

Logistics Center at 183

READING, PENNSYLVANIA

New
Construction

Q2 2024
Delivery

AVAILABLE FOR LEASE | ±234,830 SF

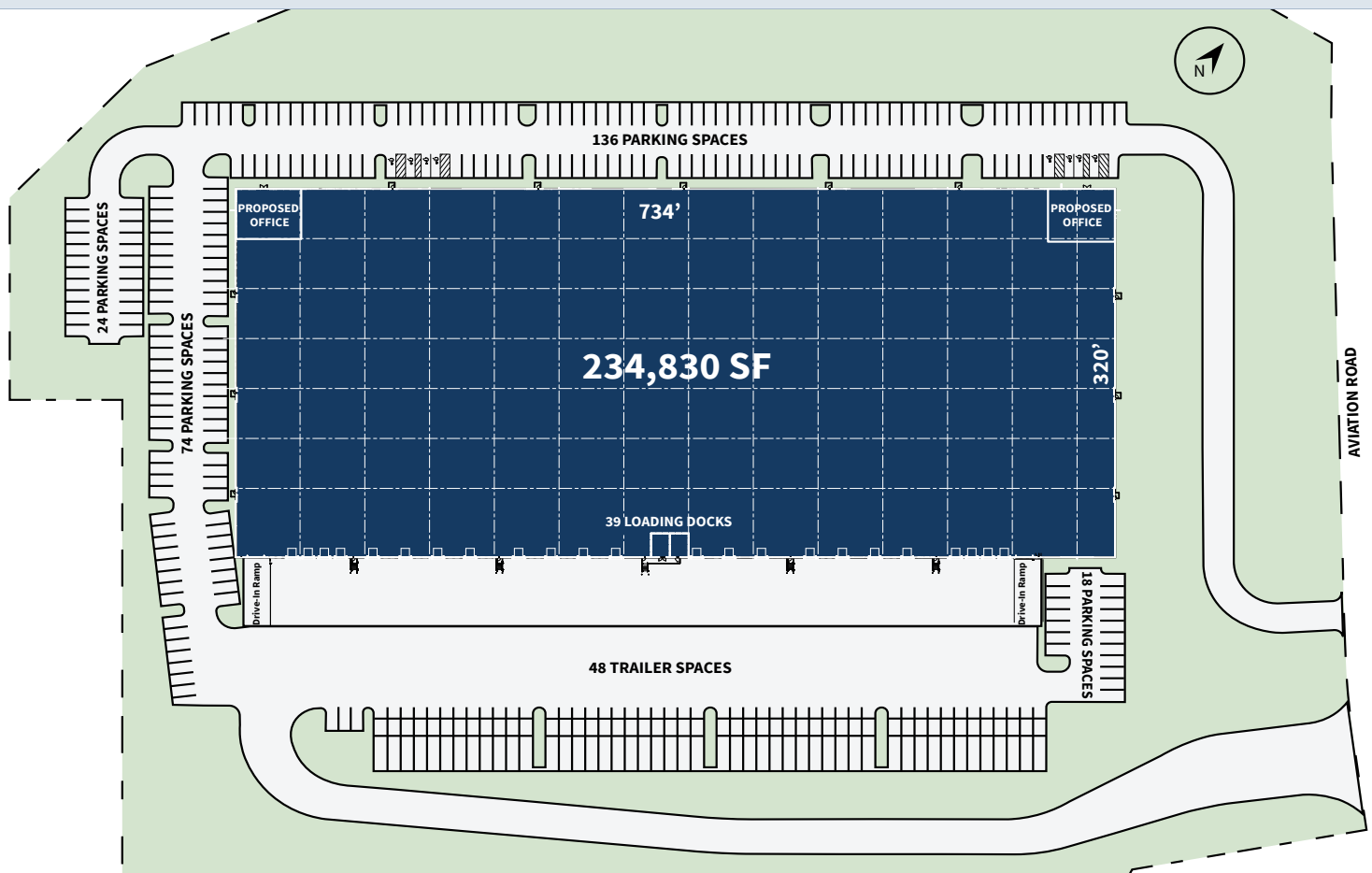


DEVELOPER/OWNER:



LISTING AGENT:



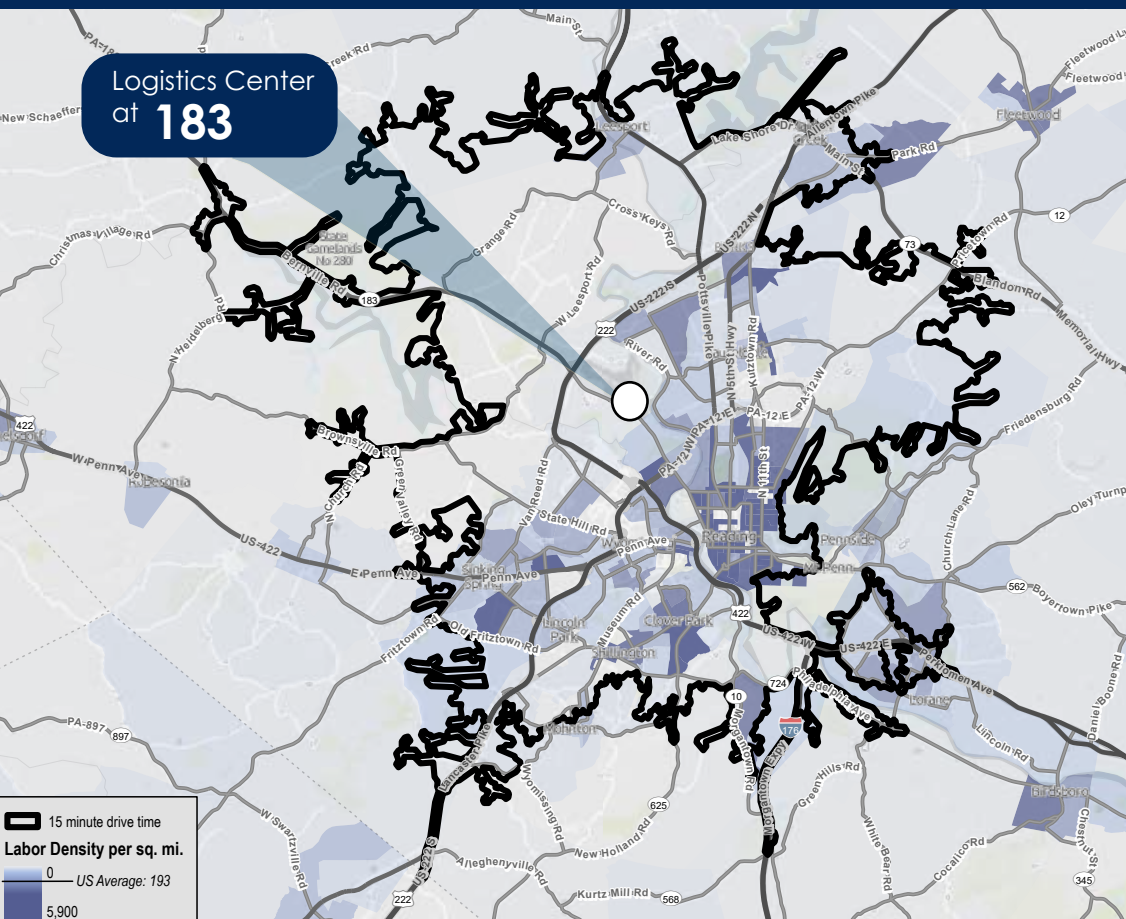


Building Specifications

Building Area:	±234,830 square feet	Dock Equipment:	23 of ±39 loading positions equipped w/ 9' x 10' manually operated overhead doors. 40,000 lb mechanical levelers, bumpers, seals, and lights
Building Dimensions:	±320' deep x ±734' long	Sewer:	8" line
Acres:	21.11 acres	Water:	2" domestic line & 10" fire line
Clear Height:	36'-0" bottom of steel at first bay	Gas:	Natural gas service
Bay Sizes:	Dock Bay - 54'W x 60'D Interior Bays - 54'W x 43'33" D Typical	Electric:	2,000 amp, 277/480 volt, 3-phase
Floor Slab:	7" thick unreinforced floor slab; 4,000 PSI Floor coated w/ ashford formula sealer	Fire Protection:	ESFR sprinkler system with K-28 rated heads
Roof:	60 mil single ply, fully adhered TPO system	Lighting:	LED fixtures w/ motion sensors
Storefronts/Glass:	Two (2) corner entrance with storefront glass, accent features and canopy. 5' x 5' clerestory window at each bay along dock walls	Car Parking:	255 spaces
Loading Postions:	±39 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	Trailer Stalls:	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

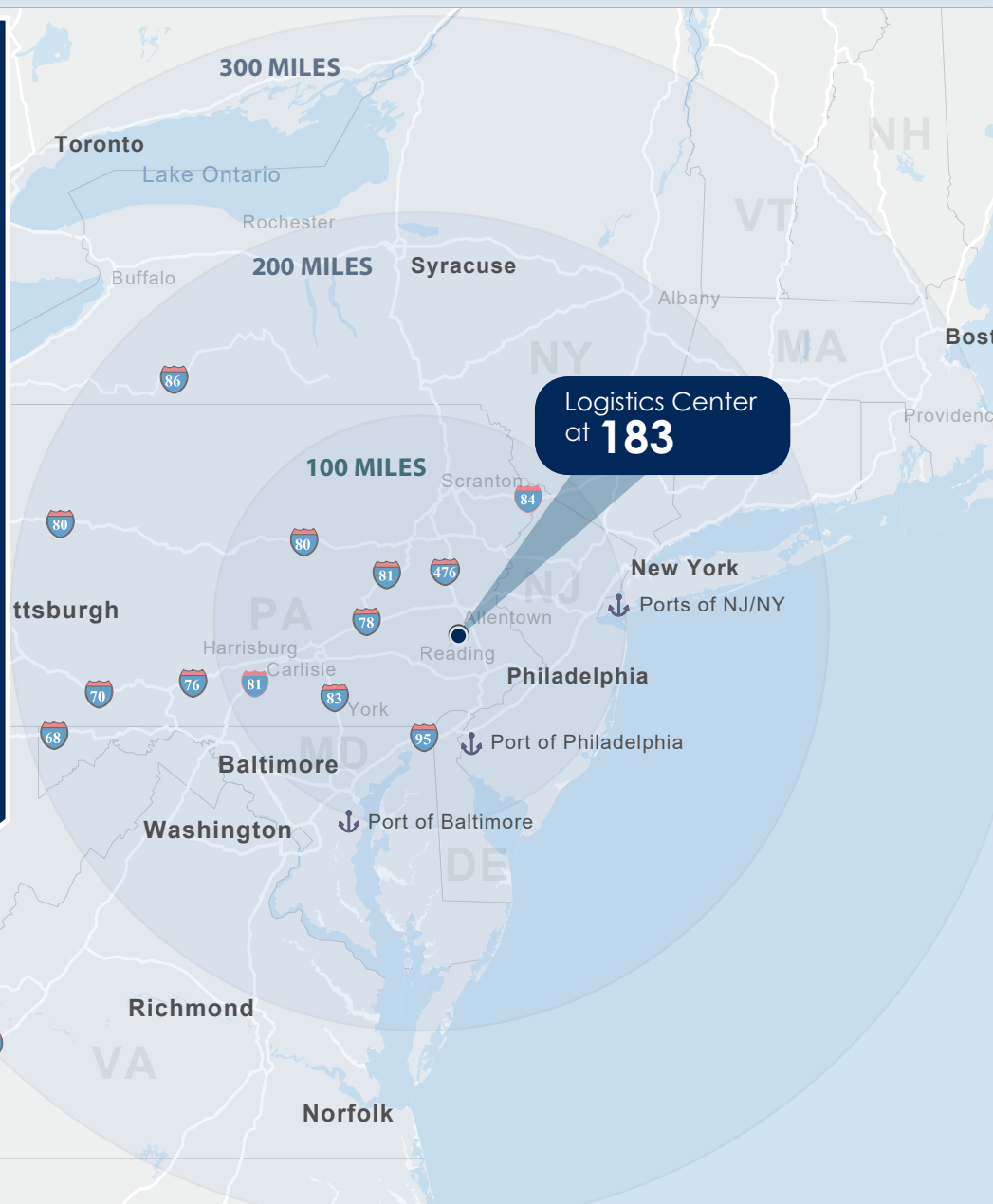
41 miles | 57 minutes

UPS HUB | EASTON

51 miles | 64 minutes

NORFOLK SOUTHERN | HARRISBURG

57 miles | 64 minutes



LISTING AGENT:



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