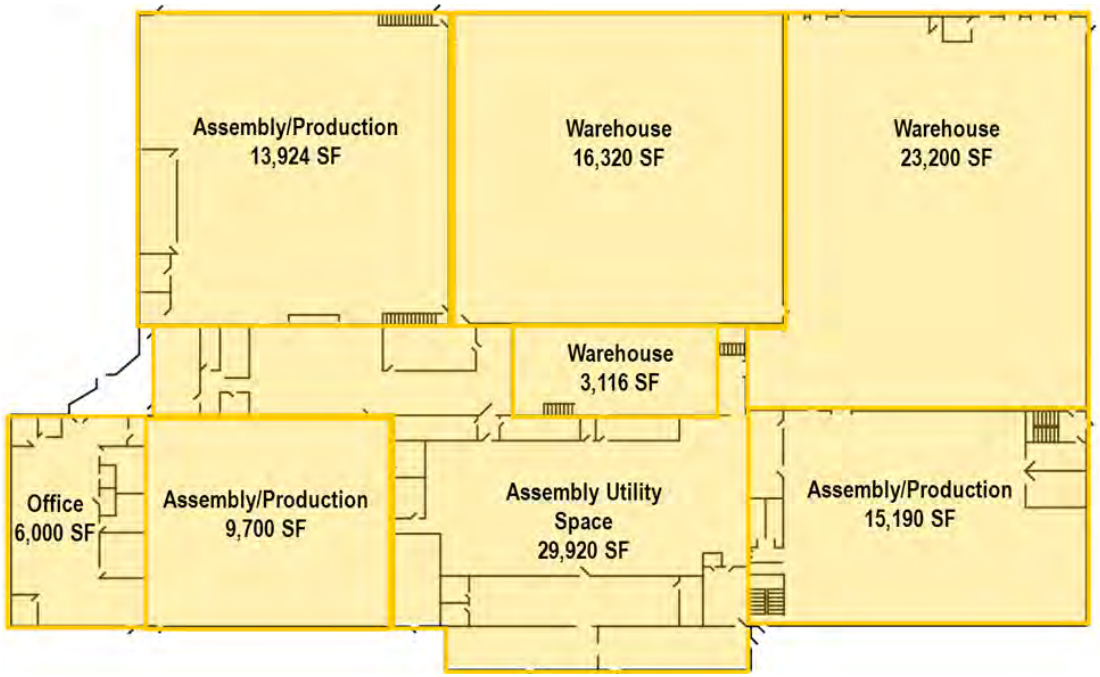
2nd Floor Assembly/Production (13,924 SF)

2nd Floor Assembly/Production (15,190 SF)

1st Floor Assembly Utility (29,920 SF)

1st Floor Assembly/Production (15,190 SF)

# Floor Plans



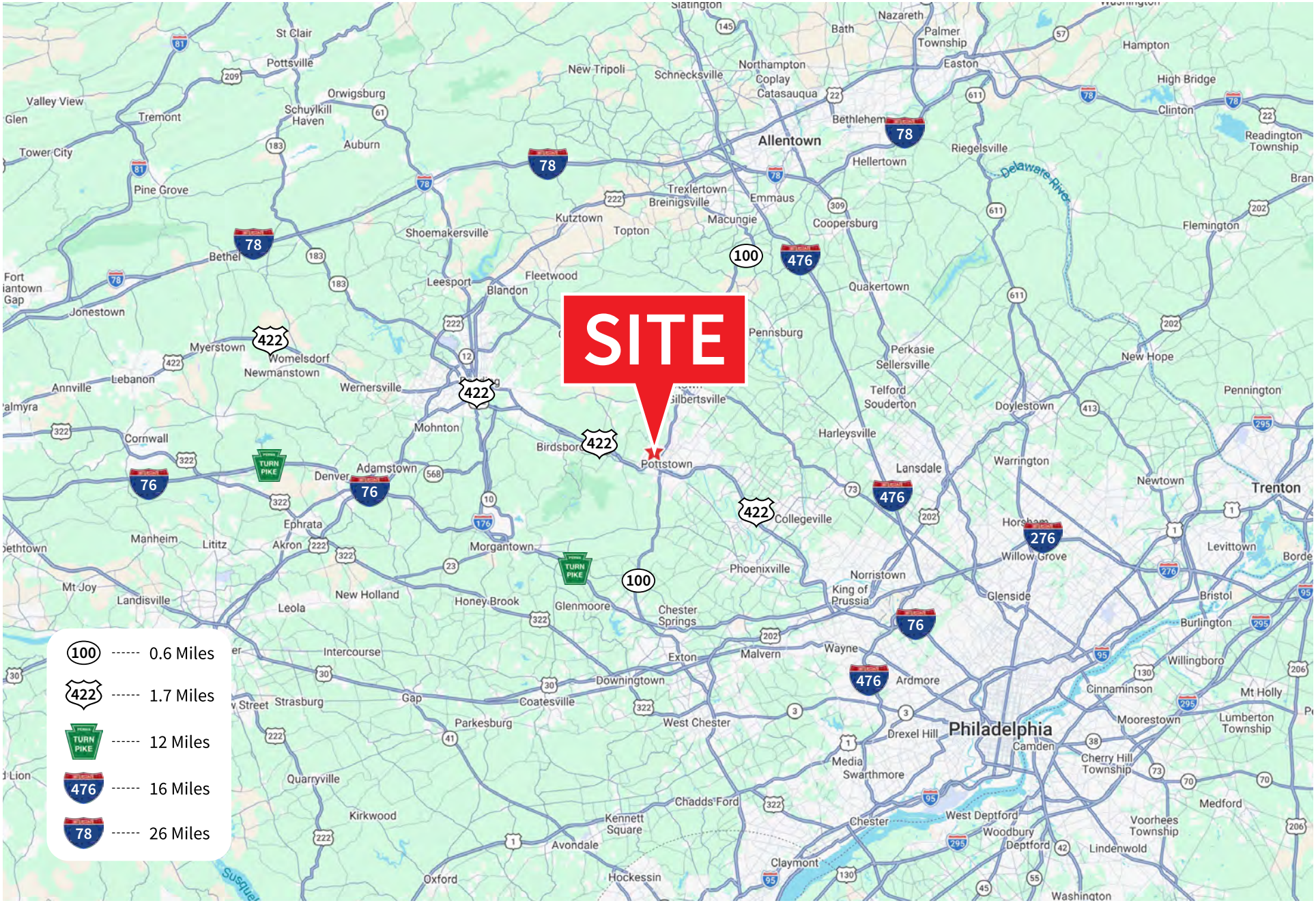

## 1st Floor

## 2nd Floor

# Existing Conditions Plan

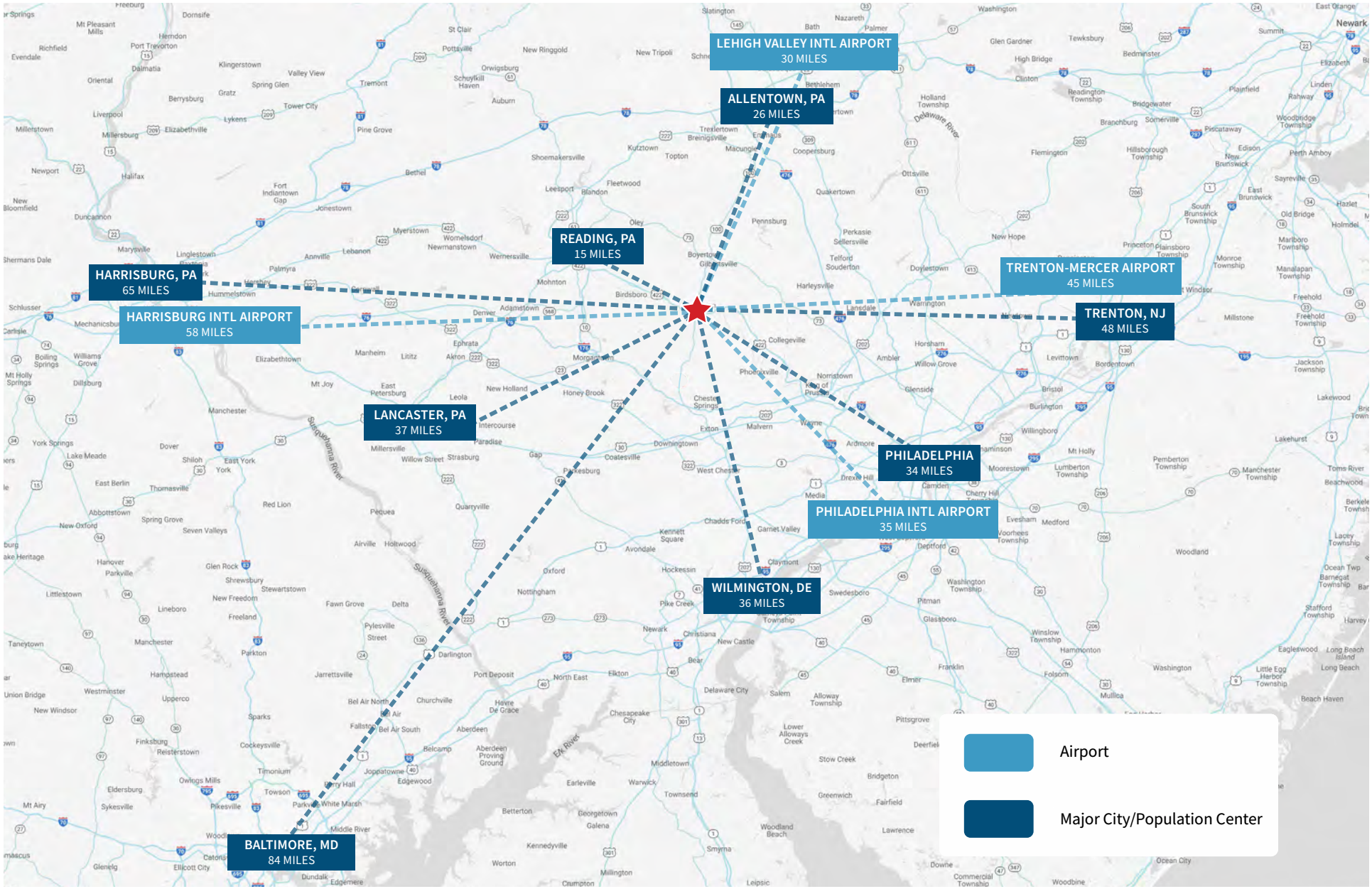
**EXISTING CONDITIONS PLAN**
**EXISTING PARKING SPACES - 135**
**EXISTING BUILDING FOOTPRINT = 112,109 SF**
**EXISTING LOADING DOCKS - 3**

# Location Overview



# Location Overview

## Distance to Major Cities & Airports



# Demographics

## Summary Profile

**2010-2020 Census, 2025 Estimates with 2030 Projections**

Calculated using weighted block centroid from block groups

| 274 Shoemaker Rd, Pottstown, PA | | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|---|
| Population | 2024 Estimated Population | 8,161 | 44,394 | 88,636 |
| | 2029 Projected Population | 8,005 | 44,023 | 89,540 |
| | 2020 Census Population | 7,986 | 42,478 | 85,465 |
| | 2010 Census Population | 7,959 | 40,347 | 80,704 |
| | Projected Annual Growth 2024 to 2029 | -0.4% | -0.2% | 0.2% |
| | Historical Annual Growth 2010 to 2024 | 0.2% | 0.7% | 0.7% |
| | 2024 Median Age | 37.1 | 39.1 | 40.4 |
| Households | 2024 Estimated Households | 3,388 | 17,971 | 34,221 |
| | 2029 Projected Households | 3,383 | 18,167 | 35,169 |
| | 2020 Census Households | 3,345 | 17,216 | 32,588 |
| | 2010 Census Households | 3,265 | 16,271 | 30,781 |
| | Projected Annual Growth 2023 to 2029 | - | 0.2% | 0.6% |
| | Historical Annual Growth 2010 to 2024 | 0.3% | 0.7% | 0.7% |
| Race & Ethnicity | 2024 Estimated White | 68.4% | 72.2% | 76.1% |
| | 2024 Estimated Black or African American | 19.4% | 16.5% | 12.7% |
| | 2024 Estimated Asian or Pacific Islander | 1.4% | 2.2% | 2.9% |
| | 2024 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% |
| | 2024 Estimated Other Races | 10.5% | 8.9% | 8.1% |
| | 2024 Estimated Hispanic | 9.4% | 8.3% | 8.5% |
| Income | 2024 Estimated Average Household Income | $77,091 | $98,958 | $123,055 |
| | 2024 Estimated Median Household Income | $65,421 | $79,660 | $98,498 |
| | 2024 Estimated Per Capita Income | $32,100 | $40,185 | $47,630 |
| Education ( Age 25+) | 2024 Estimated Elementary (Grade Level 0 to 8) | 1.7% | 2.3% | 1.8% |
| | 2024 Estimated Some High School (Grade Level 9 to 11) | 7.6% | 6.8% | 5.1% |
| | 2024 Estimated High School Graduate | 40.5% | 38.0% | 35.2% |
| | 2024 Estimated Some College | 14.9% | 16.0% | 14.8% |
| | 2024 Estimated Associates Degree Only | 10.5% | 9.1% | 8.8% |
| | 2024 Estimated Bachelors Degree Only | 16.3% | 17.4% | 22.0% |
| | 2024 Estimated Graduate Degree | 8.4% | 10.4% | 12.2% |
| Business | 2024 Estimated Total Businesses | 321 | 1,512 | 2,627 |
| | 2024 Estimated Total Employees | 3,452 | 20,599 | 31,739 |
| | 2024 Estimated Employee Population per Business | 10.8 | 13.6 | 12.1 |
| | 2024 Estimated Residential Population per Business | 25.4 | 29.4 | 33.7 |

# 274 Shoemaker Rd - A Rare Industrial Opportunity

**274 Shoemaker Rd** represents a rare opportunity for a single-tenant manufacturing or industrial user to occupy one of the region's premier large-scale facilities and one of the best large-format warehouse/manufacturing buildings currently available in the market. Offering 99,000 - 146,000 SF on more than 11 acres, the property combines irreplaceable site improvements, flexible zoning, and a well-maintained infrastructure package that is increasingly difficult to find in today's industrial environment. Buildings of this scale, functionality, and condition rarely become available, particularly for single-user occupancy, and this asset has remained under the same long-term ownership while not being offered to the market for more than 15 years.

Strategically located in Pottstown, the property benefits from immediate access to Route 100 and US-422, regional bus and public transportation routes, and within close proximity to Pennsylvania's major transportation arteries including I-76 (PA Turnpike), I-476, I-78, and I-81, providing efficient connectivity throughout the Northeast and Mid-Atlantic regions. Within a 500-mile radius lies approximately 45% of the U.S. population, 60% of the Canadian population, four of the nation's nine major markets, 45% of U.S. manufacturers, and 41% of domestic traded service industries—making the location highly advantageous for manufacturing, logistics, and distribution operations.

Pottstown continues to emerge as a highly attractive industrial location due to its strong regional workforce, lower operating costs, and central accessibility throughout Southeastern Pennsylvania. Drawing labor from Montgomery, Chester, and Berks Counties, the area provides a deep and diverse workforce suited for manufacturing, fabrication, warehousing, logistics, and technical operations. Combined with access to regional intermodal connectivity, nearby air freight hubs, and the ports of Philadelphia, Baltimore, and New York, 274 Shoemaker Road offers tenants a unique combination of scale, infrastructure, labor access,

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