



CORE5 LOGISTICS AT I-78 COMMERCE CENTER

8032 Route 183, Upper Tulpehocken Twp., Bernville, PA 19506

CBRE

LEASING AGENT



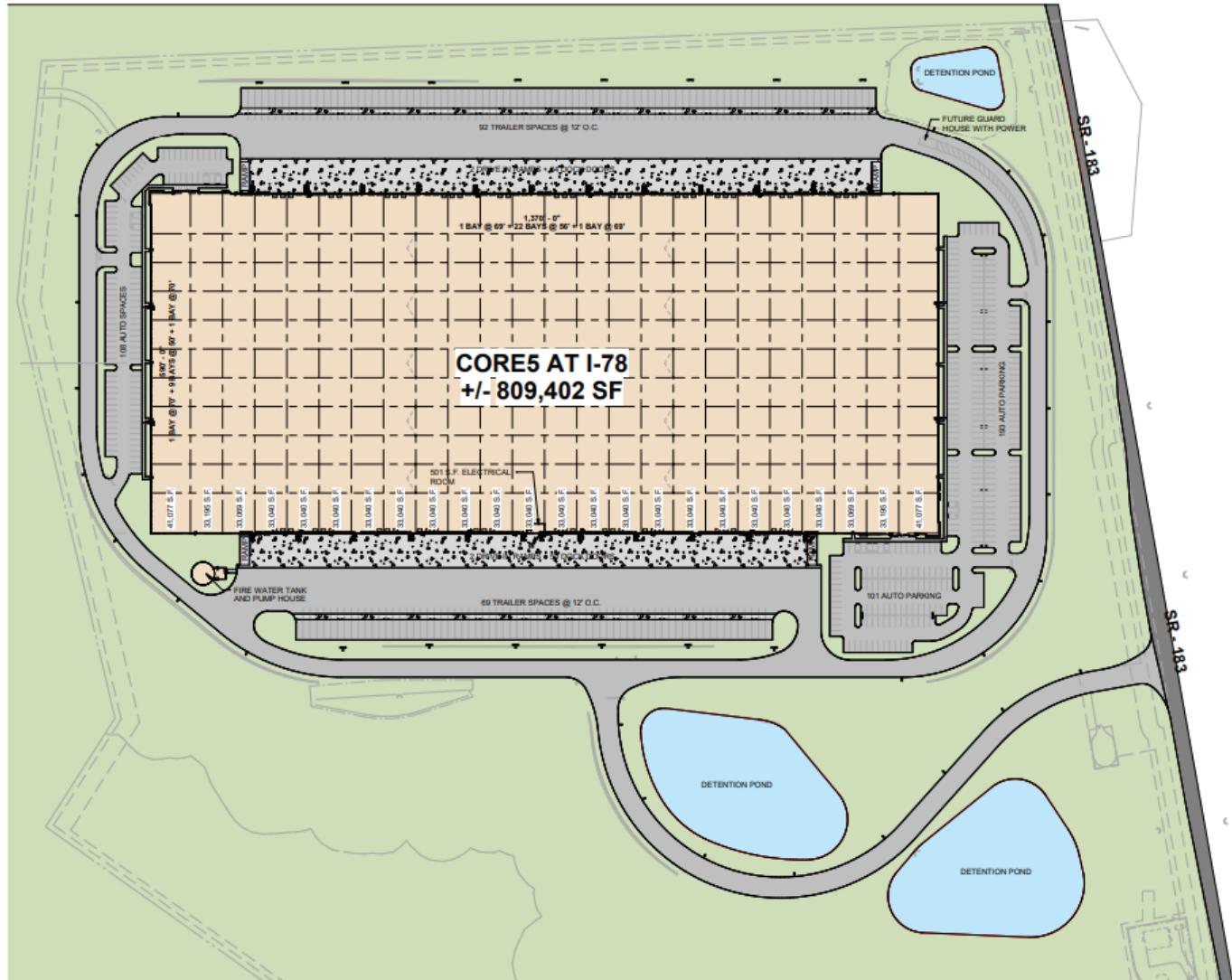
DEVELOPER

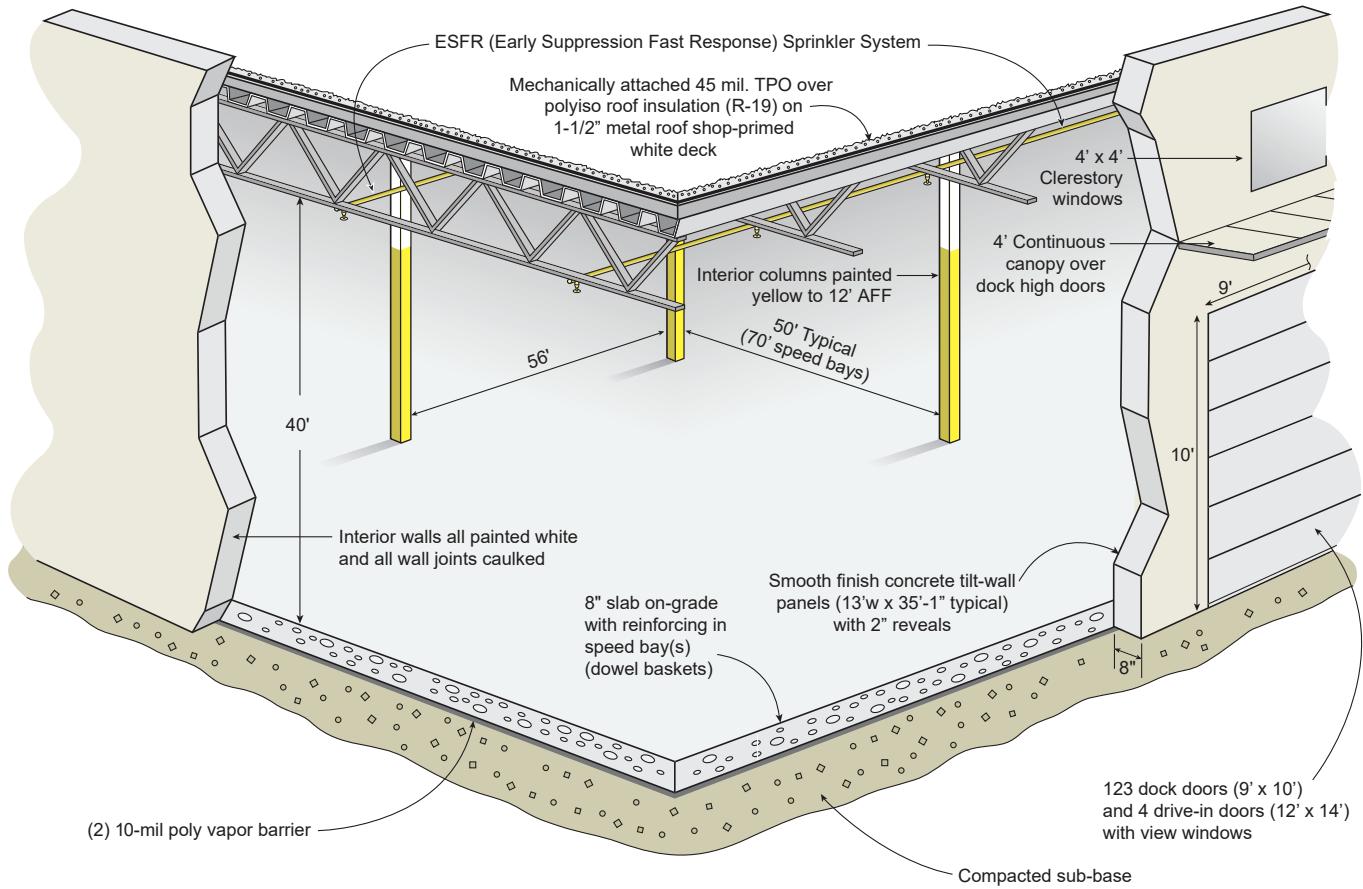
CORE5 LOGISTICS AT

I-78 COMMERCE CENTER

8032 Route 183 Upper Tulpehocken Twp., Bernville, PA 19506

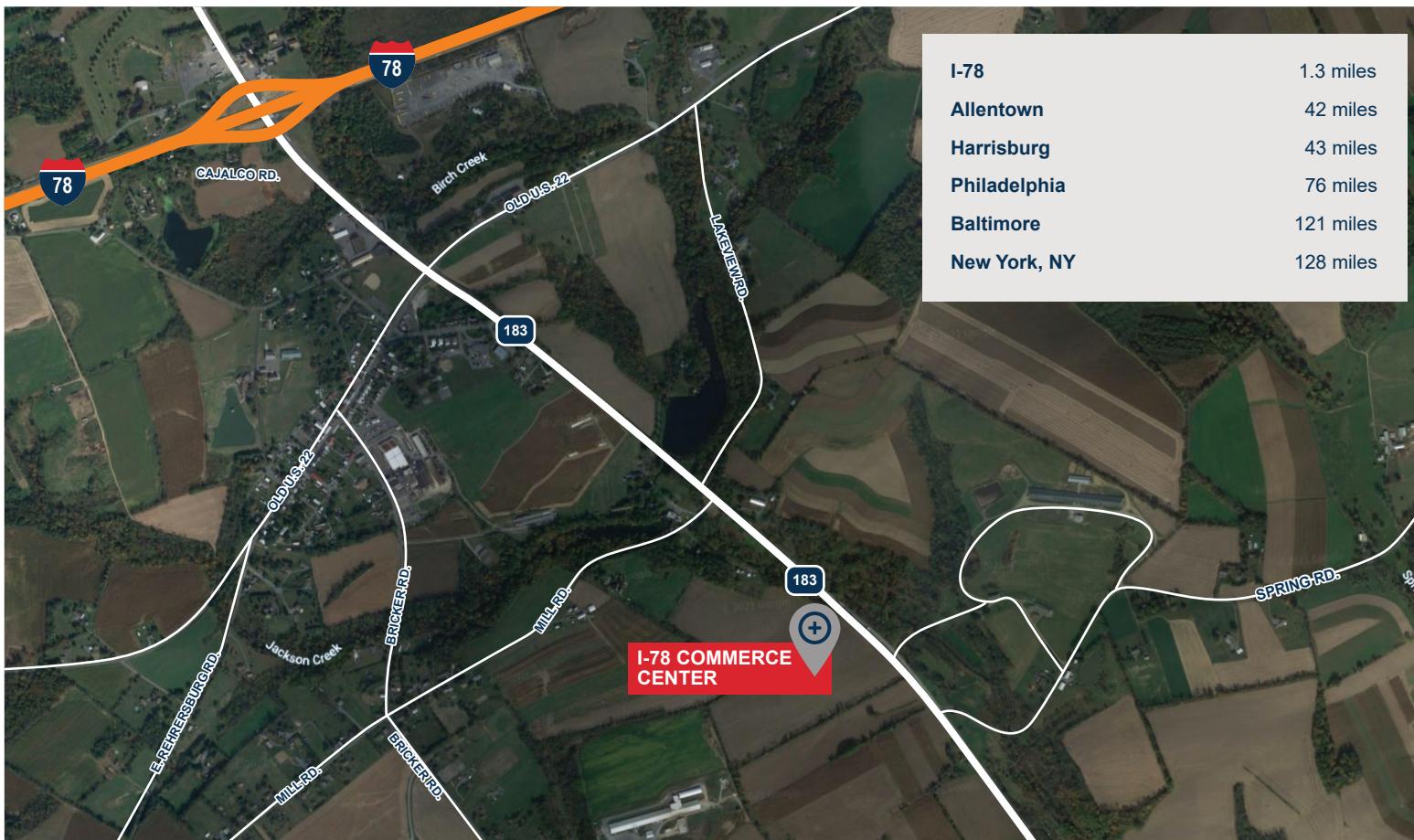
Core5 Logistics at I-78 Commerce Center is located in Bernville, Pennsylvania approximately one mile from I-78 providing superior access to I-78/I-80 Corridor. Four key interstates (I-78, I-76, I-81 & I-83) and a number of UPS and FedEx resources available have created opportunities for companies. With major port cities less than 50 miles from the site it is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure.





BUILDING SPECIFICATIONS

Square Footage	±809,402 SF (590' x 1,370')
Office Sq.Ft.	±2,757 SF
Site Area	±84 acres
Configuration	Crossdock
Column Spacing	56' wide x 50' deep, with 70' loading bays (± 33,040 SF bays)
Clear Height	40' clear: 1 Bay in from Loading Doors
Dock High Doors	(123) 9' x 10' insulated dock high doors
Drive-In Doors	(4) 12' x 14' ramped, drive-in doors
Truck Court Depth	185' deep with 60' concrete apron
Auto Parking	405 auto spaces
Trailer Storage	161 trailer storage locations
Electrical	3000 amps 277/480 volt, 3 phase (expandable)
Sprinkler	ESFR sprinkler system including a 2000gpm fire pump.



**DAYS TRUCK
DRIVE TO/FROM
BERNVILLE**



CBRE

Paul Pontius
Vice President Investments
O 717 230 1939
C 267 997 6851
ppontius@c5ip.com

William Wolf
Vice Chairman
O 610 398 7175
C 610 207 1616
bill.wolf@cbre.com

Max Wolf
First Vice President
O 610 573 5343
C 610 301 2550
max.wolf@cbre.com

CBRE, Inc.
1275 Glenlivet Drive Suite
320 Allentown, PA 18106
+1 610 398 6900
Licensed Real Estate Broker
www.cbre.com/allentown

© 2022 Core5 Industrial Partners, LLC. All rights reserved. CORE5, CORE5 INDUSTRIAL PARTNERS, and the stylized "C" CORE5 INDUSTRIAL PARTNERS design / logo are service marks of Core5 Industrial Partners, LLC for its real estate services, namely, acquisition, rental, brokerage, development, leasing, and management of industrial real estate property. These marks may not be used without express permission of Core5 Industrial Partners, LLC. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.