INDUSTRIAL OPPORTUNITY

BERKS

READING, PA

UNDER CONSTRUCTION
Delivering Q1 2020

Two Class A buildings
167,440 SF & 160,160 SF
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.

SITE FEATURES:
- Two Class A buildings 167,440 SF & 160,160 SF
- Divisible to 50,000 SF +/-
- 32’ Clear Height
- LERTA Approved
- ESFR
- 52’ x 48’ column spacing w/60’ speed bay
- 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

BUILDING B
- Up to 28 Docks
- 1 Drive-in Door

BERKS COUNTY OCCUPIERS INCLUDE:

Huller Lane

www.berks222.com
Located along Business Route 222 in Reading, PA

**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**
  - Population: 268,456
  - Workforce (18+): 201,819
  - Households: 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

**20 Minute Drive Time**

**20 Mile Drive Distance**
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.