

# Logistics Center at **183**

READING, PENNSYLVANIA

New  
Construction

Q2 2024  
Delivery

**AVAILABLE FOR LEASE | ±234,880 SF**

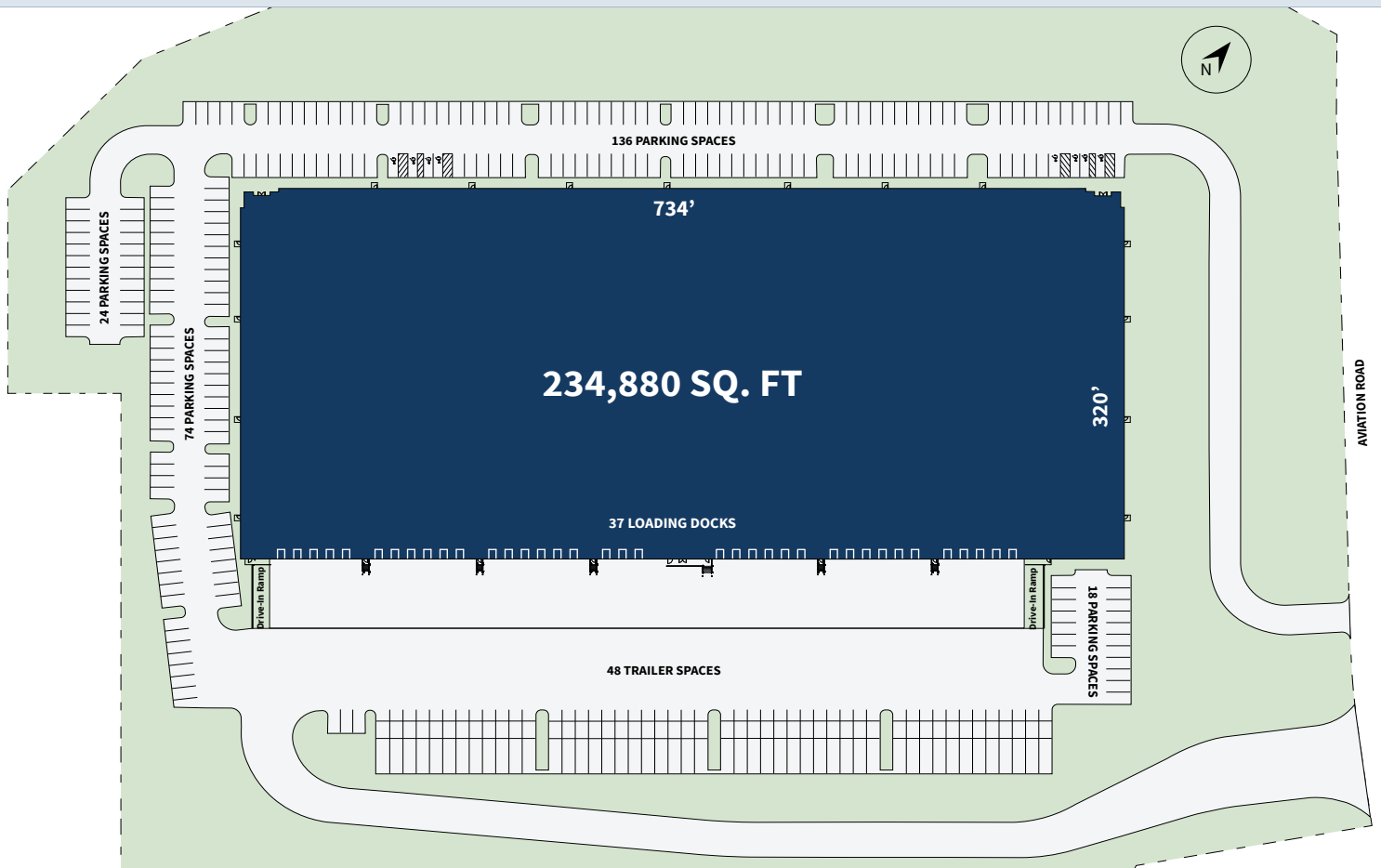


DEVELOPER/OWNER:



LISTING AGENT:





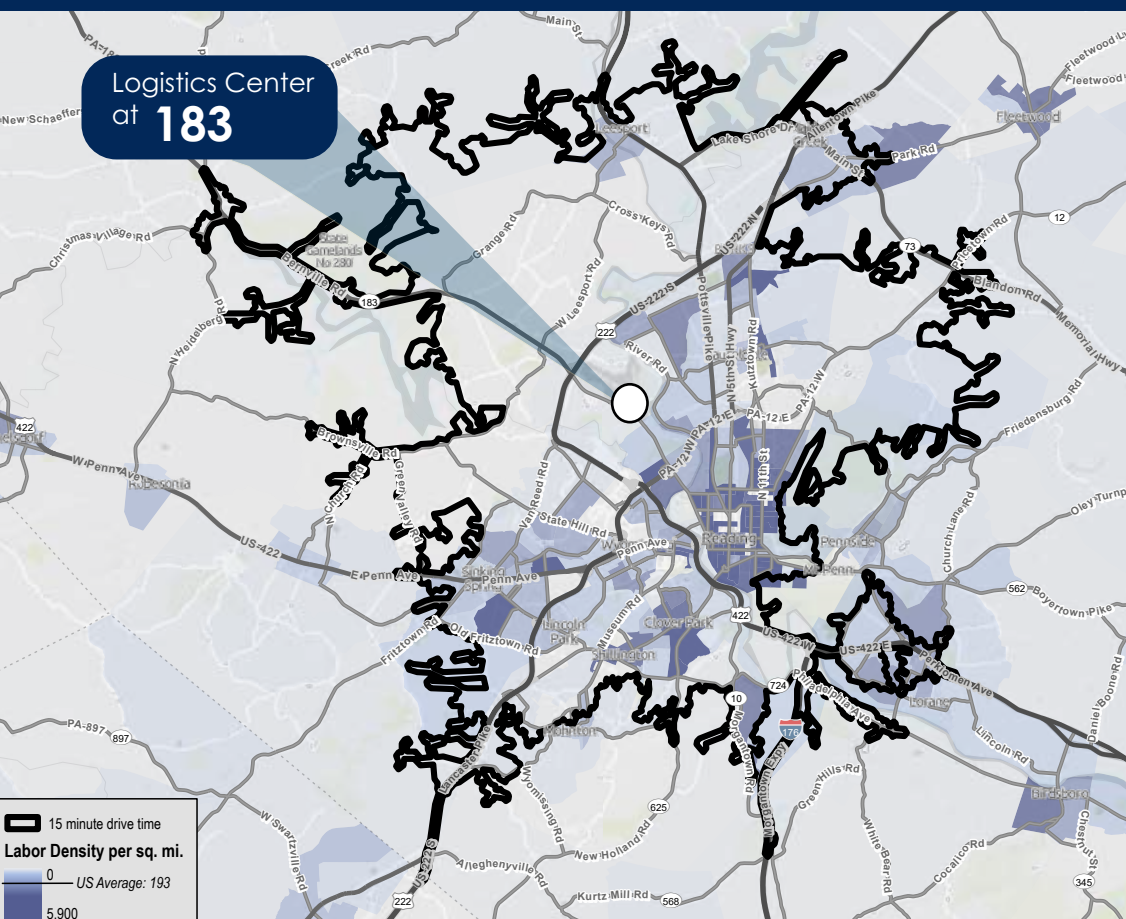
## Building Specifications

<b>Building Area:</b>	±234,880 square feet
<b>Building Dimensions:</b>	±320' deep x ±734' long
<b>Acres:</b>	±18.5 acres
<b>Clear Height:</b>	36'-0" bottom of steel at first bay
<b>Bay Sizes:</b>	Dock Bay - 56'W x 60'D Interior Bays - 56'W x 43' D Typical
<b>Floor Slab:</b>	7" thick unreinforced floor slab; 4,000 PSI Floor coated w/ ashford formula sealer
<b>Roof:</b>	60 mil single ply, fully adhered TPO system
<b>Storefronts/Glass:</b>	One (1) corner entrance with storefront glass, accent features and canopy. 5' x 5' clerestory window at each bay along dock walls
<b>Loading Postions:</b>	±37 dock positions sized for 9' x 10' manual overhead doors. Two (2) drive-in position w/ 14' x 16' automatic doors accessed via cast in-place concrete ramps

<b>Dock Equipment:</b>	23 of ±37 loading positions equipped w/ 9' x 10' manually operated overhead doors. 35,000 lb mechanical levelers, bumpers, seals, and lights
<b>Sewer:</b>	8" line
<b>Water:</b>	3" domestic line & 10" fire line
<b>Gas:</b>	2" medium pressure line
<b>Electric:</b>	2,000 amp, 277/480 volt, 3-phase
<b>Fire Protection:</b>	ESFR sprinkler system with K-22.4 rated heads
<b>Lighting:</b>	LED fixtures w/ motion sensors
<b>Car Parking:</b>	255 spaces
<b>Trailer Stalls:</b>	48 stalls



Labor & Location Highlights



Logistics Center  
at **183**



**ROUTE 222**  
7 MIN | 2.5 MILES



**PA TURNPIKE**  
22 MIN | 14.5 MILES



**ROUTE 61**  
11 MIN | 4.9 MILES



**I-78 (EXIT 29)**  
25 MIN | 17 MILES

**Total Population**  
204,571

**Total Labor Force**  
107,072

**% Blue Collar Workers**  
31%

# Logistics Center at **183**

## LOCATION OVERVIEW

### PHILADELPHIA, PA

66 miles | 75 minutes

### BALTIMORE, MD

108 miles | 113 minutes

### NEW YORK CITY, NY

123 miles | 148 minutes

### PORT NEWARK / ELIZABETH

114 miles | 126 minutes

### FEDEX GROUND | READING

0.5 miles | 2 minutes

### USPS HUB | ALLENTOWN

40 miles | 53 minutes

### FEDEX GROUND HUB | NORTHAMPTON

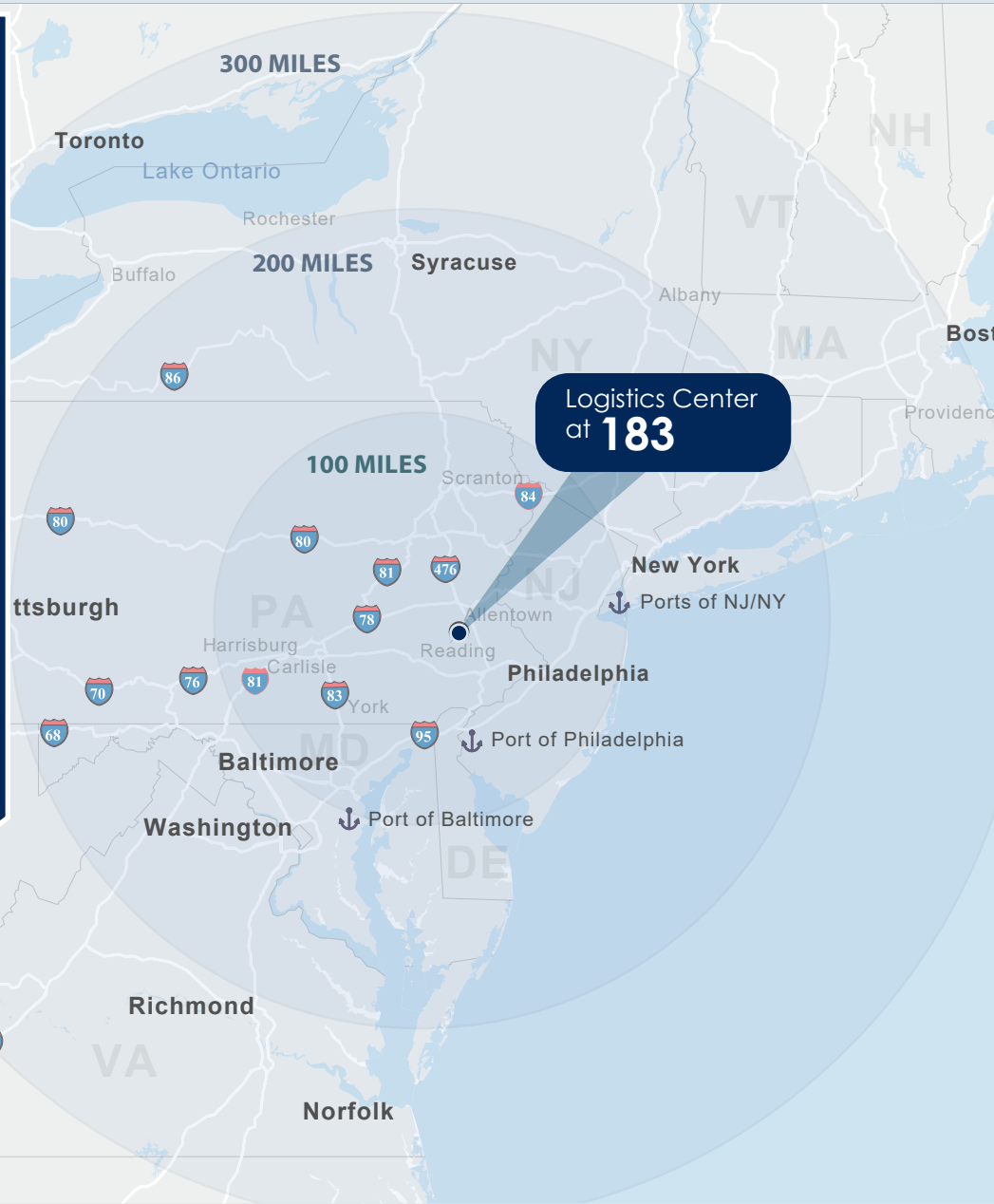
41 miles | 57 minutes

### UPS HUB | EASTON

51 miles | 64 minutes

### NORFOLK SOUTHERN | HARRISBURG

57 miles | 64 minutes



## LISTING AGENT:



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## DEVELOPER/OWNER:



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