

# BETHEL

INDUSTRIAL CENTER @ 

9141 OLD U.S. 22, BETHEL, PA

[www.bethelindustrialcenter78.com](http://www.bethelindustrialcenter78.com)



## 587,100 SF Available for Lease

### Available Immediately Occupancy Ready Improvements

- ±4,734 SF main office
- ±1,265 SF shipping/receiving office & remote restrooms
- 108 fully equipped dock doors
- LED lighting fixtures on motion sensors
- Fully secured site with fencing and guardhouse
- Battery charging area for ±44 chargers

Ownership Group



Listing Agent



**Jeff Lockard**

+1 610 249 2279

[jeff.lockard@jll.com](mailto:jeff.lockard@jll.com)

**Ryan Barros**

+1 610 249 2264

[ryan.barros@jll.com](mailto:ryan.barros@jll.com)

**Maria Ratzlaff**

+1 717 791 2210

[maria.ratzlaff@jll.com](mailto:maria.ratzlaff@jll.com)

**Kevin Lammers**

+1 610 249 2255

[kevin.lammers@jll.com](mailto:kevin.lammers@jll.com)

JLL | 550 E. Swedesford Road, Suite 260, Wayne, PA 19087



# Location Overview



## Highlights



Best-in-class building specifications with occupancy ready improvements



Immediate access to I-78 via Exits 15 & 16



130,479 workforce population within a 30-minute drive time



Proximity to several regional parcel and intermodal facilities

## Corporate Neighbors

**DOLLAR GENERAL**

**PETSMART**

**MARS**  
Petcare

**SAMSUNG**

**ACE**  
Hardware

**SHERWIN**  
WILLIAMS.

**wesco**

**Saddle Creek**  
LOGISTICS SERVICES

**MAX FINKELSTEIN INC.**  
**MFI**  
WHOLESALE TIRE DISTRIBUTOR

**CEVA**  
LOGISTICS

**reckitt**

**Pregis**



<b>Land Area</b>	44.60 Acres	<b>Trailer Parking</b>	172 dedicated stalls
<b>Building Area</b>	587,100 SF – 1,030' (width) x 570' (depth)	<b>Truck Court</b>	135' truck court (depth) with 8" reinforced concrete dolly pad
<b>Column Spacing</b>	50' (depth) x 57'3" (width) typical with 60' (depth) speed bays	<b>Site Security</b>	Site is fully secured with 6' fencing, 3 gated entrances, and a pre-fab guardhouse
<b>Clear Height</b>	40' clear	<b>Floor</b>	6" Ductilcrete
<b>Main Office</b>	±4,734 SF of main office and restrooms	<b>Sprinkler System</b>	ESFR system
<b>S/R Office</b>	±1,265 SF shipping/receiving office along the dock wall with two (2) single-stall restrooms and secured driver entrance	<b>Lighting</b>	LED fixtures on motion sensors
<b>Warehouse Restrooms</b>	Two (2) men's and women's remote restroom pods	<b>HVAC</b>	Rooftop mounted Cambridge hot air rotation units
<b>Dock Doors</b>	108 (9' x 10') manually operated dock doors fully equipped with 45,000 lb. mechanical levelers, seals, and bumpers. 50 doors have dual dock light/fan combos.	<b>Roof</b>	60-mil fully adhered TPO roofing system
<b>Drive-In Doors</b>	4 (12' x 14') electric operated drive-in doors	<b>Power</b>	Switchgear and panels designed to accommodate a 3,000A, 480-v, 3-phase, 4-wire service. Existing transformer provides ±1,200A.
<b>Car Parking</b>	255 spaces		



LEED certified

# Site Plan & Building Specifications



# BETHEL

INDUSTRIAL CENTER @ 

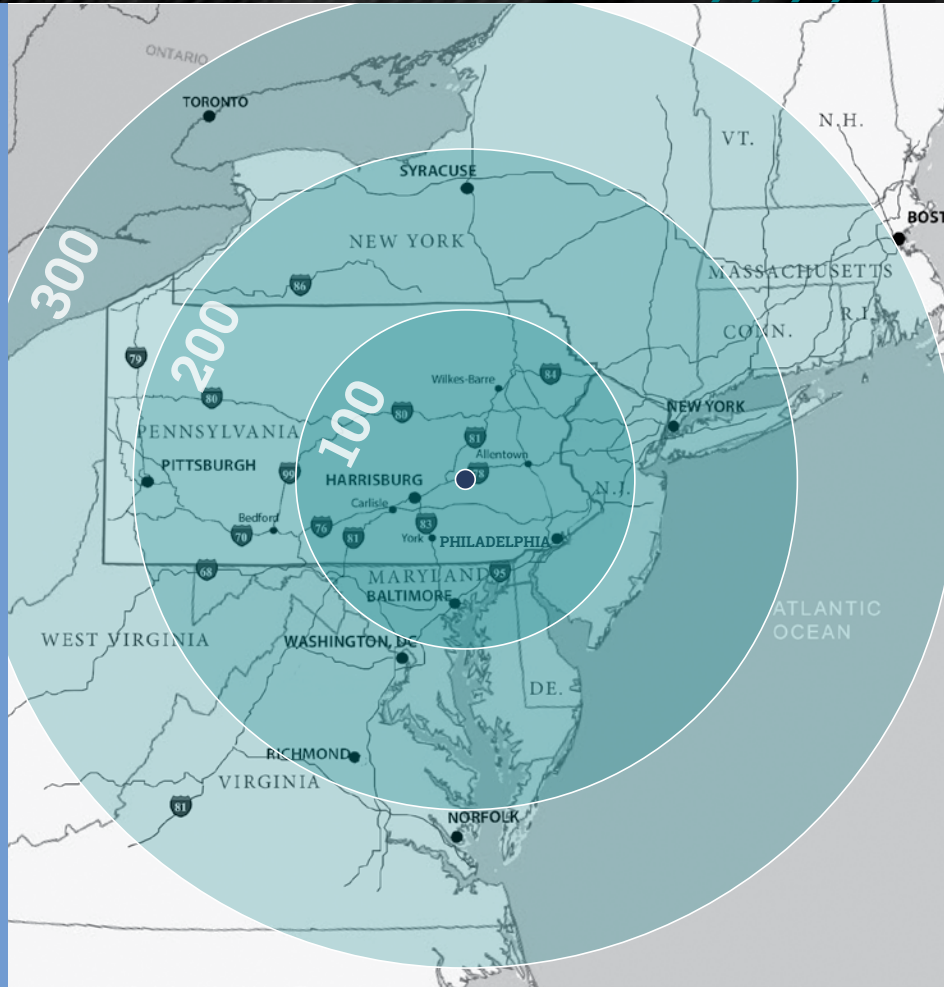
9141 OLD U.S. 22, BETHEL, PA

	Distance (mi)	Drive Time (hrs)
<b>DISTANCES TO CITIES</b>		
Philadelphia, PA	94	1 hr. 32 min.
Baltimore, MD	120	2 hr.
New York, NY	132	2 hr. 5 min.
Washington, DC	150	2 hr. 40 min.
Boston, MA	353	5 hr. 20 min.

<b>DISTANCES TO INTERMODAL</b>		
Norfolk Southern Lucknow	40	40 min.
Norfolk Southern Rutherford	41	40 min.
Norfolk Southern Bethlehem	54	50 min.

<b>DISTANCES TO PORTS</b>		
Port of Philadelphia	90	1 hr.35 min.
Port of Baltimore	120	2 hr.
Ports of NY/NJ	123	2 hr.

<b>DISTANCES TO PARCEL</b>		
FedEx SmartPost Breinigsville	38	40 min.
UPS Harrisburg	42	50 min.
FedEx Ground Hub Allentown	49	55 min.



Ownership Group



DWS is one of the world's leading asset managers with \$930 billion of assets under management. Building on more than 60 years of experience and a reputation for excellence across the globe, DWS has come to be recognized by clients globally as a trusted source for integrated investment solutions, stability and innovation across a full spectrum of investment disciplines. [www.dws.com](http://www.dws.com)

**For leasing inquiries,  
please contact:**

Listing Agent



**Jeff Lockard**

+1 610 249 2279

jeff.lockard@am.jll.com

**Ryan Barros**

+1 610 249 2264

ryan.barros@am.jll.com

**Maria Ratzlaff**

+1 717 791 2210

maria.ratzlaff@jll.com

**Kevin Lammers**

+1 610 249 2255

kevin.lammers@jll.com

JLL | 550 E. Swedesford Road, Suite 260, Wayne, PA 19087