

INDUSTRIAL OPPORTUNITY

BERKS 222 INDUSTRIAL CENTER

READING, PA



Two **Class A** buildings
167,492 SF & 160,212 SF

UNDER CONSTRUCTION Delivering Q2 2020

Leasing Team:



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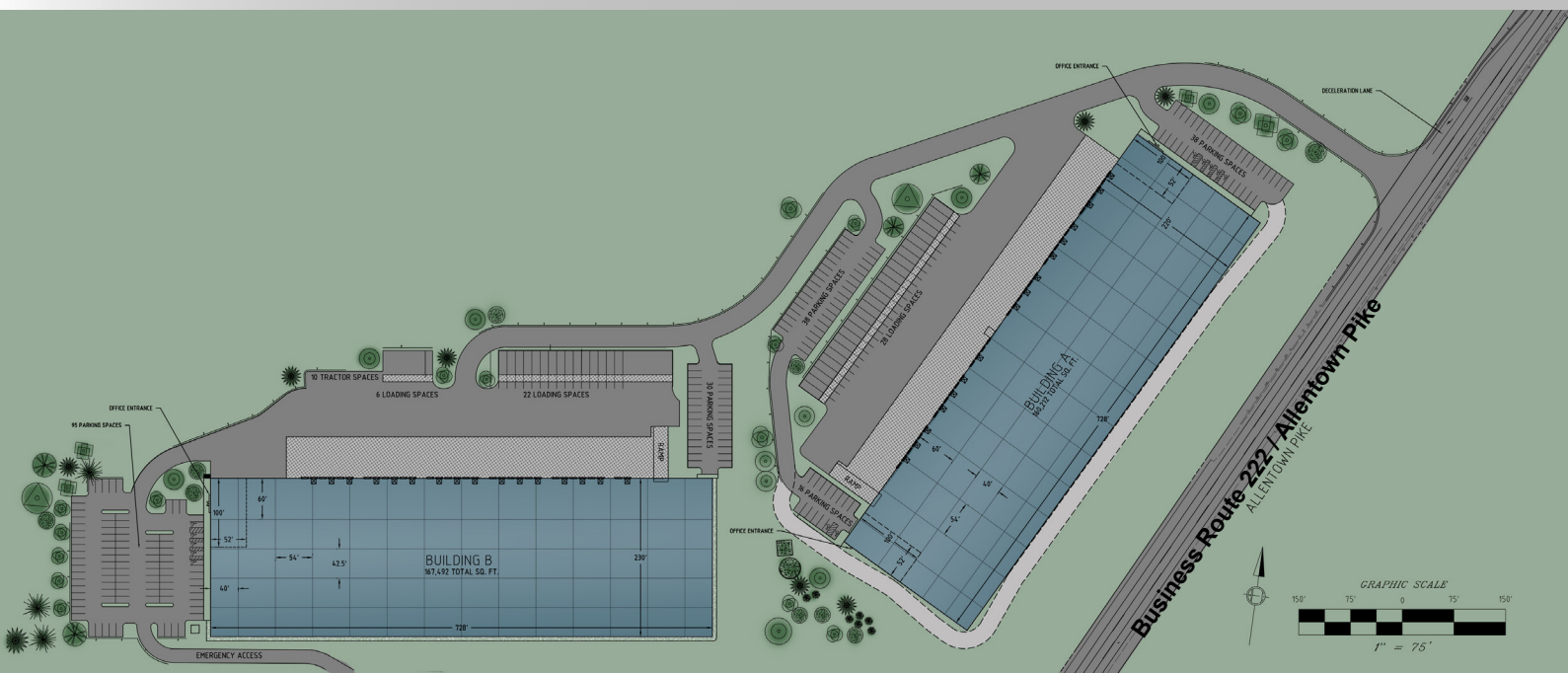
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4550 Lena Drive, Suite 104
Mechanicsburg, PA 17055
717.695.3840

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, 222, 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 167,492 SF & 160,212 SF
- Divisible to 50,000 SF +/-
- 32' Clear Height
- LERTA Approved
- ESRF
- LED Lighting
- Store Front Entrances with Architectural Details
- High Capacity Utilities Available
- Water & Sewer Usage Incentives
- Located on BARTA Public Bus Route

BUILDING A

- Up to 30 Docks
- 1 Drive-in Door
- 52' x 40' column spacing w/60' speed bay

BUILDING B

- Up to 28 Docks
- 1 Drive-in Door
- 52' x 42.5' column spacing w/60' speed bay

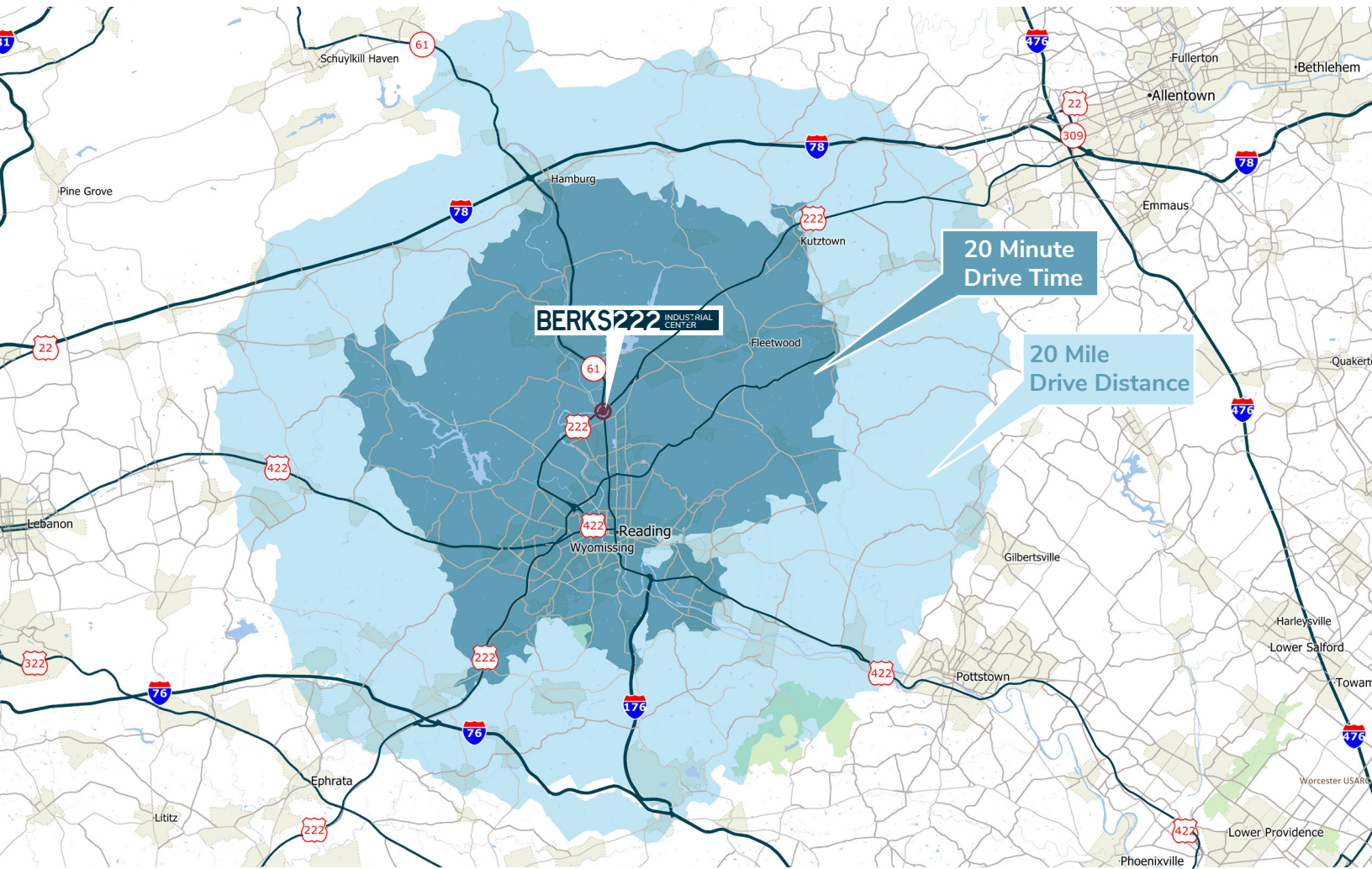
BERKS COUNTY OCCUPIERS INCLUDE:



www.berks222.com

Located along Business Route 222 in Reading, PA

BERKS222 INDUSTRIAL CENTER



	20 Mile Drive Distance	20 Minute Drive Time
Population:	426,277	268,456
Workforce (18+):	323,400	201,819
Households	327,484	57,749

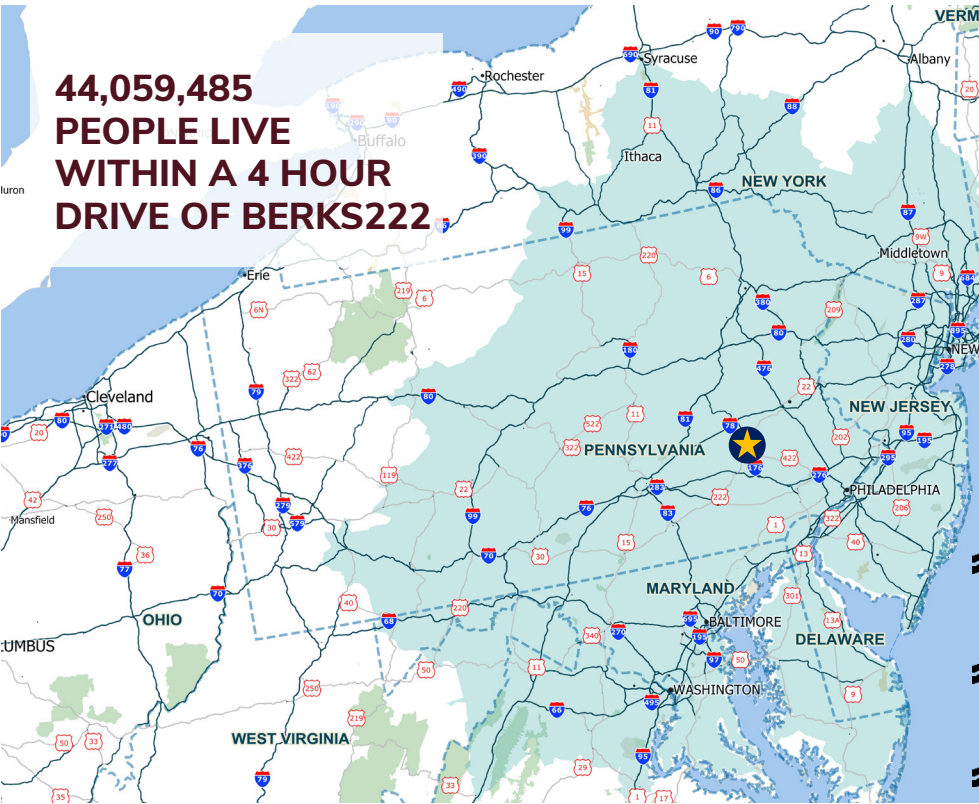
City of Reading:

- 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 on the Port 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 Cross-Town Hwy connecting Rt. 222, Rt. 422, Rt. 61 and the 5th Street Hwy.

Leasing Team:

Owned in Partnership



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