

INDUSTRIAL OPPORTUNITY

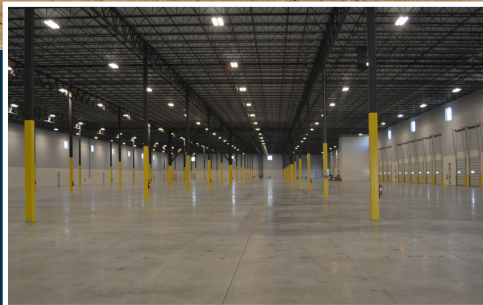
BERKS 222 INDUSTRIAL CENTER

READING, PA METRO AREA

5470 & 5480 Allentown Pike
Temple, PA 19560



NEWLY CONSTRUCTED



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



View Video Tour

Leasing Team:



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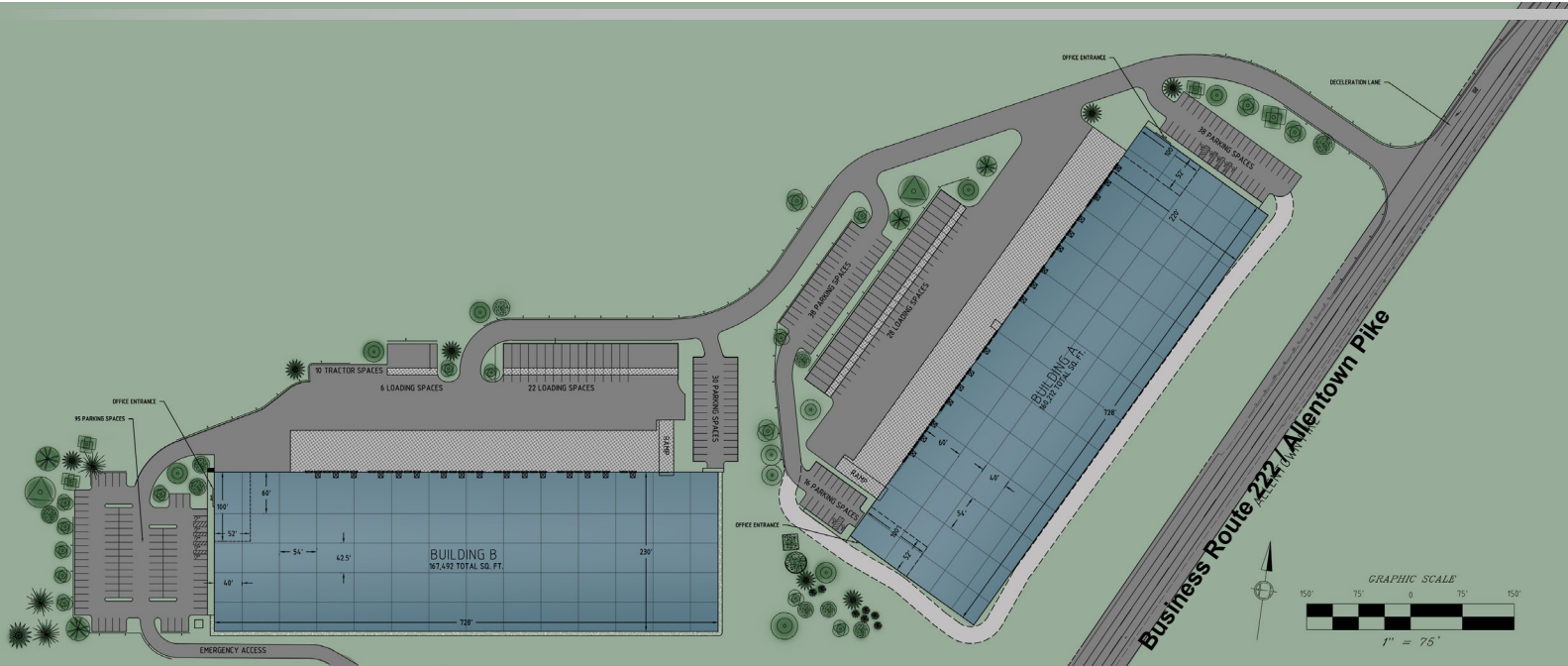
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Endurance Real Estate Group and Brasler Properties are pleased to present Berks222. This two building industrial property is located along Business Route 222 in Reading, PA, just minutes from Routes 61, 22, 422 and Interstates 78 and 76.

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 & 167,920 SF
- Divisible to 50,000 SF +/-
- 32' Clear Height
- 10-Year LERTA in Place
- 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 (+18 knockouts)
- 2 Drive-in Doors
- 54' x 40' Column Spacing w/60' Speed Bay
- 92 Auto Spaces
- 28 Trailer Drops

BUILDING B (5480)

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

BERKS COUNTY OCCUPIERS INCLUDE:



www.berks222.com

Located along Business Route 222 in Reading, PA

BERKS222 INDUSTRIAL CENTER

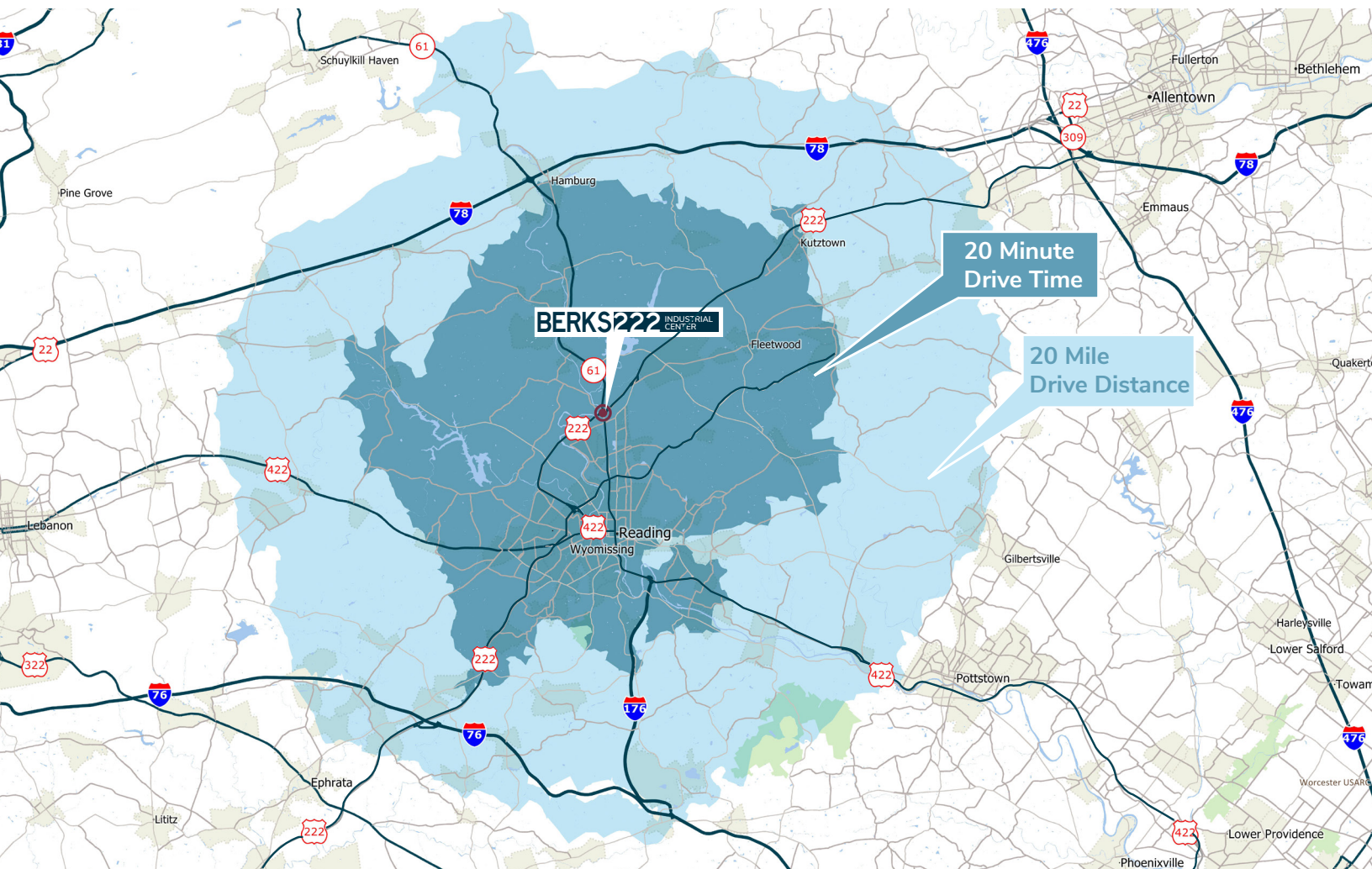


LERTA Tax Abatement

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

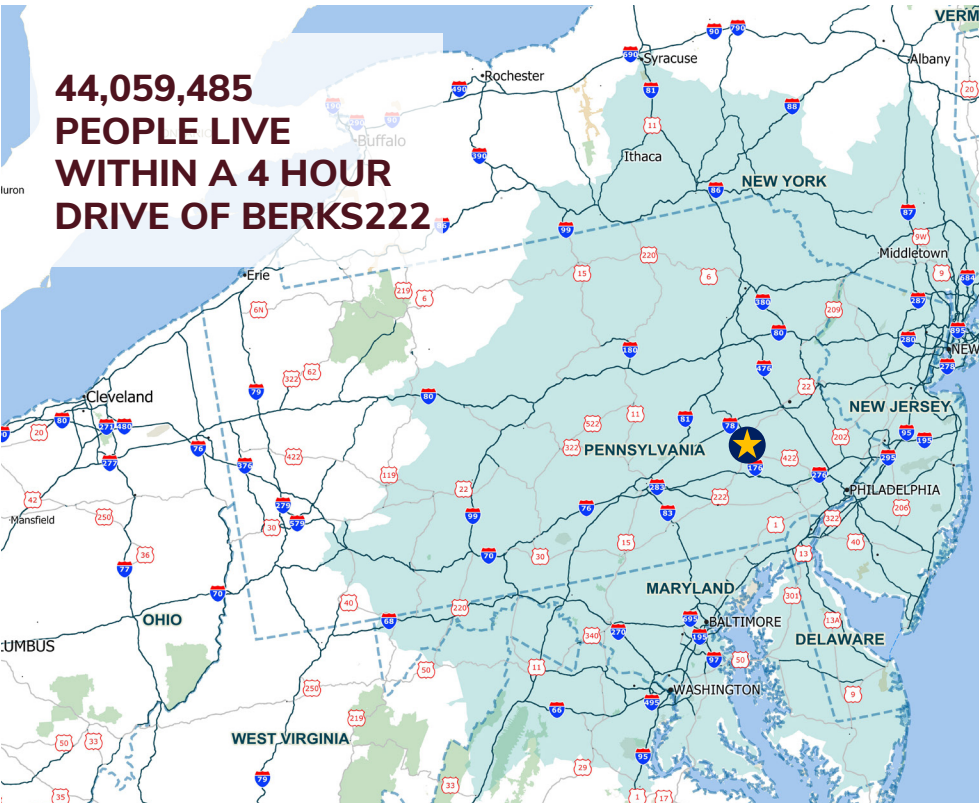
City of Reading:

- Average wage: \$22.16/hr
- 6.1% unemployment, 6.2% countywide

Notes:

- 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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