

INDUSTRIAL OPPORTUNITY

BERKS 222

INDUSTRIAL
CENTER

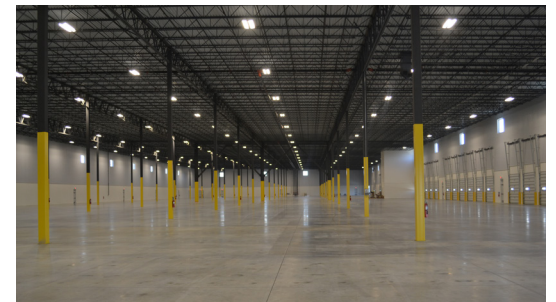
READING, PA METRO AREA

**5480 Allentown Pike
Temple, PA 19560**



FEATURES:

- 46,460 SF +/- Available
- 32' Clear Height
- 3 Equipped Docks and 2 knockouts
- 1 Drive-in Door
- 30 Car Parks and 8 Trailer Drops
- 54' x 42.5' Column Spacing w / 60' Speed Bay
- 10-Year LERTA in Place
- ESFR
- LED Lighting
- High Capacity Utilities Available
- Located on BARTA Public Bus Route



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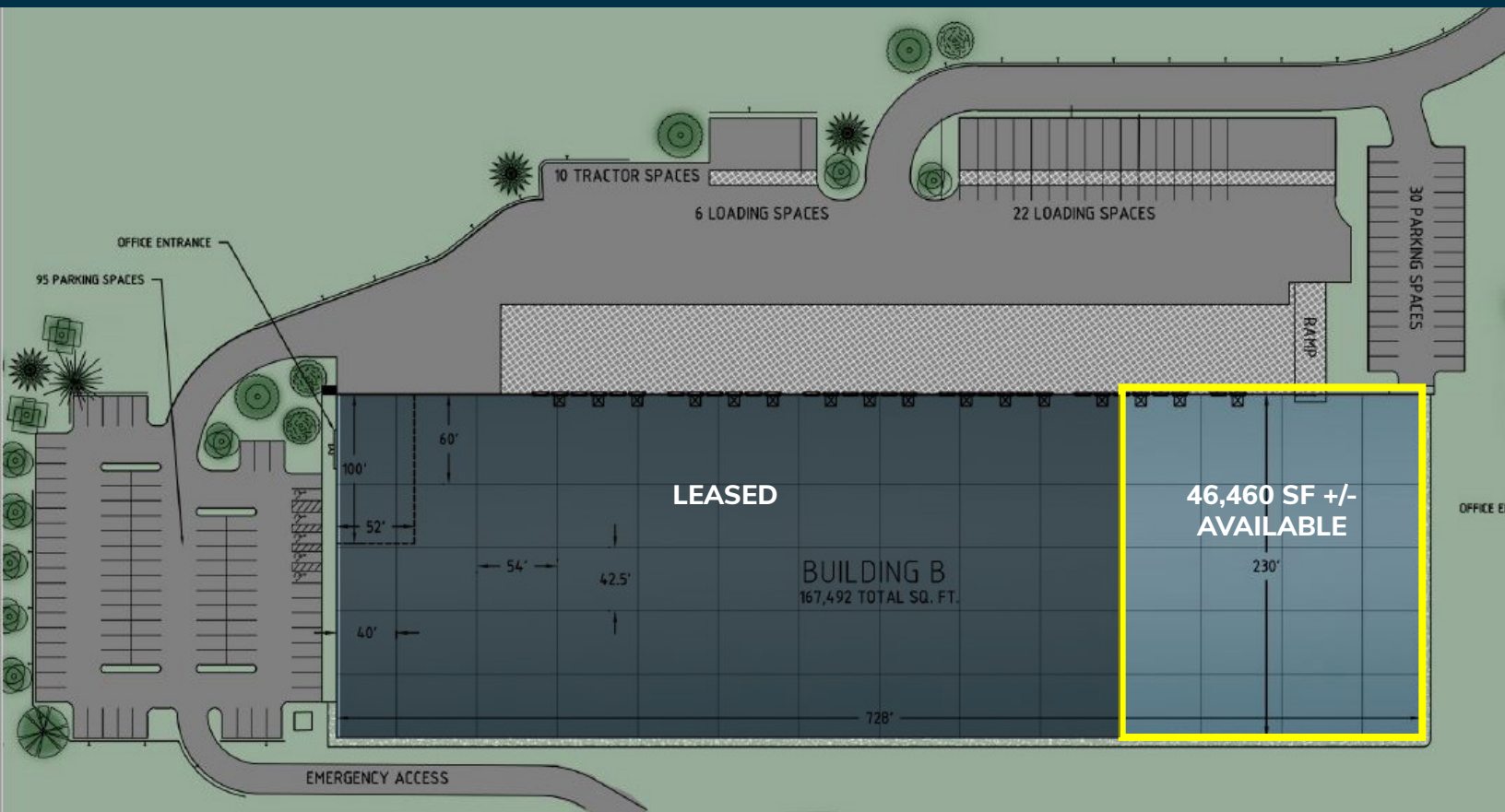
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Leasing Team:

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Eastern Pennsylvania LLC
4550 Lena Drive, Suite 104
Mechanicsburg, PA 17055
717.695.3840



**20 Mile
Drive Distance**

**20 Minute
Drive Time**

| | | |
|------------------|---------|---------|
| Population: | 426,277 | 268,456 |
| Workforce (18+): | 323,400 | 201,819 |
| Households | 327,484 | 57,749 |

Berks222.com

BERKS COUNTY OCCUPIERS INCLUDE:



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Owned in Partnership



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