

INDUSTRIAL OPPORTUNITY

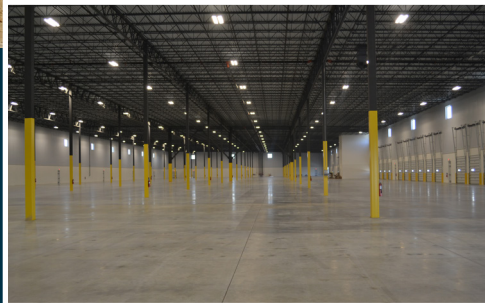
# BERKS 222 INDUSTRIAL CENTER

READING, PA AREA

5470 & 5480 Allentown Pike  
Temple, PA 19560



**AVAILABLE Q2 2021**



Two **Class A** Buildings  
**160,212 SF & 167,920 SF**

Leasing Team:

**LEE & ASSOCIATES**  
OF EASTERN PENNSYLVANIA LLC  
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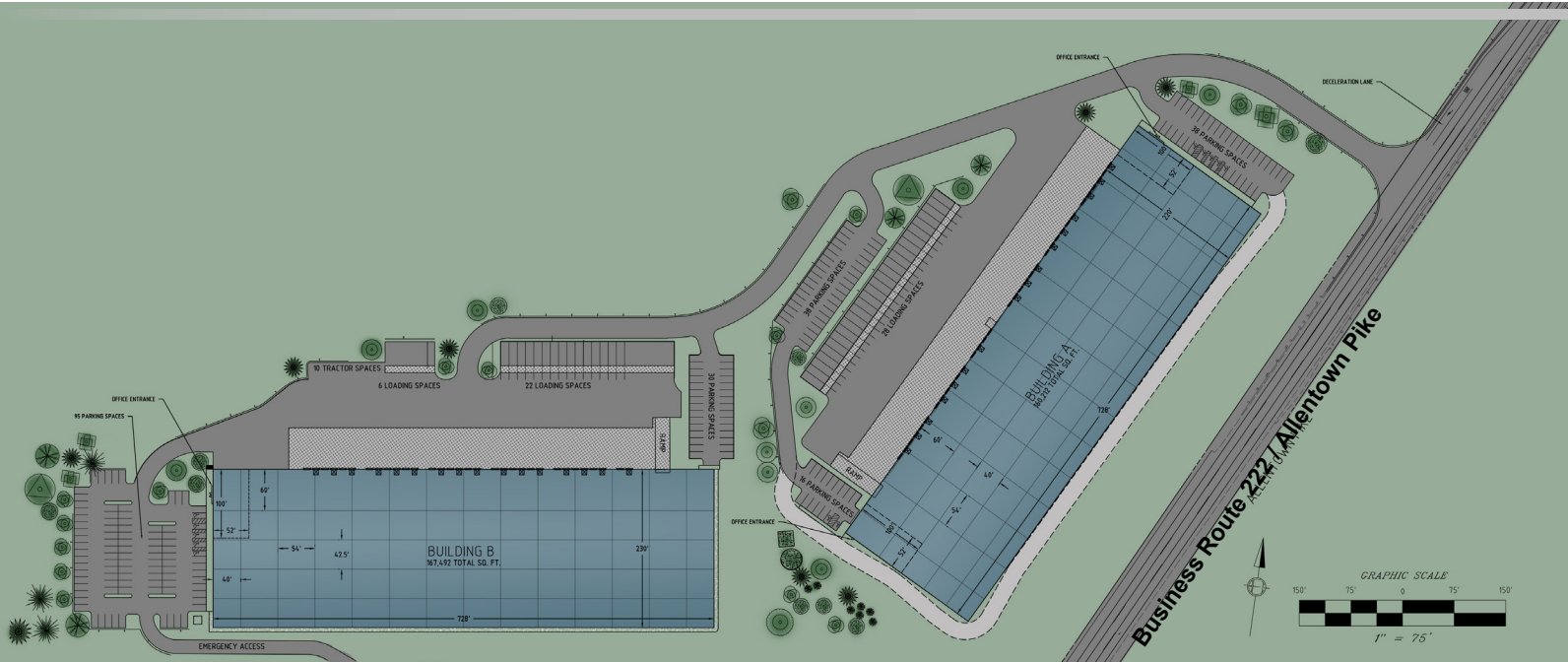
4550 Lena Drive, Suite 104  
Mechanicsburg, PA 17055  
717.695.3840

Endurance Real Estate Group and Brasler Properties are pleased to present Berks222. This two building industrial property is located along Business Route 222 in Reading, PA, just minutes from Routes 61, 22, 422 and Interstates 78 and 76.

The location provides top-tier economic incentives and is part of the Greater Reading Economic Partnership's list of high profile sites.

**32'**

Clear  
Height



## SITE FEATURES:

- Two Class A Buildings 160,212 SF & 167,492 SF
- Divisible to 50,000 SF +/-
- 32' Clear Height
- LERTA Approved
- ESFR
- LED Lighting
- Store Front Entrances with Architectural Details
- High Capacity Utilities Available
- Water & Sewer Usage Incentives
- Located on BARTA Public Bus Route

### BUILDING A (5470)

- 16 Equipped Docks (+14 knockouts)
- 1 Drive-in Door
- 54' x 40' Column Spacing w/60' Speed Bay
- Up to 92 Auto Spaces
- 28 Trailer Drops

### BUILDING B (5480)

- 16 Equipped Docks(+12 knockouts)
- 1 Drive-in Door
- 54' x 42.5' Column Spacing w/60' Speed Bay
- 125 Auto Spaces
- 32 Trailer Drops

## BERKS COUNTY OCCUPIERS INCLUDE:



[www.berks222.com](http://www.berks222.com)



Located along Business Route 222 in Reading, PA

# BERKS222 INDUSTRIAL CENTER

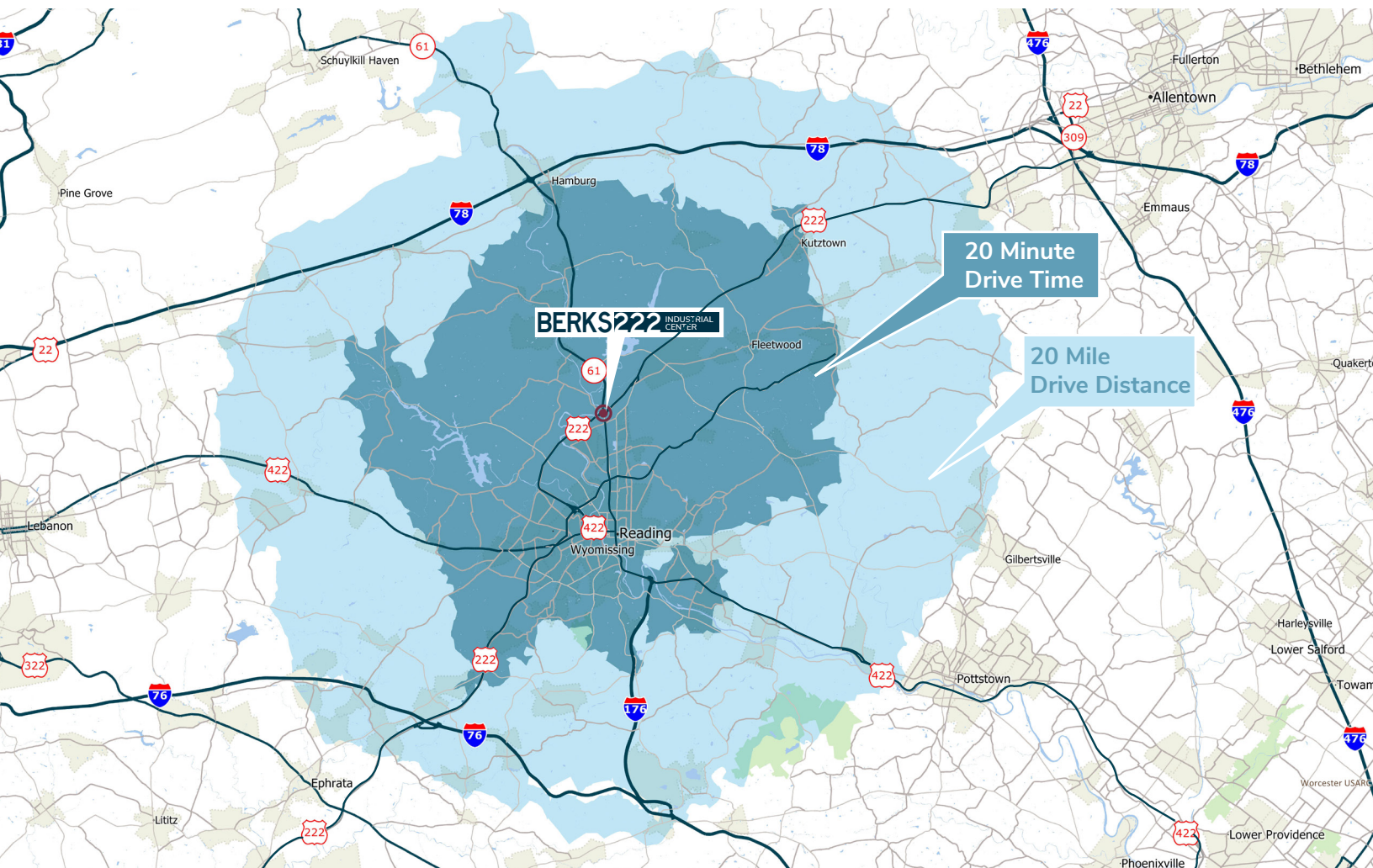


**LERTA Tax Abatement**

**Proximity to major roadways**



**Strong Labor Pool**



## 20 Mile Drive Distance

Population:	426,277
Workforce (18+):	323,400
Households	327,484

## 20 Minute Drive Time

268,456
201,819
57,749

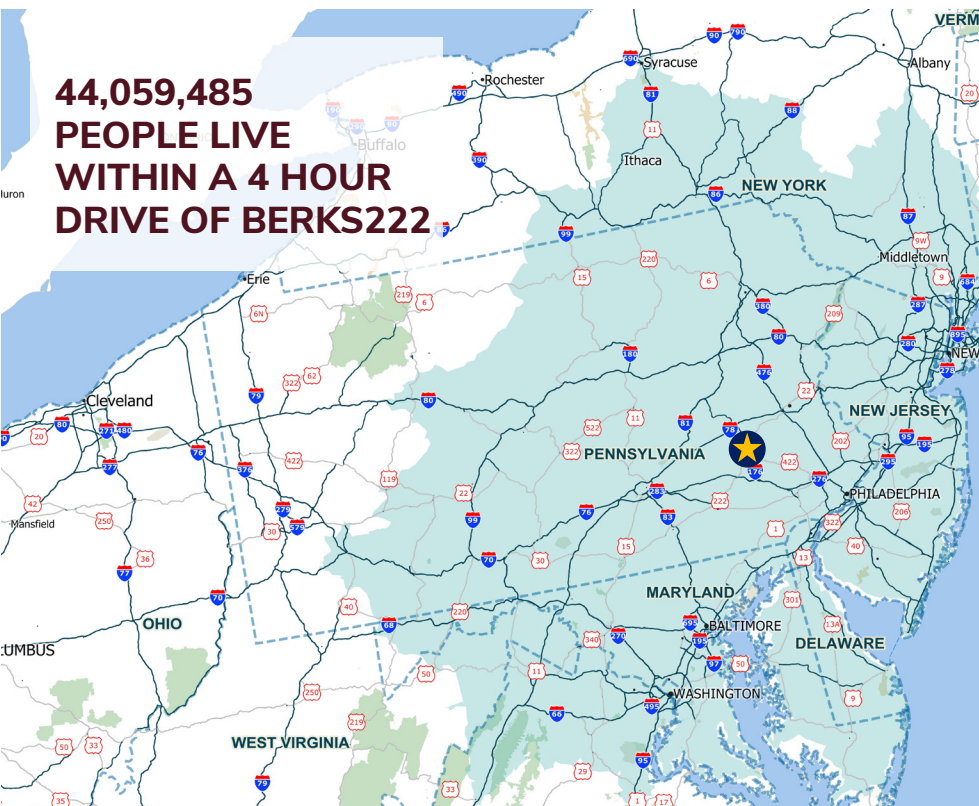
## City of Reading:

- Average starting wage: \$10.73/hr
- Average starting salary: \$22,000
- 6.2% unemployment, 3.6% countywide

### Notes:

- Wage and salary information for material handlers (source: JobsEQ.com)
- Unemployment data sourced from Bureau of Labor Statistics

**44,059,485  
PEOPLE LIVE  
WITHIN A 4 HOUR  
DRIVE OF BERKS222**



City	Distance	Time	2016 MSA
Philadelphia	68 mi	1 hr   11 min	6,070,500
Baltimore	110 mi	1 hr   53 min	2,798,886
New York City	120 mi	2 hr   10 min	20,153,634
Washington	150 mi	2 hr   41 min	6,131,977
Richmond	263 mi	4 hr   14 min	1,281,708
Pittsburgh	263 mi	4 hr   15 min	2,342,299
Columbus	428 mi	7 hr   35 min	2,041,520
Boston	346 mi	8 hr   4 min	4,794,447
Charlotte	542 mi	8 hr   25 min	2,474,314



**Port of NY | NJ**

Largest Container Port on the East Coast  
6,372,000 TEUs (2016)



**Port of Philadelphia**

#1 Fruit Gateway US | Phila. Wholesale Produce Mkt.  
428,000 TEUs (2016)









**Port of Baltimore**

Major Roll-On / Roll Off Facilities  
840,000 TEUs (2016)

## LOCATION & SERVICE CAPABILITIES

Berks222 is strategically located with easy one day turn capability into the Northeast's largest MSAs, as well as practical one day OTR service to Boston, Columbus and Charlotte.

Key highway infrastructure includes:

-  East-West Interstate running from I-81 / Harrisburg to the Port of NY | NJ
-  East-West Interstate connecting Philadelphia, Harrisburg and Pittsburgh
-  North-South Interstate connecting Reading with I-76 / Philadelphia.
-  US Hwy from Lancaster to Allentown. 4 lane restricted access to I-76 and US Rt. 30
-  PA Hwy connecting Reading with I-78. Key sections are 4 lanes, restricted access
-  4 Lane crosstown hwy connecting Rt. 222, Rt. 422, Rt. 61 and the 5th Street Hwy.

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Owned in Partnership

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