

Thomas J Meagher
Executive Vice President



BIOGRAPHY

tmeagher@blrck.com

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.

KEY CLIENTS

- Alacer Corporation
- Americold
- Ames True Temper
- Arcadia Properties
- AutoZone
- Black Creek Group
- Brookfield Properties
- Cabela’s, Inc.
- CANPACK
- Caterpillar Logistics
- Crown Cork & Seal USA
- Dermody Properties
- Dunn & Bradstreet
- First Industrial
- FreshPet
- Godshall’s Quality Meats
- Goodman
- Hillwood Development Co.
- INDUS Realty Trust
- Johnson Development
- JW Development Partners
- Maytag
- Matrix Development Group
- MCS Industries
- MRP Industrial
- Newland Capital Group
- 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
- Wolfson Group, Inc.
- Woodmont Industrial Partners

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 Rd. 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
 - First State Crossing: 358,000 SF speculative warehouse, Claymont, DE
 - First Park New Castle: 225,680 SF speculative warehouse, New Castle, DE
- **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**
 - Torresdale Avenue: Demolition for redevelopment of a 12-acre site in the Holmesburg section of Philadelphia, PA. The redevelopment project includes demolition of 25-plus structures in disrepair. In addition to the demolition work, two existing cellular towers within the proposed building footprint will be moved.
 - 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
 - 447,000 SF new construction warehouse at Hazleton Logistics South, Hazleton, PA
- **Woodmont Industrial**
 - 152, 100 SF speculative warehouse, South Amboy, NJ
 - 450,000 SF speculative warehouse, Borough of Alpha, Warren County,
 - 400,000 SF Leed-Silver, Class A warehouse previously classified as a DEP Act 2 site and brownfield redevelopment property, Middletown, PA
- **Goodman Lehigh Valley** – New 266,190 SF Warehouse, Forks Township, PA
- **INDUS 1115 American Parkway** – 205,800 SF warehouse shell building and spec office, Allentown, PA
- **Newland Mount Pocono Crossings** – 1,200,000 SF warehouse, Mount Pocono, PA
- **Wolfson Maiden creek**, Maiden creek Township, PA – New construction on a 930,000 SF warehouse, featuring a 331,000-gallon fire water storage tank

EDUCATION & CREDENTIALS

Pennsylvania State University - BS Civil Engineering
Lehigh University - Masters in Business Administration