



BERKS PARK 78

41 MARTHA DRIVE, BETHEL, PA



750,000 SF AVAILABLE | IMMEDIATE ACCESS TO I-78

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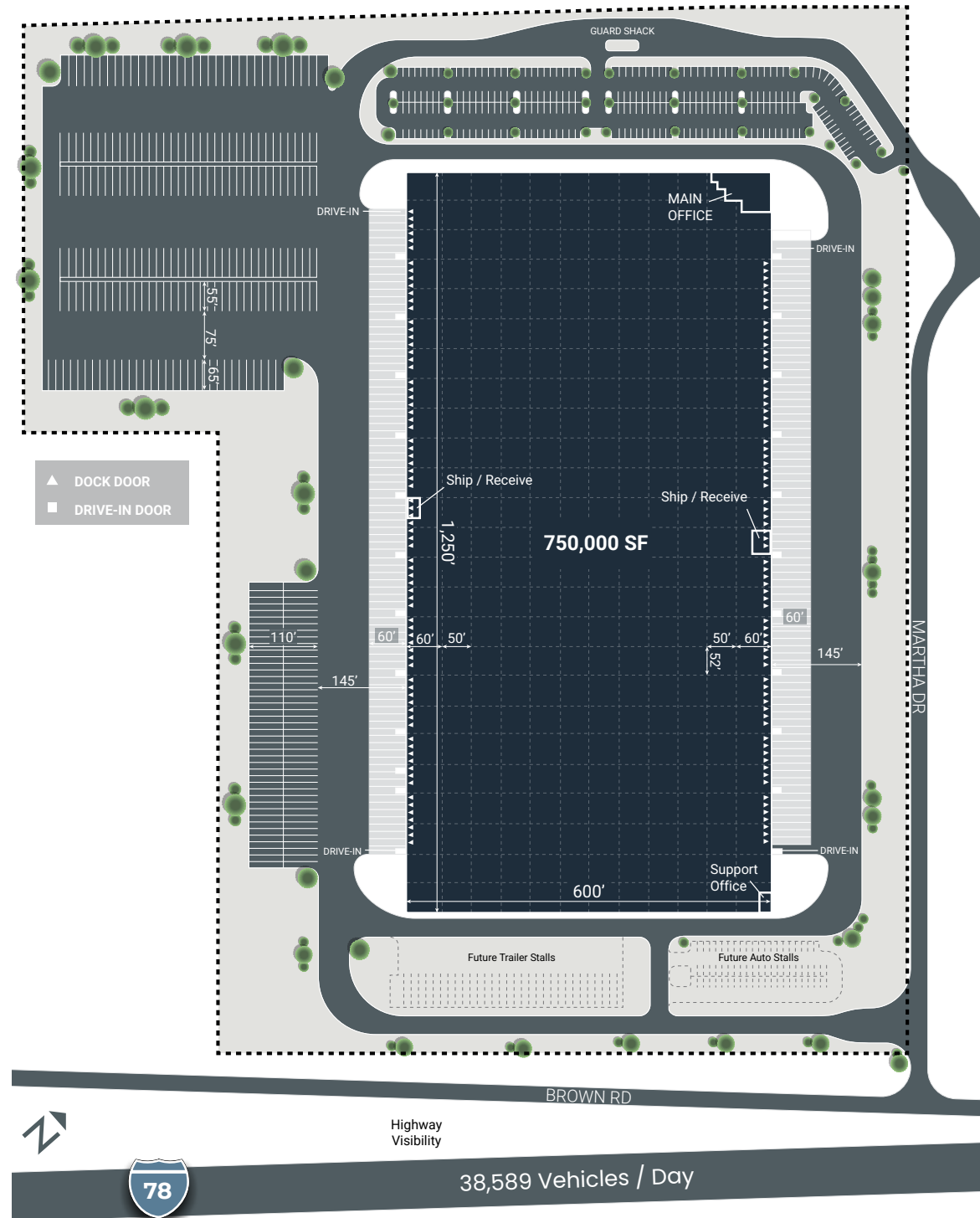
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PROPERTY SPECIFICATIONS

AVAILABLE SPACE	Up to 750,000 SF on 89 acres
BUILDING DIMENSIONS	600' x 1,250'
LOADING CONFIGURATION	Cross-Dock
BUILDING HEIGHT	36' Inside First Column Line
OFFICE SPACE	Main Office: 5,000 SF East: 460 SF Shipping Office West: 557 SF Receiving Office
COLUMN SPACING	50' x 52' Typical 60' x 52' Speed Bays
DOCK DOORS	(111) 35,000 lb. Mechanical Levelers, Bumpers, and Cushion Seals with "Z" Guards (Expandable to 136)
DRIVE-IN DOORS	Four (4) Drive-In Doors
WALLS	Concrete Tilt-Up
SLAB	7"
ROOF	Fully Adhered, 60 Mil Black EPDM
TRAILER PARKING	291 Fully Selective (Expandable)
CAR PARKING	256 (Expandable)
HVAC	Direct-Fired Heating Units with One Air Change Per Hour
ELECTRICAL (POWER)	3,000 Amps, 480/277, 3-Phase Electric Service Electrical (Lighting) LED Motion Sensor
FIRE PROTECTION	ESFR Sprinkler System with K-22 Heads
SECURITY	Fully Fenced site with existing guard-house

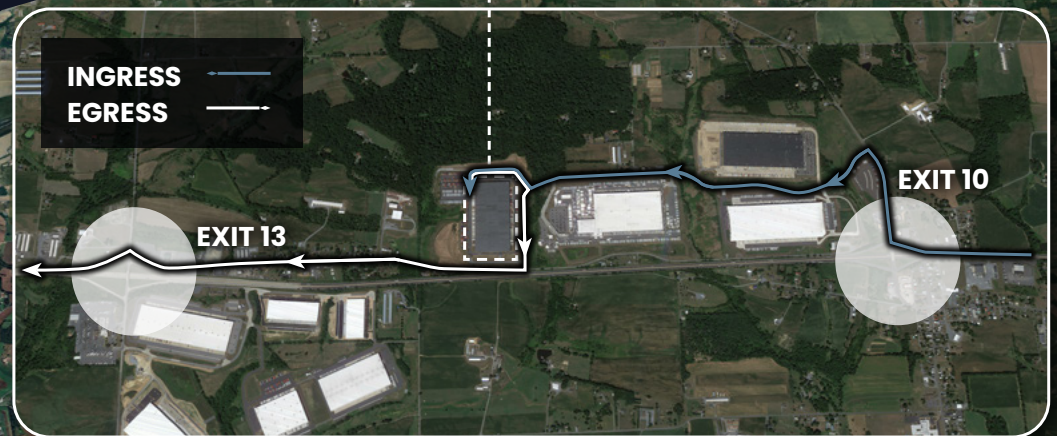


IMMEDIATE ACCESS



41 MARTHA DR.,
BETHEL, PA

2.2 MILES | 6 MIN



LABOR REACH

Drive Time	2024 Total Population
15 Min	26,896
30 Min	223,980
45 Min	1,048,766



WAREHOUSE WORKERS

\$16.42 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers	Net Commuters
15 Min	597	25%	-142
30 Min	5,413	20%	-946
45 Min	27,898	17%	3,117



FORKLIFT DRIVERS

\$19.21 Average Earnings
(Hourly)

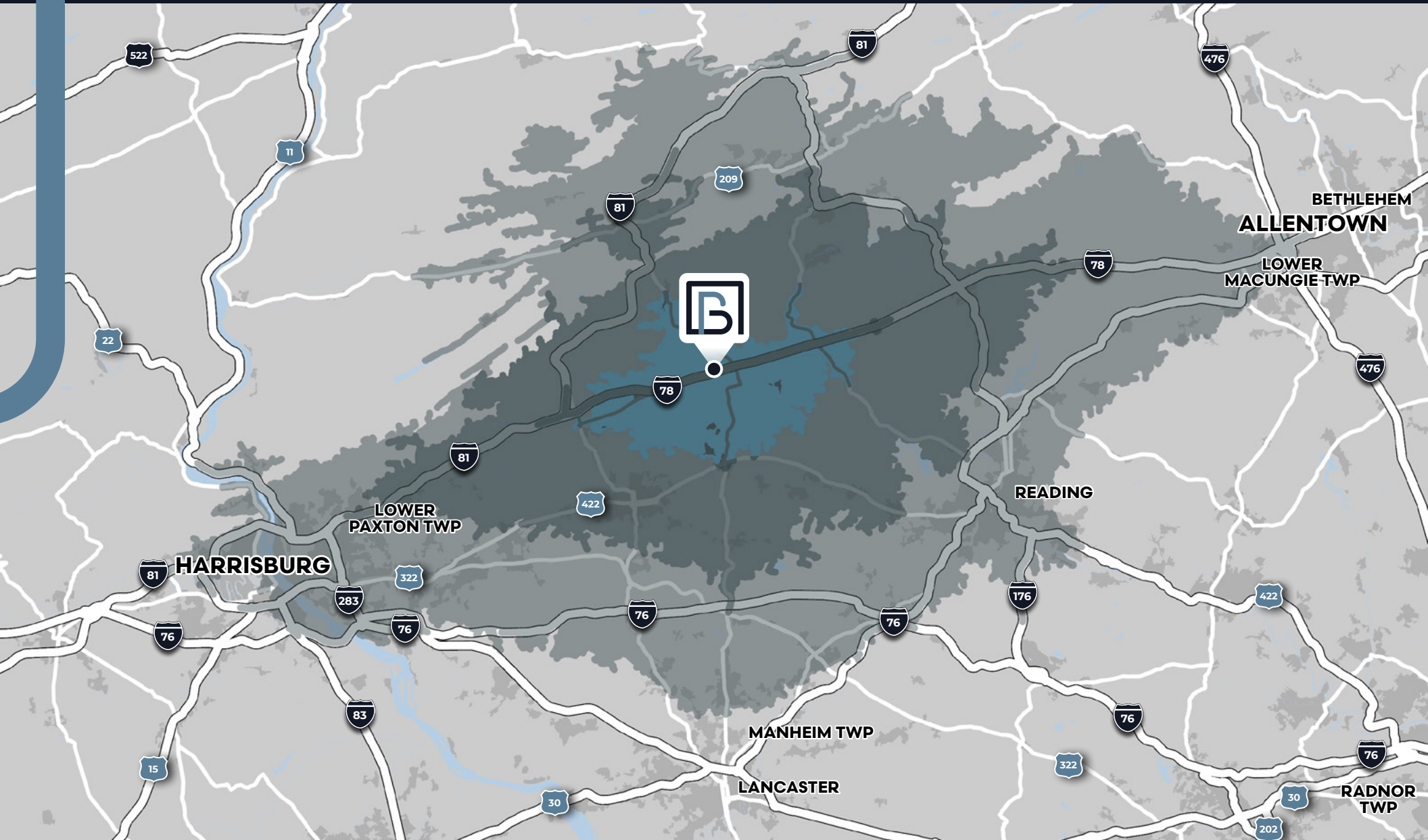
Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers	Net Commuters
15 Min	313	54%	93
30 Min	1,458	64%	-278
45 Min	6,406	7%	-748



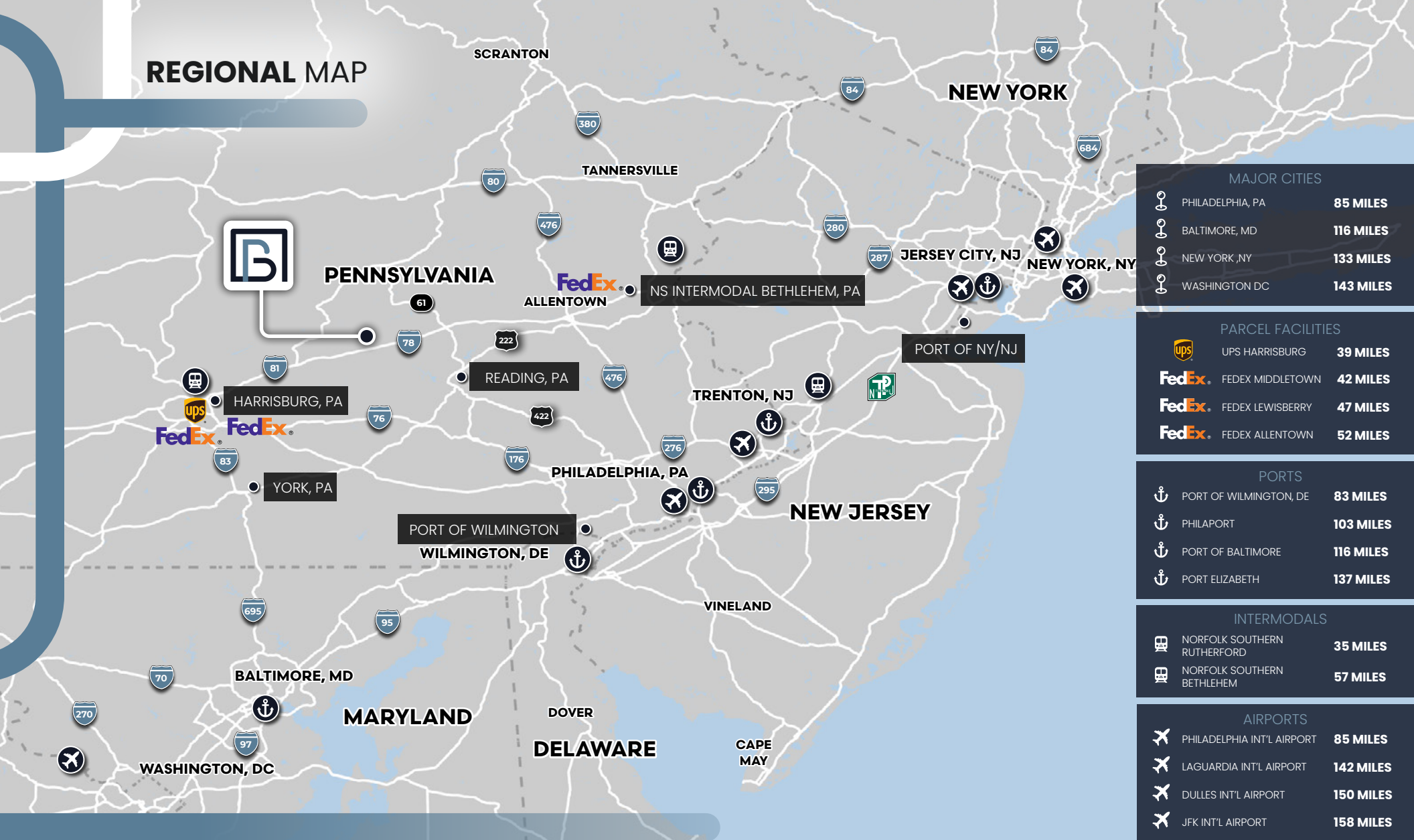
FABRICATORS & MANUFACTURES

\$19.29 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers	Net Commuters
15 Min	429	7%	264
30 Min	1,642	-9%	275
45 Min	6,406	7%	-748



REGIONAL MAP



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