

# NORTHPOINT DEVELOPMENT KEYSTONE TRADE CENTER

Keystone Trade Center, located in the Philadelphia Metro labor market, has a warehouse worker labor pool of approximately 25,000 people. The market's large groups of underemployed and part-time college students, coupled with the surplus demand of warehouse workers, help support additional warehouse worker requirements.

## KEYSTONE TRADE CENTER LABOR MARKET ADVANTAGES INCLUDE:

 **LARGE**  
WAREHOUSE WORKER  
LABOR POOL

 **WAREHOUSE WORKER  
SUPPLY/DEMAND  
SURPLUS**

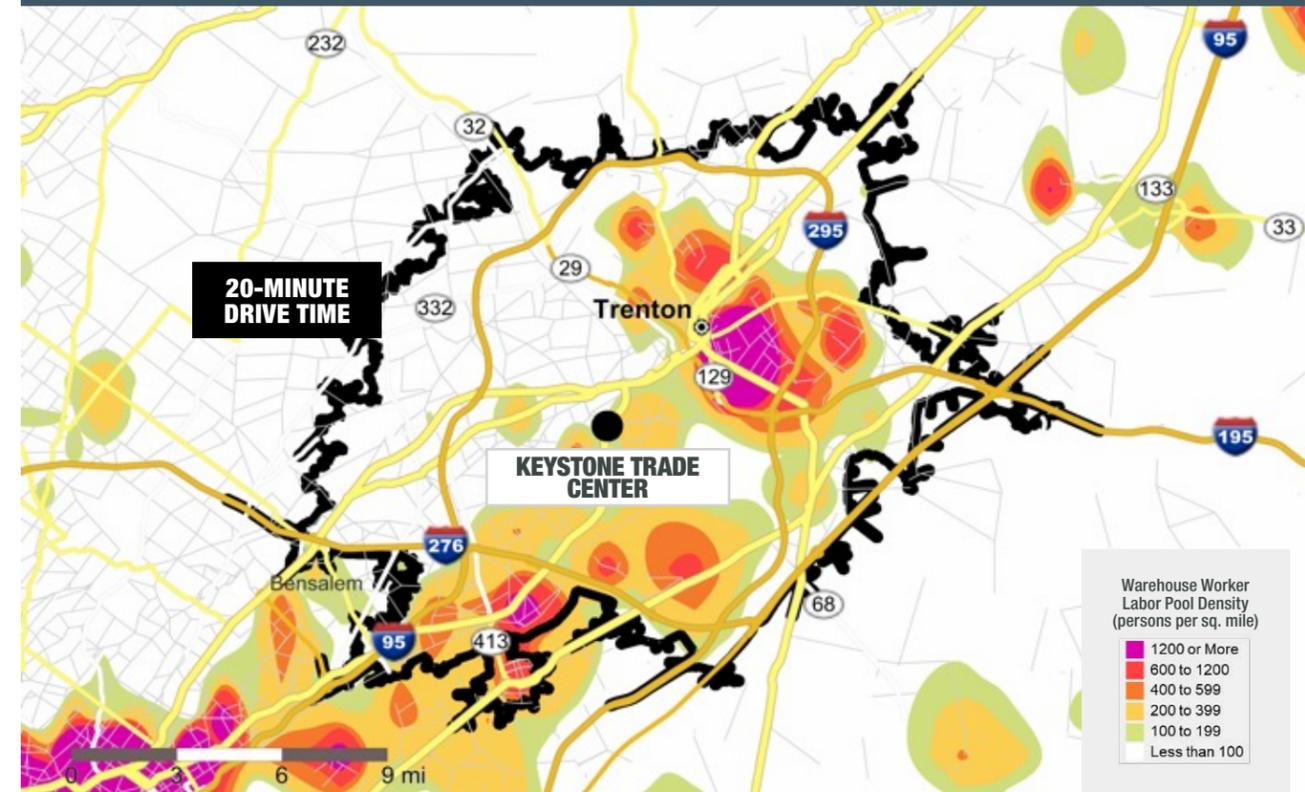
 **LARGE**  
PART-TIME COLLEGE  
STUDENT ENROLLMENT

 **NO**  
UNION ELECTION  
WINS

 **\$19.94**  
MEDIAN HOURLY WAGE:  
FULFILLMENT SPECIALIST

 **\$22.78**  
MEDIAN HOURLY WAGE:  
FORKLIFT OPERATOR

## WAREHOUSE WORKER LABOR POOL<sup>1</sup> DENSITY (PEOPLE PER SQUARE MILE), 2023



## SELECTED LABOR MARKET STATISTICS, 2023 Q3 (20-Minute Drive Time)

LOCATION	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL <sup>1</sup>		WORKING AGE PARTICIPATION RATE	OCTOBER 2023 UNEMPLOYMENT		AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME		WAREHOUSE UNION EFFECT		BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT	STARTING WAGE ANALYSIS	
		TOTAL	SUPPLY DEMAND BALANCE		RATE	TOTAL	TOTAL	LESS THAN \$35K	NUMBER OF ELECTIONS	PERCENTAGE UNION WIN			FORKLIFT OPERATOR	FULFILLMENT SPECIALIST
Keystone Trade Center	390,637	25,144	7,116 Surplus	86%	2.9%	6,494	\$74,074	25.0%	0	0%	14,203	67,994	\$22.78	\$19.94
U.S. Average	--	--		83%	3.9%	--	\$68,480	25.7%	--	--	--	--	\$19.80	\$17.07

 Better Conditions  Moderate Conditions  Less Desirable Conditions

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