



# BERKS PARK 78

41 MARTHA DRIVE, BETHEL, PA



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

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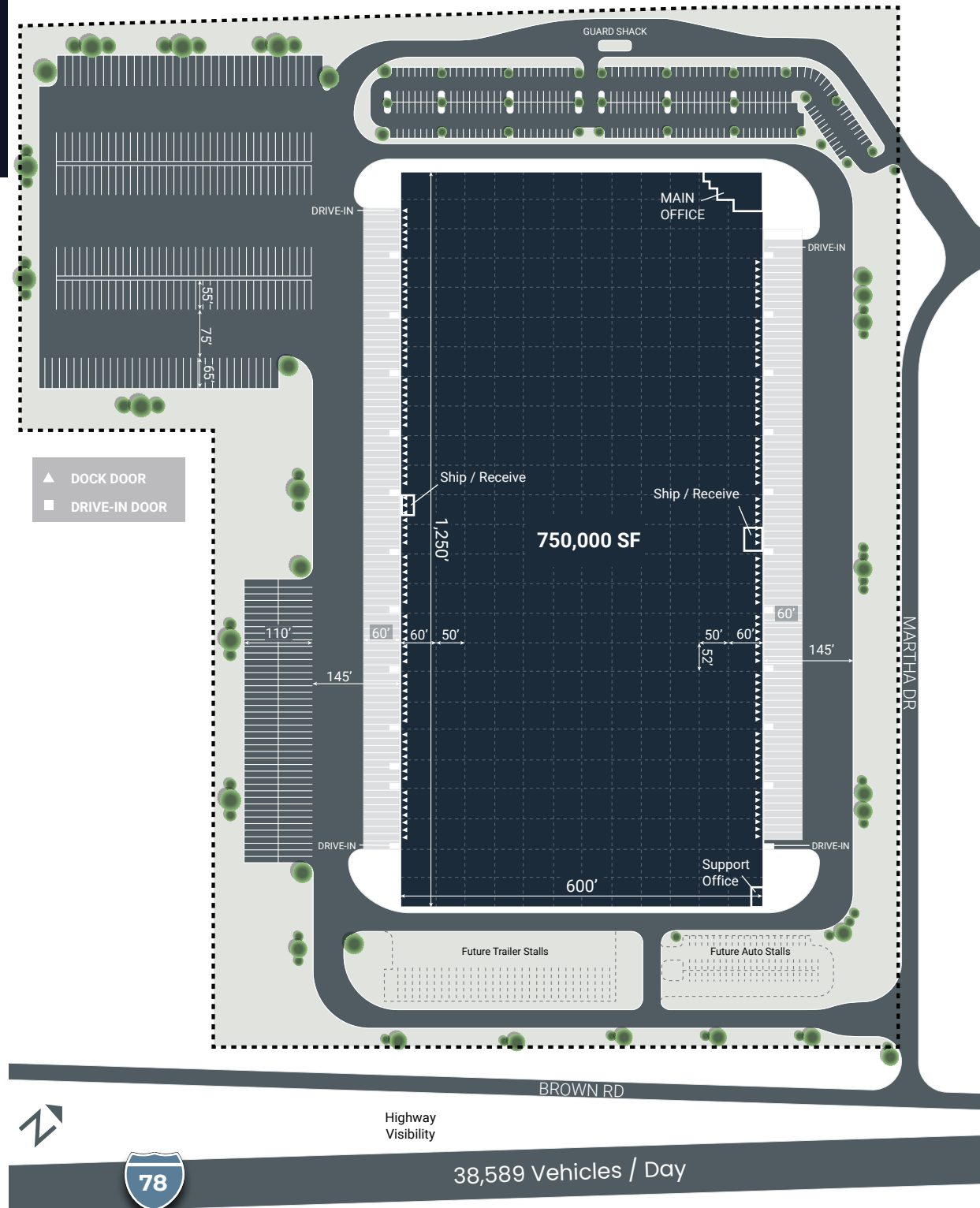
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# PROPERTY SPECIFICATIONS

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 Support Office: 1,300 SF
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

VEHICLES / DAY  
38,589

 41 MARTHA DR.,  
BETHEL, PA

 2.2 MILES | 6 MIN

amazon

SPIRIT HALLOWEEN

ceva LOGISTICS

MSC BUILT TO MAKE YOU BETTER

 78

SHERWIN-WILLIAMS

 SUNSET

 22

ACE Hardware

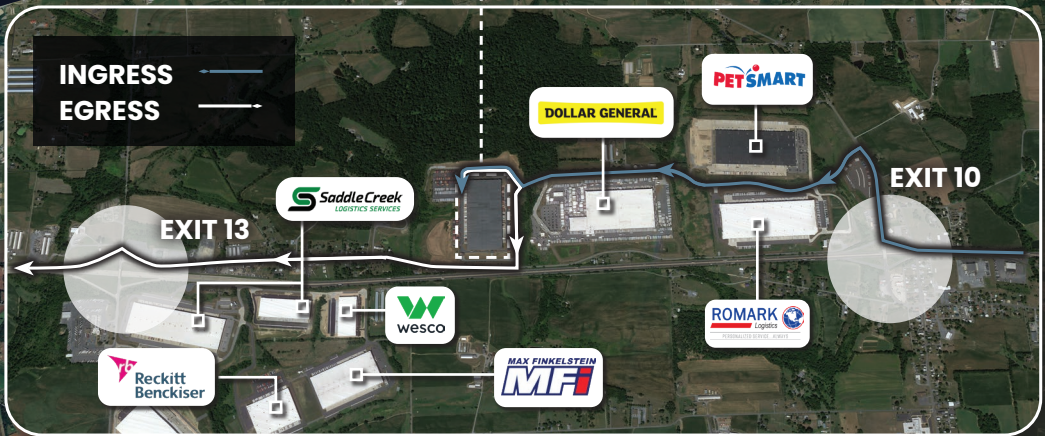
Bell & Evans

WESCO

WORKWEAR OUTITTERS

WATTEL

78/81 SPLIT  
12 MILES | 15 MIN



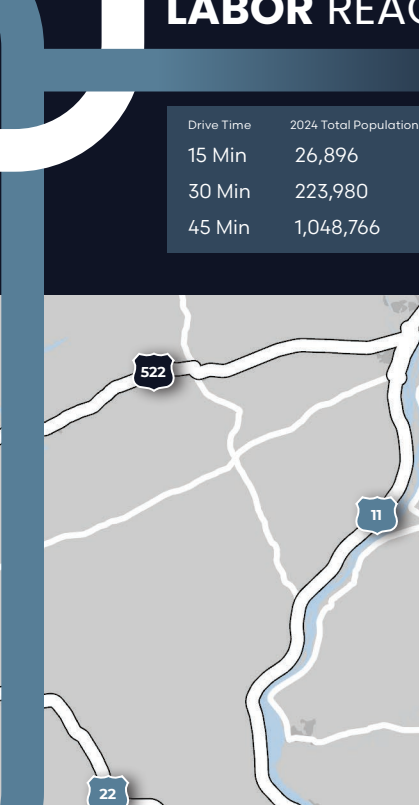
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## LABOR REACH

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





**\$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



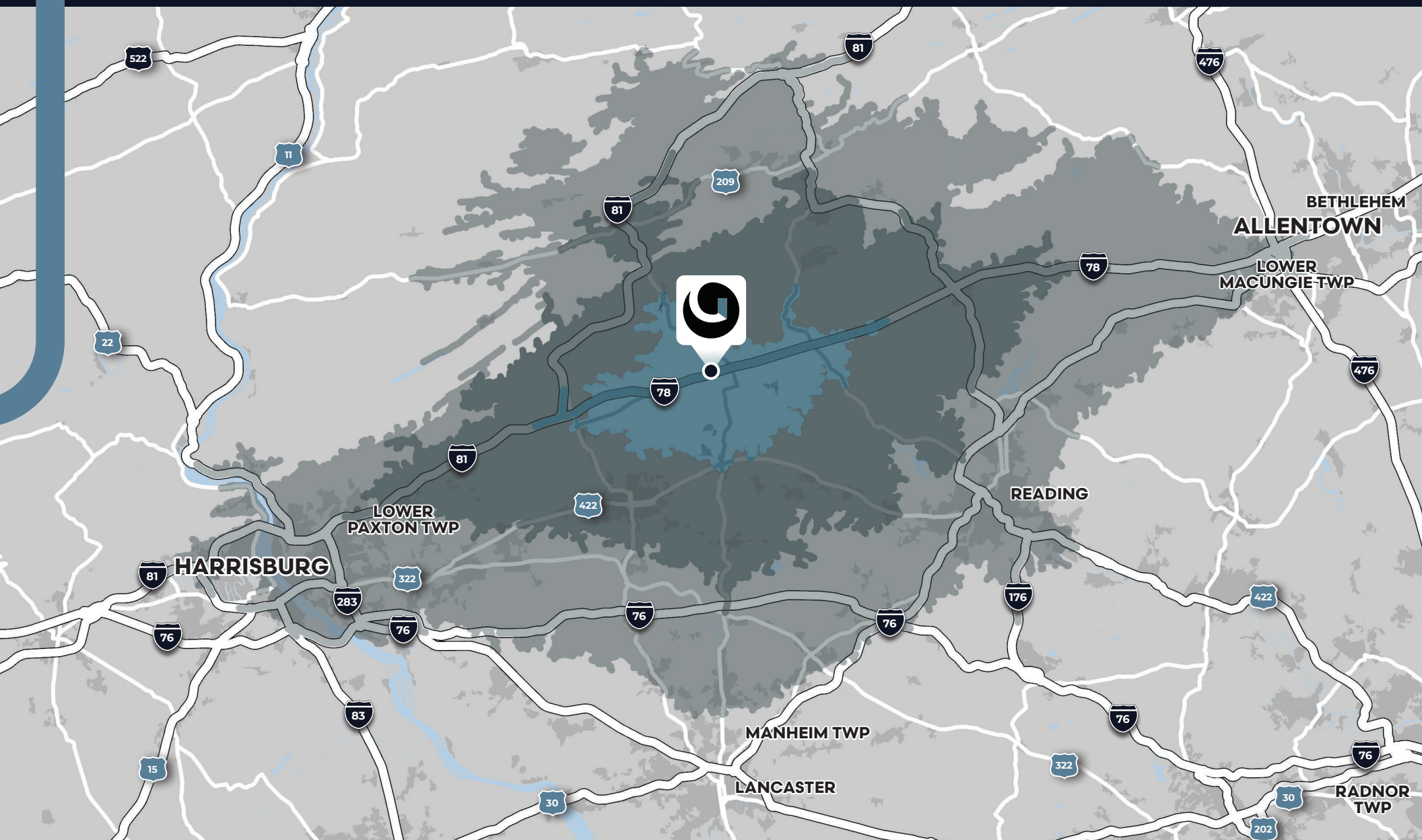
**\$19.21** Average Earnings  
(Hourly)

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



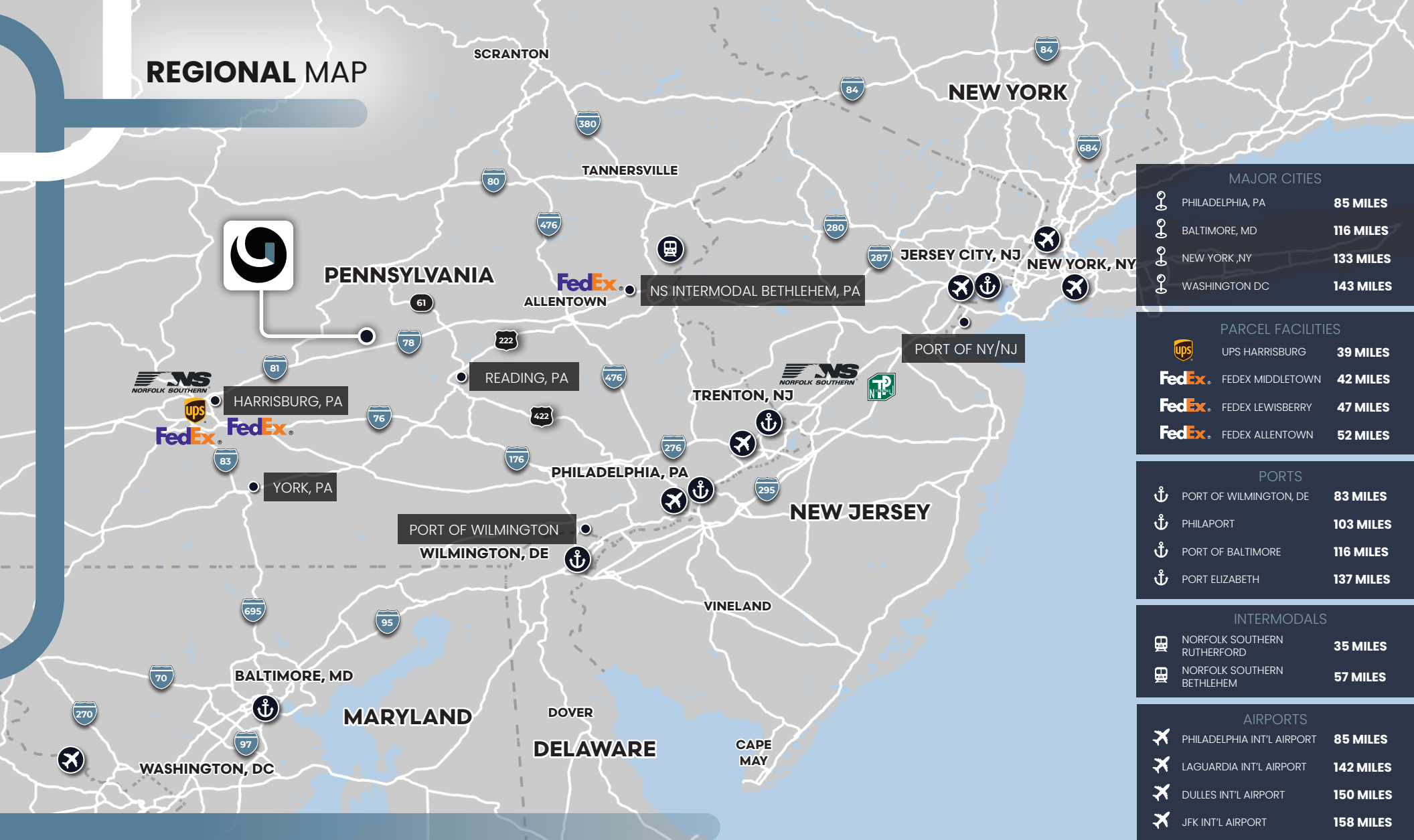
**\$19.29** Average Earnings  
(Hourly)

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



## MAJOR CITIES

	PHILADELPHIA, PA	85 MILES
	BALTIMORE, MD	116 MILES
	NEW YORK, NY	133 MILES
	WASHINGTON DC	143 MILES

## PARCEL FACILITIES

	UPS HARRISBURG	39 MILES
	FEDEx MIDDLETOWN	42 MILES
	FEDEx LEWISBERRY	47 MILES
	FEDEx ALLENTOWN	52 MILES

## PORTS

	PORT OF WILMINGTON, DE	83 MILES
	PHILAPORT	103 MILES
	PORT OF BALTIMORE	116 MILES
	PORT ELIZABETH	137 MILES

## INTERMODALS

	NORFOLK SOUTHERN RUTHERFORD	35 MILES
	NORFOLK SOUTHERN BETHLEHEM	57 MILES

## AIRPORTS

	PHILADELPHIA INT'L AIRPORT	85 MILES
	LAGUARDIA INT'L AIRPORT	142 MILES
	DULLES INT'L AIRPORT	150 MILES
	JFK INT'L AIRPORT	158 MILES

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