

Thomas J Meagher
Executive Vice President

Blue Rock

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KEY CLIENTS

Alacer Corporation
Americold
Ames True Temper
Arcadia Properties
AutoZone
Black Creek Group
Cabela's, Inc.
CANPACK
Caterpillar Logistics
Crown Cork & Seal USA
Dermody Properties
Dunn & Bradstreet
First Industrial
FreshPet
Godshall's Quality Meats
Hillwood Development Co
Johnson Development
JW Development Partners
Maytag
Matrix Development Group
MCS Industries
MRP Industrial
Nissan
PetSmart
Procter & Gamble
Rockefeller Group
Seefried Properties
Simon & Schuster
S.C. Johnson
Trader Joe's
Urban Outfitters, Inc.
VerusPartners
Vision Hardware
Volvo/Mack Trucks
Werner Trucking

BIOGRAPHY

As Executive Vice President, Tom is responsible for Blue Rock Construction's business development, contract negotiations, project leadership, design oversight, strategic planning, and preconstruction oversight. Prior to joining Blue Rock, Tom was a principal of The Norwood Company where he was responsible for all regional operations for the company. During his career, Tom has personally been involved with over \$1 billion of construction.

PROFESSIONAL PROFILE

Tom has provided preconstruction, construction management and design-build services for corporations and developers with the design and construction of industrial buildings for more than 30 years. His project experience includes design and construction in excess of 75 million square feet of building projects. Tom maintains superior knowledge of logistics, constructability reviews, alternative construction material and methodology, and various building systems.

Tom has formalized Blue Rock's preconstruction project and entitlement process to assist clients in identifying critical long lead approval items to minimize development blockers for individual commercial projects. His experiences include master planning, GMP development and preconstruction value engineering.

Blue Rock Construction, Inc. – Allentown, PA

Executive Vice President 2013 - Present
Senior Vice President, 2008 – 2013

The Norwood Company – Allentown, PA

Senior Vice President-Principal, 1992 – 2008
Senior Vice President, 1986 – 1992

Relevant Experience

• First Industrial Realty Trust

- (2) speculative warehouses: 1.1 million SF and 698,880 SF in Londonderry Township, PA
- 208,000 SF speculative warehouse off Rising Sun Road in Bordentown, N.J.
- First Logistics I81: new construction of a 738,720 SF and a 250,200 SF warehouse distribution center in Jonestown, PA
- First Logistics Center @I83: 708,000 SF warehouse/distribution center in York, PA
- First Park 33: Construction of 341,000 SF and 243,000 SF warehouse/ distribution facilities in Lower Nazareth, PA

• CANPACK US

- New 1.1 million SF aluminum beverage can manufacturing facility in Olyphant, PA
- New 862,000 SF aluminum beverage can manufacturing facility in Muncie, IN

• Volvo/Mack Trucks: Design/Build Master Services Agreement for three (3) additions to existing facility, one (1) stand-alone new construction of audit building and multiple process line and office renovations in Macungie, PA

• Crown Cork & Seal USA: New 525,000 SF manufacturing facility, Tioga County, NY

• Chrin Commerce Centre :Lot 1 – 1,104,000 SF new spec warehouse facility, Palmer Township, PA

• Dermody Properties: Berks Park 78 Lot 3 – New 750,000 SF distribution facility, Bethel, PA

• PetSmart: Construction of 871,000 SF warehouse/distribution center, including 25,000 SF office space; 45,000 SF climate-controlled area for fish aquarium

• Urban Outfitters, Inc.

- 954,000 SF Internet Fulfillment Center in Gap, PA
- New 1.5 million SF Fulfillment Center in Kansas City, KS

• Rockefeller Group

- 345,000 SF warehouse in Eastampton, NJ
- 1 million SF warehouse in Allen Township, PA

• JW Development Partners – (5) building complex at the new Northampton Business Center in Allen Township, Pa.

- **Building 1:** 953,336 SF; **Building 2:** 601,836 SF; **Building 3:** 261,500 SF; **Building 4:** 298,500; **Building 5:** 122,00 SF

• Hillwood Development Company: 1.2 million warehouse at Hazleton Logistics Park, Hazleton, PA

• Johnson Development Associates: Elbow Lane, a 139,000 SF speculative warehouse and Elbow Lane II, a 267,000 SF speculative warehouse, Burlington NJ

EDUCATION & CREDENTIALS

Pennsylvania State University - BS Civil Engineering

Lehigh University - Masters in Business Administration