

# 47 Feick Industrial Drive

47 Feick Industrial Dr, Hamburg, PA 19526



Marcus & Millichap

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## BROKER OF RECORD

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## OFFERING SUMMARY

		
Listing Price <b>\$1,250,000</b>	Future Expansion to <b>15,000 SF</b>	Price/SF <b>\$171.37</b>

### FINANCIAL

Listing Price	\$1,250,000
Price/SF	\$171.37
Occupancy	Vacant

### PROPERTY

Square Feet	7,294 SF
Future Expansion to	15,000 SF
Lot Size	3.07 Acres (133,729 SF)
Year Built/Renovated	2000/-



# 47 FEICK INDUSTRIAL DRIVE

47 Feick Industrial Dr, Hamburg, PA 19526

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present 47 Feick Industrial Drive in Hamburg, PA, a 7,294 SF industrial building situated on a 3.07 acre parcel, offering a unique opportunity for owner-users and investors alike. Situated adjacent to a major Amazon fulfillment center, the property benefits from the economic activity and synergies created by its proximity to this e-commerce giant. This strategic location fosters a dynamic industrial ecosystem and access to a strong local labor market. The property boasts exceptional transportation connectivity, with seamless access to Interstate 78 and Route 61, ensuring efficient distribution and logistical operations. This makes it an ideal choice for businesses seeking a foothold in a well-connected regional market. The rising demand for small-bay industrial properties further enhances the appeal of this offering. With limited supply in this segment, 47 Feick Industrial Drive addresses the needs of smaller-scale operators, entrepreneurs, and service providers looking for versatile and manageable industrial space.

Equipped with 400A/480V 3-phase power and bus bars, the property is well-suited for a variety of industrial operations. It features a like-new 10-ton Kone crane and two drive-in doors, adding significant functionality for manufacturing, assembly, or warehousing uses. Additionally, the property includes a blow-out wall for specialized operational needs. Sitting on a spacious 3+ acre lot, there is ample room for future expansion, with the potential to increase the building size to 15,000 SF.

This property is especially attractive to owner-users due to its layout and vacant status, which allows for immediate occupancy. The 7,294 SF space provides a flexible footprint suitable for various uses, including light manufacturing, warehousing, distribution, and assembly. Located in Hamburg, PA, a market with consistent economic growth, low vacancy rates, and a strong industrial presence, the property is well-positioned within a thriving regional economy.

## INVESTMENT HIGHLIGHTS

- Equipped with 400A/480V 3-phase power
- Direct access to Interstate 78 and Route 61 ensures efficient logistics and regional reach.
- Situated on a 3.07-acre lot with room to expand the building to 15,000 SF.
- Adjacent to a major Amazon fulfillment center
- Equipped with a like-new 10-ton Kone crane and two drive-in doors.

## PROPERTY DETAILS // 47 Feick Industrial Drive

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### SITE DESCRIPTION

Assessors Parcel Number	28-4453-1166-92-91
Zoning	general industrial
Year Built/Renovated	2000/-

### CONSTRUCTION

Framing	Steel truss with insulated steel panel roof and walls
Roof	Standing seam metal roof
Clear Height	22'
Dock Doors	2
Rail Access	No
Power	400a/208 - 480v 3p 4w
Parking	Gravel parking area and driveway with concrete pads at drive doors

### MECHANICAL

HVAC	Gas-fired radiant heaters in warehouse, forced air heat and A/C in offices
Fire Protection	none

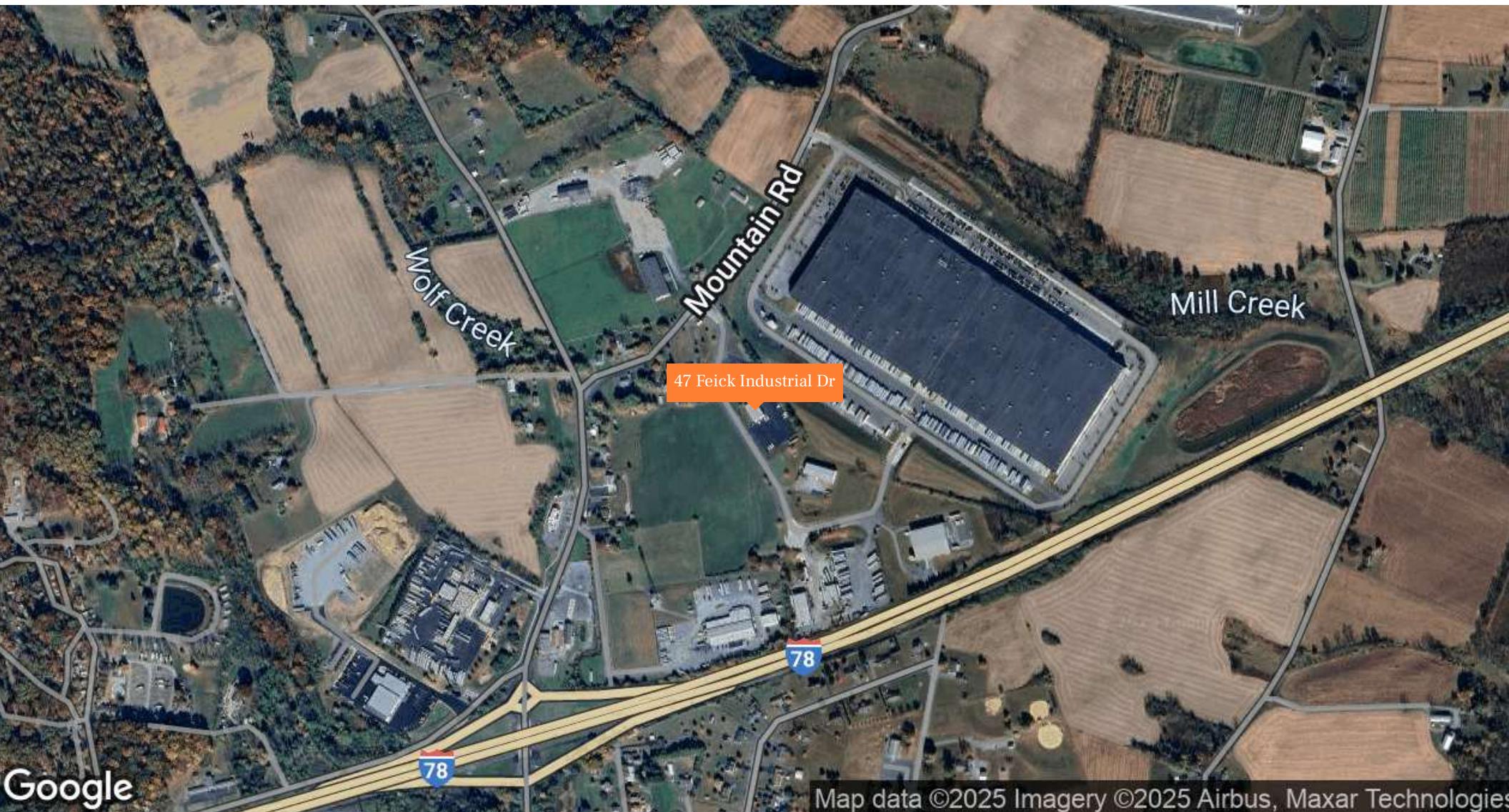
### UTILITIES

Electric	Met-Ed overhead service; 400A 480V 3-phase plus 200 A 230V on transformer
Sewer	Public
Water	Well on site
Lighting	Mix of fluorescent and mercury vapor in explosion-proof fixtures

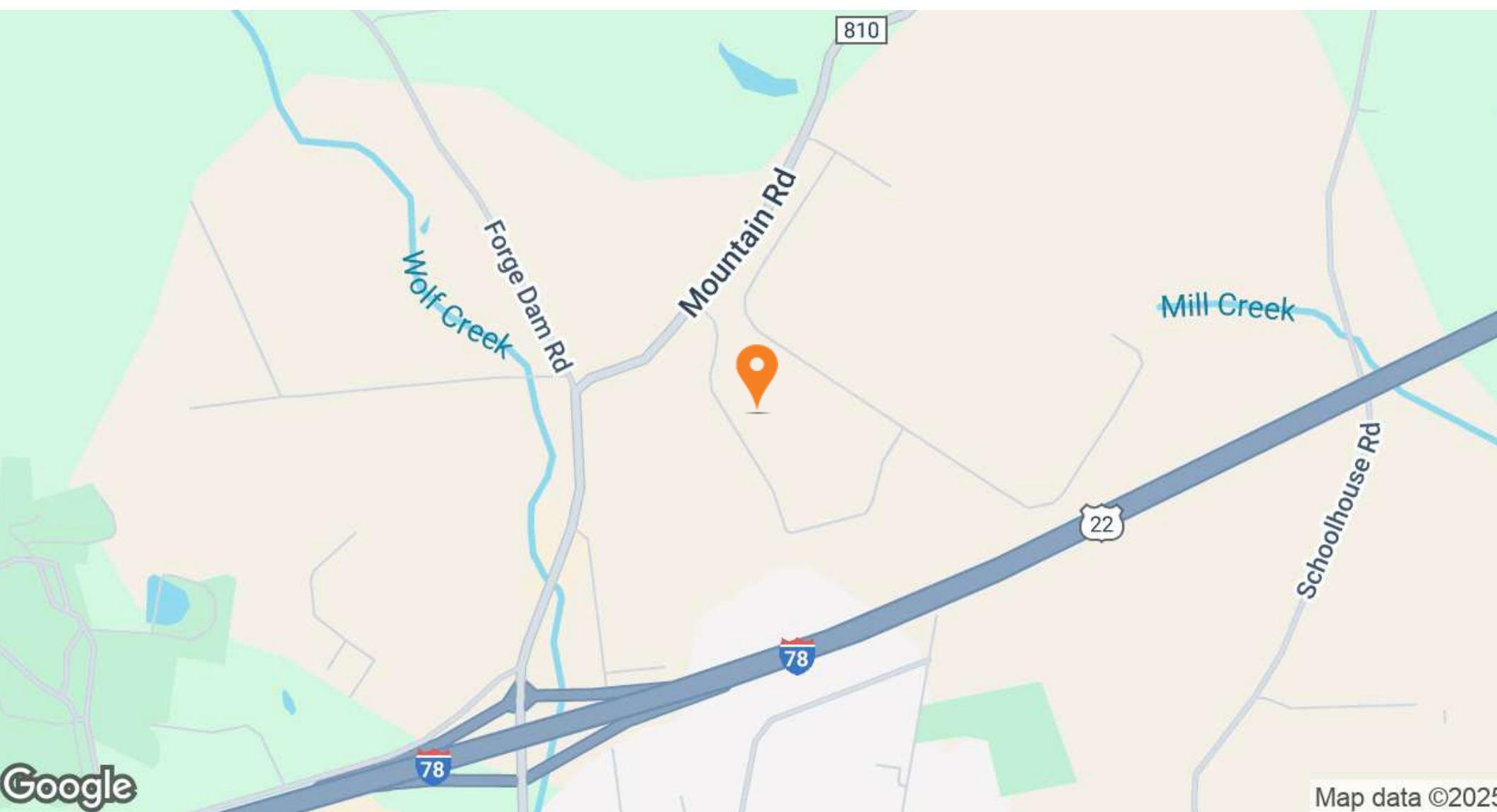


## REGIONAL MAP // 47 Feick Industrial Drive

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## 47 Feick Industrial Drive // LOCAL MAP



## SALE COMPS SUMMARY // 47 Feick Industrial Drive

	SUBJECT PROPERTY	PRICE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
	<b>47 Feick Industrial Drive</b> 47 Feick Industrial Dr Hamburg, PA 19526	\$1,250,000	7,294 SF	\$171.37	3.07 AC	On Market
	SALE COMPARABLES	PRICE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
	<b>15 Breezy Park Dr</b> Breezy Park Dr Fleetwood, PA 19522	\$1,140,000	6,030 SF	\$189.05	2.52 AC	04/01/2024
	<b>3716 Cresent ct W</b> 3176 Crescent Ct W Hokendauqua, PA 18052	\$2,050,000	9,094 SF	\$225.42	0.52 AC	05/06/2024
	<b>117 E 4th street</b> 117 E 4th St Bethlehem, PA 18015	\$2,000,000	12,000 SF	\$166.67	0.53 AC	10/26/2023
<b>AVERAGES</b>		<b>\$1,730,000</b>	<b>9,041 SF</b>	<b>\$193.71</b>	<b>1.19 AC</b>	-

## 47 Feick Industrial Drive // DEMOGRAPHICS

POPULATION	1 Mile	5 Miles	20 Miles
<b>2028 Projection</b>			
Total Population			
519	6,988	496,573	
<b>2023 Estimate</b>			
Total Population			
519	6,983	493,500	
<b>2020 Census</b>			
Total Population			
498	6,870	496,099	
<b>2010 Census</b>			
Total Population			
538	6,970	477,173	
<b>Daytime Population</b>			
2023 Estimate			
326	5,522	462,016	
HOUSEHOLDS	1 Mile	5 Miles	20 Miles
<b>2028 Projection</b>			
Total Households			
213	2,610	190,093	
<b>2023 Estimate</b>			
Total Households			
214	2,609	188,498	
Average (Mean) Household Size			
2.5	2.6	2.5	
<b>2020 Census</b>			
Total Households			
214	2,608	187,619	
<b>2010 Census</b>			
Total Households			
221	2,621	181,357	

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	20 Miles
<b>2023 Estimate</b>			
\$200,000 or More			
4.2%	4.1%	5.0%	
\$150,000-\$199,999	6.4%	7.0%	6.1%
\$100,000-\$149,999	18.9%	17.6%	16.2%
\$75,000-\$99,999	17.6%	18.2%	14.6%
\$50,000-\$74,999	19.9%	19.5%	19.4%
\$35,000-\$49,999	14.6%	13.1%	12.6%
\$25,000-\$34,999	5.8%	6.9%	8.1%
\$15,000-\$24,999	4.9%	5.8%	8.4%
Under \$15,000	7.7%	7.7%	9.6%
Average Household Income	\$92,354	\$88,118	\$85,149
Median Household Income	\$71,427	\$71,192	\$64,169
Per Capita Income	\$38,034	\$33,104	\$32,993
POPULATION PROFILE	1 Mile	5 Miles	20 Miles
<b>Population By Age</b>			
2023 Estimate Total Population			
519	6,983	493,500	
Under 20	20.6%	21.3%	25.0%
20 to 34 Years	14.5%	15.7%	18.9%
35 to 39 Years	6.6%	5.9%	6.2%
40 to 49 Years	13.1%	12.5%	11.7%
50 to 64 Years	24.5%	24.8%	20.0%
Age 65+	20.8%	19.9%	18.2%
Median Age	46.4	45.9	39.9
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+			
389	5,142	339,119	
Elementary (0-8)	5.5%	5.2%	5.3%
Some High School (9-11)	7.7%	8.2%	8.6%
High School Graduate (12)	42.6%	43.5%	39.7%
Some College (13-15)	14.7%	15.1%	15.3%
Associate Degree Only	15.0%	11.7%	8.8%
Bachelor's Degree Only	9.6%	10.8%	14.3%
Graduate Degree	4.9%	5.6%	7.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes			
30.0	30.0	26.0	

# DEMOGRAPHICS // 47 Feick Industrial Drive



## POPULATION

In 2023, the population in your selected geography is 493,500. The population has changed by 3.42 since 2010. It is estimated that the population in your area will be 496,573 five years from now, which represents a change of 0.6 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 39.9, compared with the U.S. average, which is 38.7. The population density in your area is 392 people per square mile.



## HOUSEHOLDS

There are currently 188,498 households in your selected geography. The number of households has changed by 3.94 since 2010. It is estimated that the number of households in your area will be 190,093 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 2.5 people.



## INCOME

In 2023, the median household income for your selected geography is \$64,169, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 24.59 since 2010. It is estimated that the median household income in your area will be \$75,348 five years from now, which represents a change of 17.4 percent from the current year.

The current year per capita income in your area is \$32,993, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$85,149, compared with the U.S. average, which is \$100,106.



## EMPLOYMENT

In 2023, 243,142 people in your selected area were employed. The 2010 Census revealed that 55.3 percent of employees are in white-collar occupations in this geography, and 26.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



## HOUSING

The median housing value in your area was \$196,893 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 130,077.00 owner-occupied housing units and 51,288.00 renter-occupied housing units in your area.



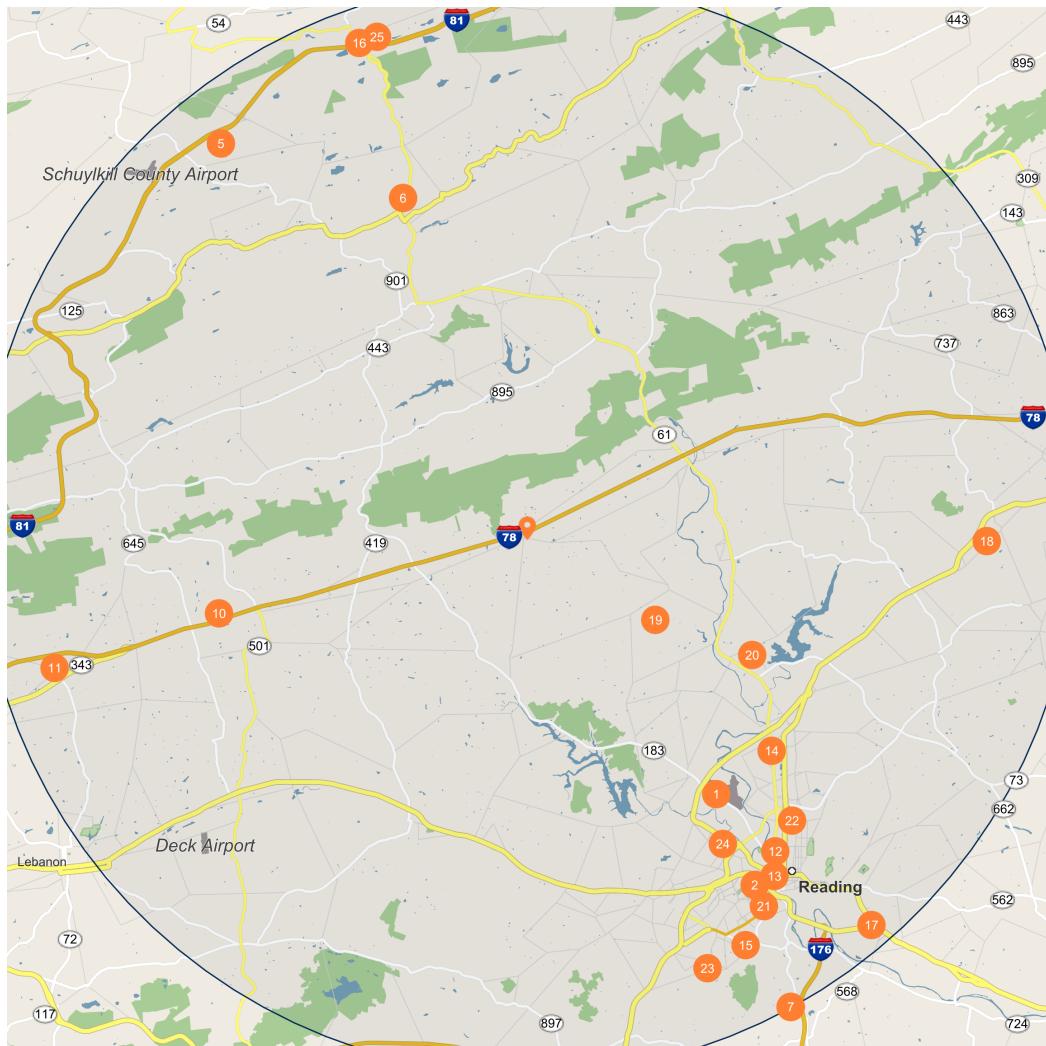
## EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 7.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 14.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 8.8 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 39.7 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 15.3 percent in the selected area compared with the 20.1 percent in the U.S.

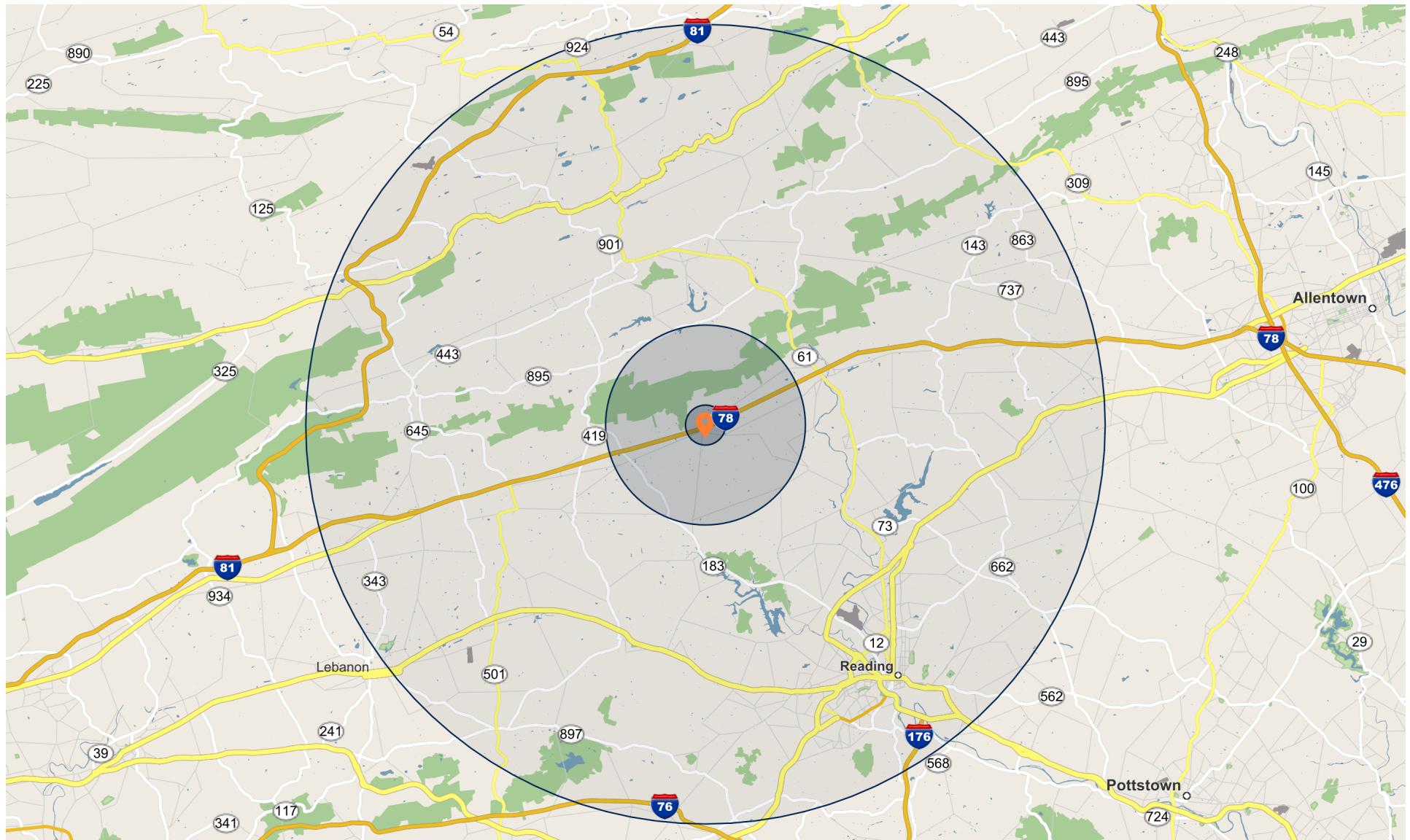
## 47 Feick Industrial Drive // DEMOGRAPHICS

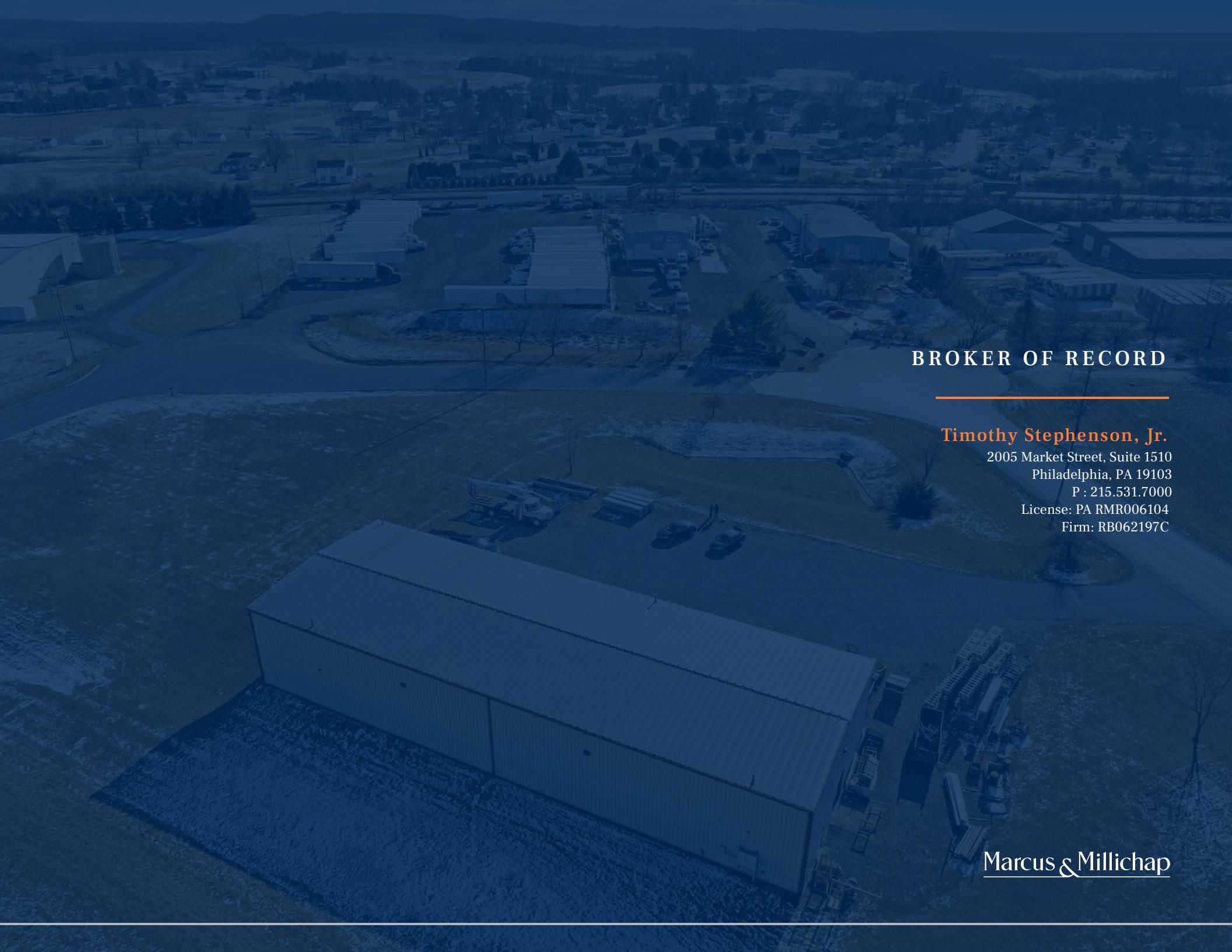


### Major Employers

	Employees
1 Penn State Health	4,935
2 Tower Health-Reading Medical Center	3,600
3 Reading Hospital	3,500
4 Ic Compliance LLC-Talentwave	2,500
5 Wegmans Food Markets Inc	2,226
6 Eeg Inc-Empire Education Group	1,900
7 Worley of Virginia Inc-Worleyparsons	1,700
8 Penske Truck Leasing Corp-Penske	1,200
9 Penske Truck Leasing Co LP-Penske	1,169
10 Samsung Electronics Amer Inc-Samsung Warehousing PA	1,010
11 Farmers Pride Inc-Bell & Evans	1,000
12 County of Berks-Berks County Clerk of Courts	1,000
13 Reading Area Community College	991
14 UGI Hvac Enterprises Inc-Servicemark	917
15 Penske Realty Inc-Penske	900
16 Pennsylvania Dept Corrections-SCI Frackville	873
17 Boscovs Department Store LLC-Boscovs	850
18 Kutztown University PA-Starbucks Licensed Store	831
19 Berks County Intermediate-12th & Marion School Age Ctr	771
20 Ashley Furniture Inds LLC-Ashley Furniture	739
21 Reading Truck Body LLC	700
22 Sweet Street Desserts Inc	690
23 Hubbell Incorporated Delaware	604
24 Gold Merger Sub LLC	593
25 Canteen Vending	591

## DEMOGRAPHICS // 47 Feick Industrial Drive



The background image is an aerial photograph of a large industrial or commercial complex. It features several large, modern buildings with dark roofs, including a prominent long building with a corrugated metal roof. There are multiple parking lots with many vehicles, including several white delivery trucks. The complex is situated in a rural or semi-rural area with fields, trees, and a small town visible in the distance. The overall scene is a mix of industrial activity and natural landscape.

## BROKER OF RECORD

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