

# Logistics Center at 183

2348 LEISCZS BRIDGE ROAD  
READING, PENNSYLVANIA

New  
Construction

Q3 2024  
Delivery

**AVAILABLE FOR LEASE | ±234,830 SF**

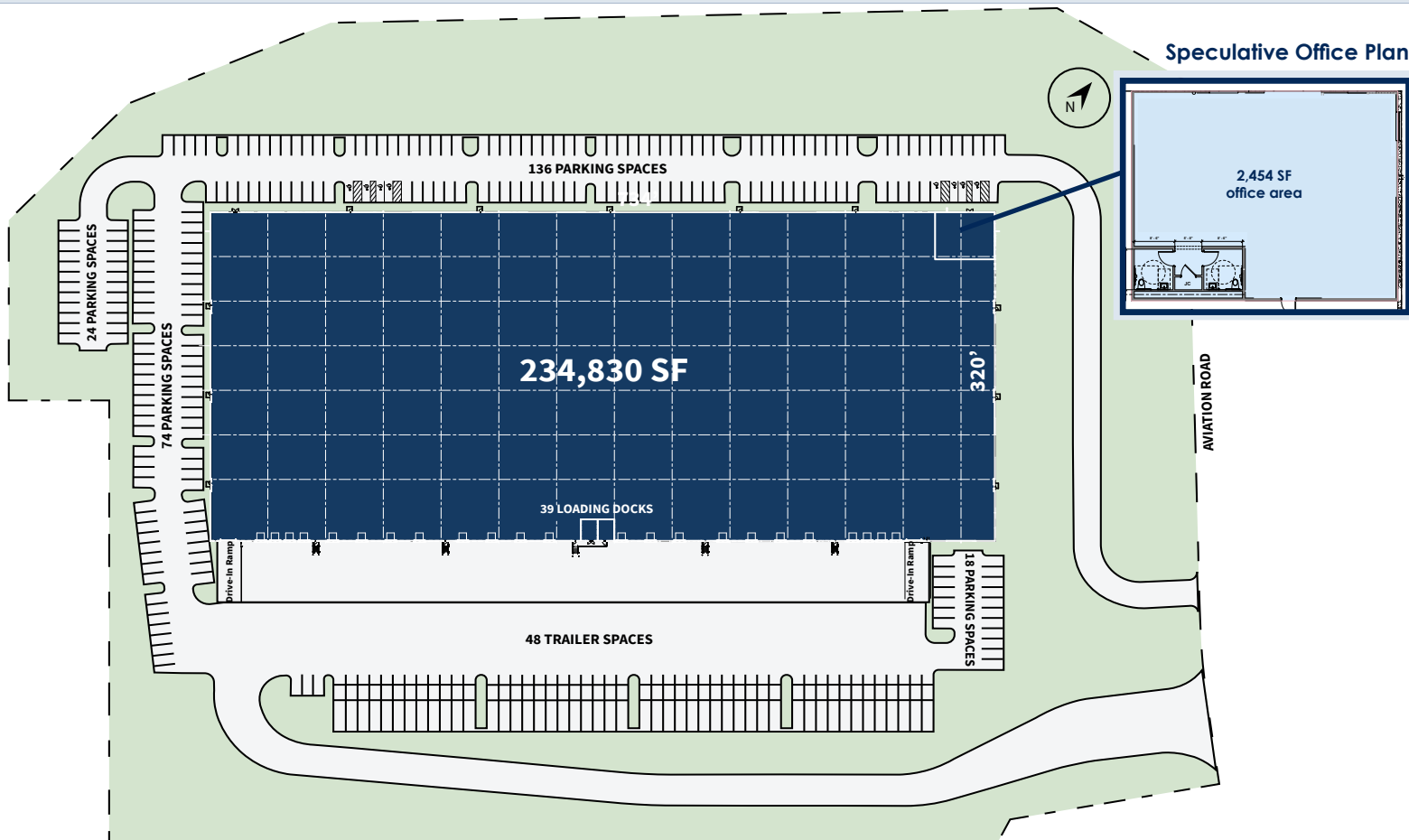


DEVELOPER/OWNER:



LISTING AGENT:





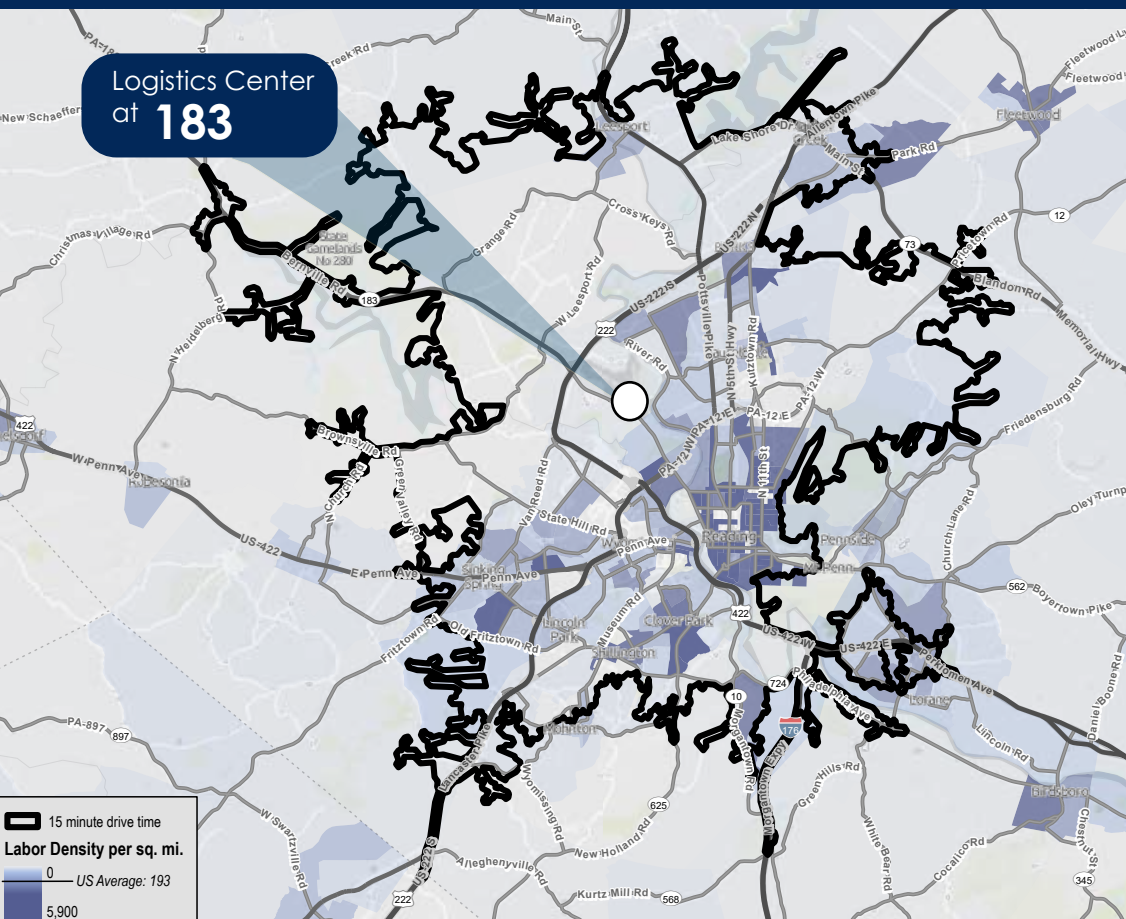
## Building Specifications

<b>Building Area:</b>	±234,830 square feet	<b>Loading Positions:</b>	±39 dock positions Two (2) drive-in position w/ 14' x 16' automatic doors accessed via cast in-place concrete ramps
<b>Building Dimensions:</b>	±320' deep x ±734' long	<b>Dock Equipment:</b>	23 of ±39 loading positions equipped w/ 9' x 10' manually operated overhead doors, 40,000 lb mechanical levelers, bumpers, seals, and lights
<b>Office Area:</b>	2,454 square feet	<b>Sewer:</b>	8" line
<b>Acres:</b>	21.11 acres	<b>Water:</b>	2" domestic line & 10" fire line
<b>Clear Height:</b>	36'-0" bottom of steel at first bay	<b>Gas:</b>	Natural gas service
<b>Bay Sizes:</b>	Dock Bay - 54'W x 60'D Interior Bays - 54'W x 43'4" D Typical	<b>Electric:</b>	2,000 amp, 277/480 volt, 3-phase
<b>Floor Slab:</b>	7" thick unreinforced floor slab; 4,000 PSI Floor coated w/ ashford formula sealer	<b>Fire Protection:</b>	ESFR sprinkler system with K-28 rated heads
<b>Roof:</b>	60 mil single ply, fully adhered TPO system	<b>Lighting:</b>	LED fixtures w/ motion sensors
<b>Storefronts/Glass:</b>	Two (2) corner entrance with storefront glass, accent features and canopy. 5' x 5' clerestory window at each bay along dock walls	<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**

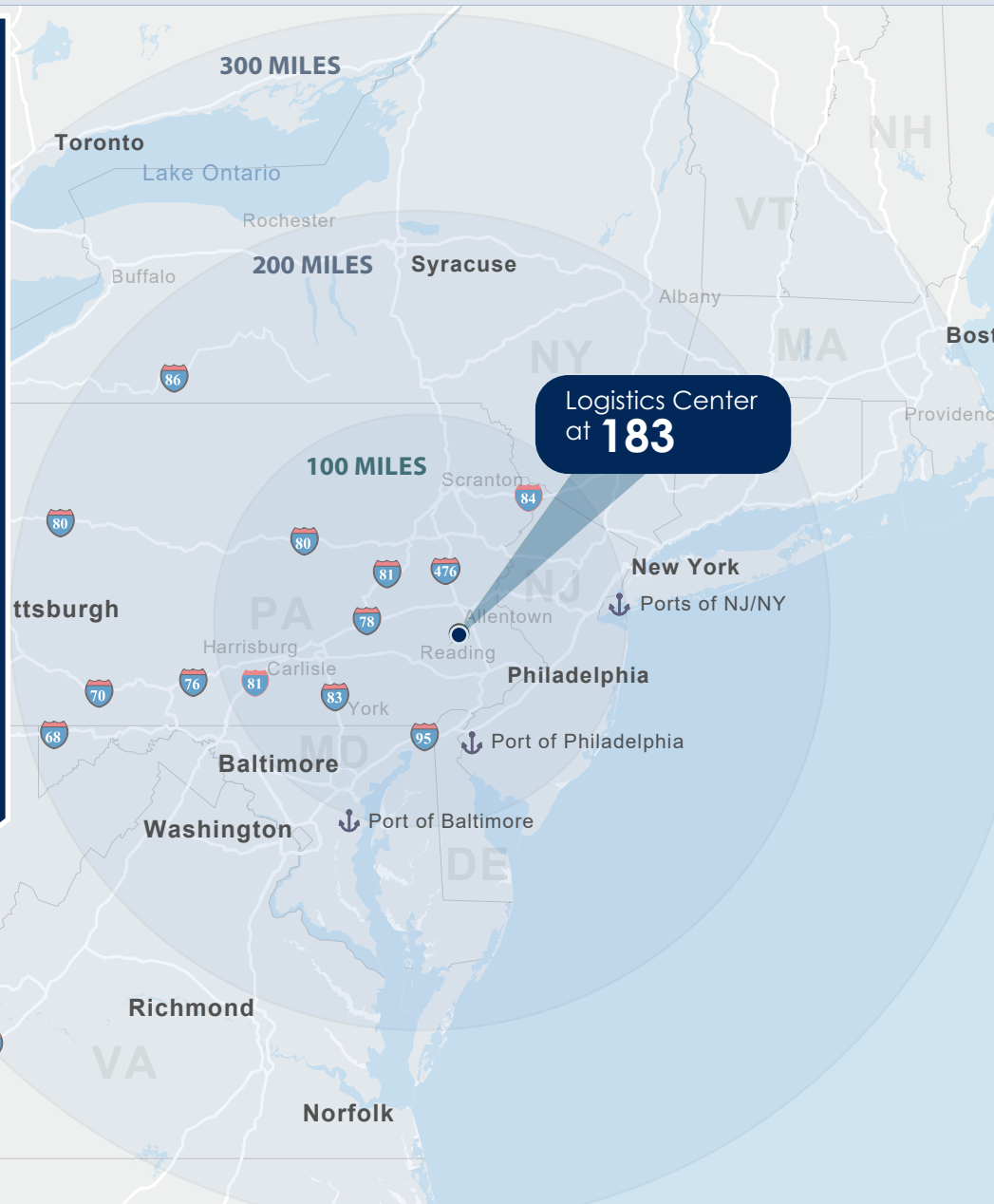
41 miles | 57 minutes

### **UPS HUB | EASTON**

51 miles | 64 minutes

### **NORFOLK SOUTHERN | HARRISBURG**

57 miles | 64 minutes



## LISTING AGENT:



**Jeff Williams**  
Senior Managing Director  
+1 215 284 2026  
[jeff.williams@jll.com](mailto:jeff.williams@jll.com)

**Jeff Lockard**  
Vice Chairman  
+1 610 249 2279  
[jeff.lockard@jll.com](mailto:jeff.lockard@jll.com)

**Ryan Barros**  
Executive Vice President  
+1 610 249 2264  
[ryan.barros@jll.com](mailto:ryan.barros@jll.com)

## DEVELOPER/OWNER:



550 E Swedesford Road, Suite 260 | Wayne, PA 19087 | +1 610 249 2255

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