



29 LUDWIG COURT  
SHOEMAKERSVILLE, PA 19555

HAMBURG COMMERCE PARK







### OFFERING SUMMARY

Available SF	<b>150,000 - 600,000 SF</b>
Lease Rate	<b>Negotiable</b>
Building Size	<b>1,240,013 SF</b>
Building Class	<b>A</b>
Lot Size	<b>66.731 Acres</b>
Year Built	<b>2023</b>
Submarket	<b>Lehigh Valley West</b>
County	<b>Berks</b>
Municipality	<b>Perry Twp</b>
Zoning	<b>Commercial Light Industrial (CLI)</b>

### PROPERTY HIGHLIGHTS

- New tilt up concrete construction of class A industrial cross dock warehouse space with 150,000 - 600,000 SF available within Hamburg Commerce Park, a newly developed park with first in class design features
- Short term and flexible overflow arrangements available
- Third party (3PL) account management services available by building operator
- Building features 3,382 SF spec office, 40' clear height, 81 dock doors, 4 drive in doors, & ample parking / trailer storage
- Berks County is a strong logistics hub due to close proximity to major east coast ports and abundant blue collar labor force
- Situated at **61** @ **78** with immediate connection to nationally recognized **81** corridor with easy access to **76** **TURN PIKE** **95** **83**
- Join corporate neighbors Pepsi / Frito-Lay, Kimberly Clark, Niagra Bottling, Allen Distribution, S. Walter Packaging, Revolve, Acadian Crossing Consumer Products, and Cardinal Logistics Management

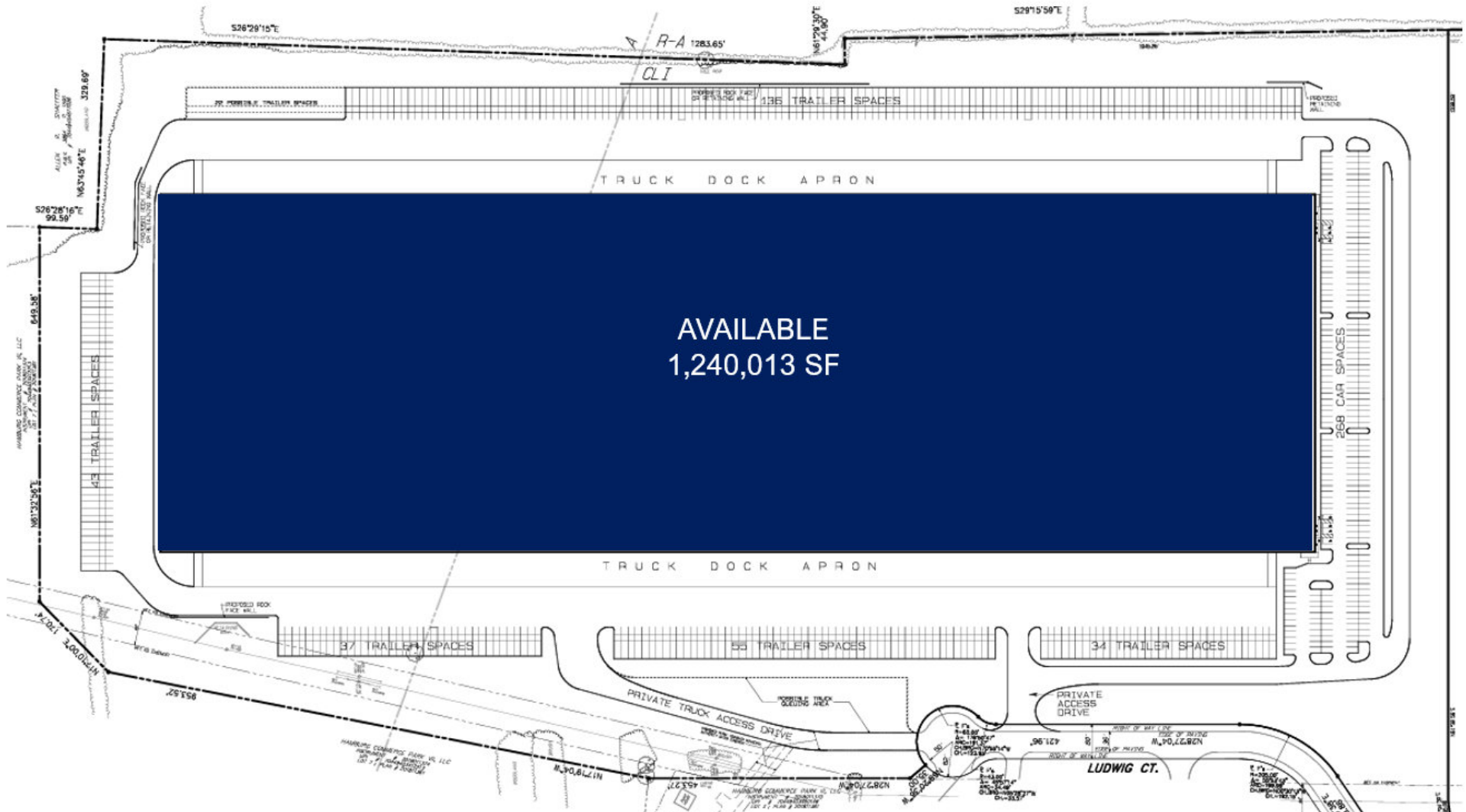
### PROPERTY DETAILS

<b>Property Address</b>	29 Ludwig Ct Shoemakersville, PA 19555
<b>Property Type</b>	Industrial
<b>Lot Size</b>	66.73 AC
<b>Building Size</b>	1,240,013 SF
<i>Office SF</i>	3,382 SF (expandable)
<b>Dimensions</b>	620' x 2,000'
<b>Construction</b>	Insulated Precast
<b>Roof</b>	60 Mil TPO
<b>Floor</b>	7" Slab
<b>Loading Configuration</b>	Cross-Dock
<b>Dock Doors</b>	81 (9' x 10') w/ 45k Lb Levelers Bumpers, Seals, & Z-Guards
<b>Drive-in Doors</b>	4 (14' x 16')
<b>Car Parking</b>	+/- 268 Expandable
<b>Trailer Storage</b>	+/- 304 Expandable to 326 Total
<b>Truck Court</b>	185' w/ 60' Apron
<b>Clear Height</b>	40' Min
<b>Column Spacing</b>	50' x 58' w/ 28' End Bay Speed Bay: 60' x 58'
<b>Lighting</b>	LED w/ Motion Sensors (30FC at 36" AFF)
<b>Sprinkler System</b>	ESFR (K-25 Heads)
<b>Power</b>	4,000 Amp
<b>HVAC</b>	Code Min. W/ 9 Big Ass Fans in Each Speed Bay (18 Total)

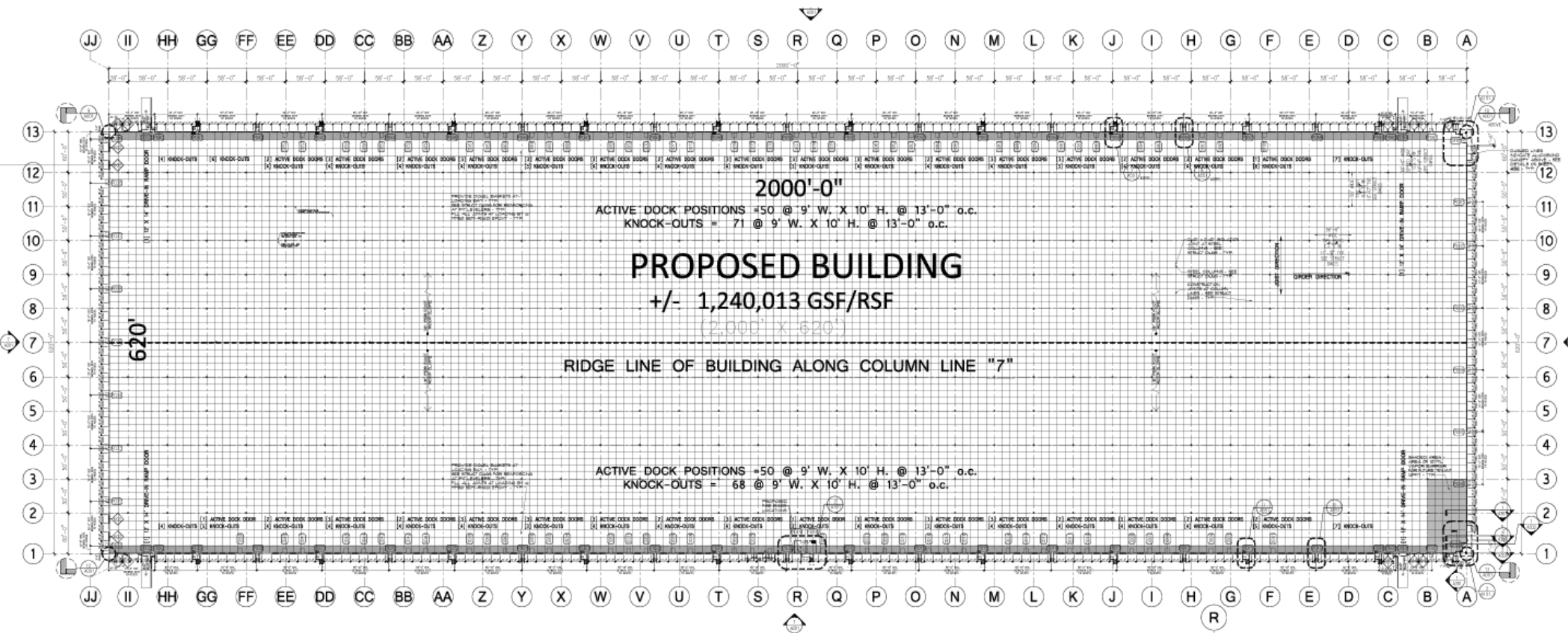




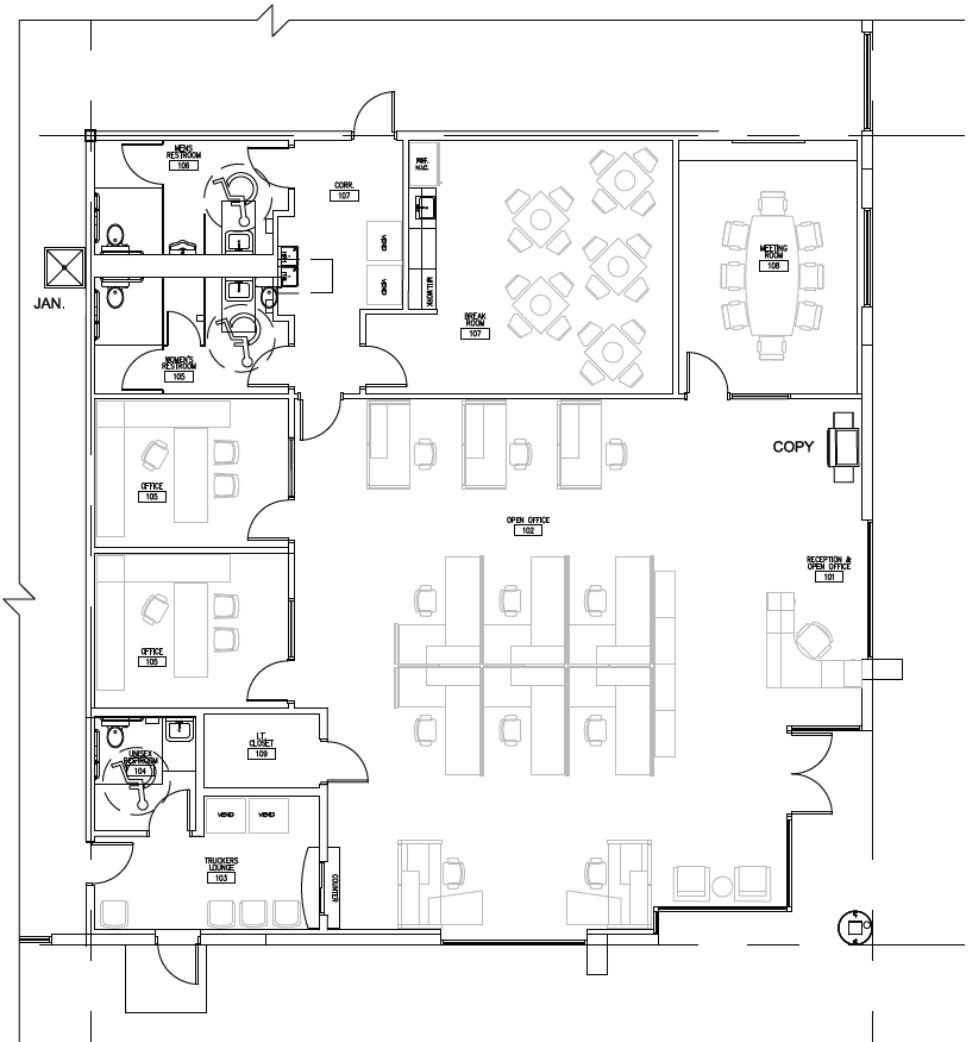
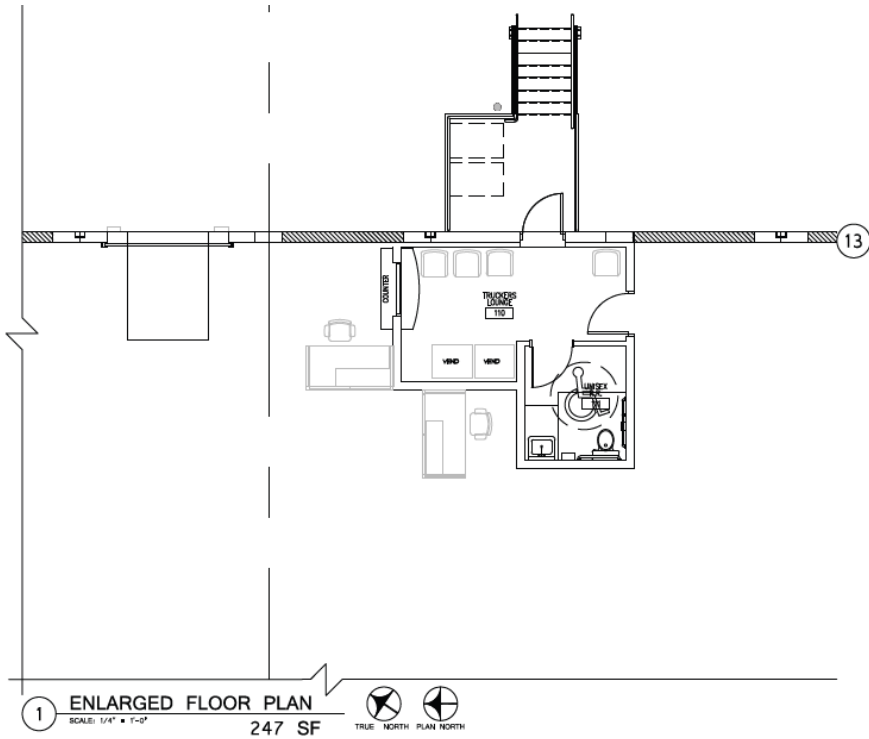
### SITE PLAN



### FLOOR PLAN



### OFFICE PLAN







# HAMBURG COMMERCE PARK

**DISTRIBUTION FACILITY  
FOR LEASE**

**AERIAL**



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
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**LANDMARKCR.COM**





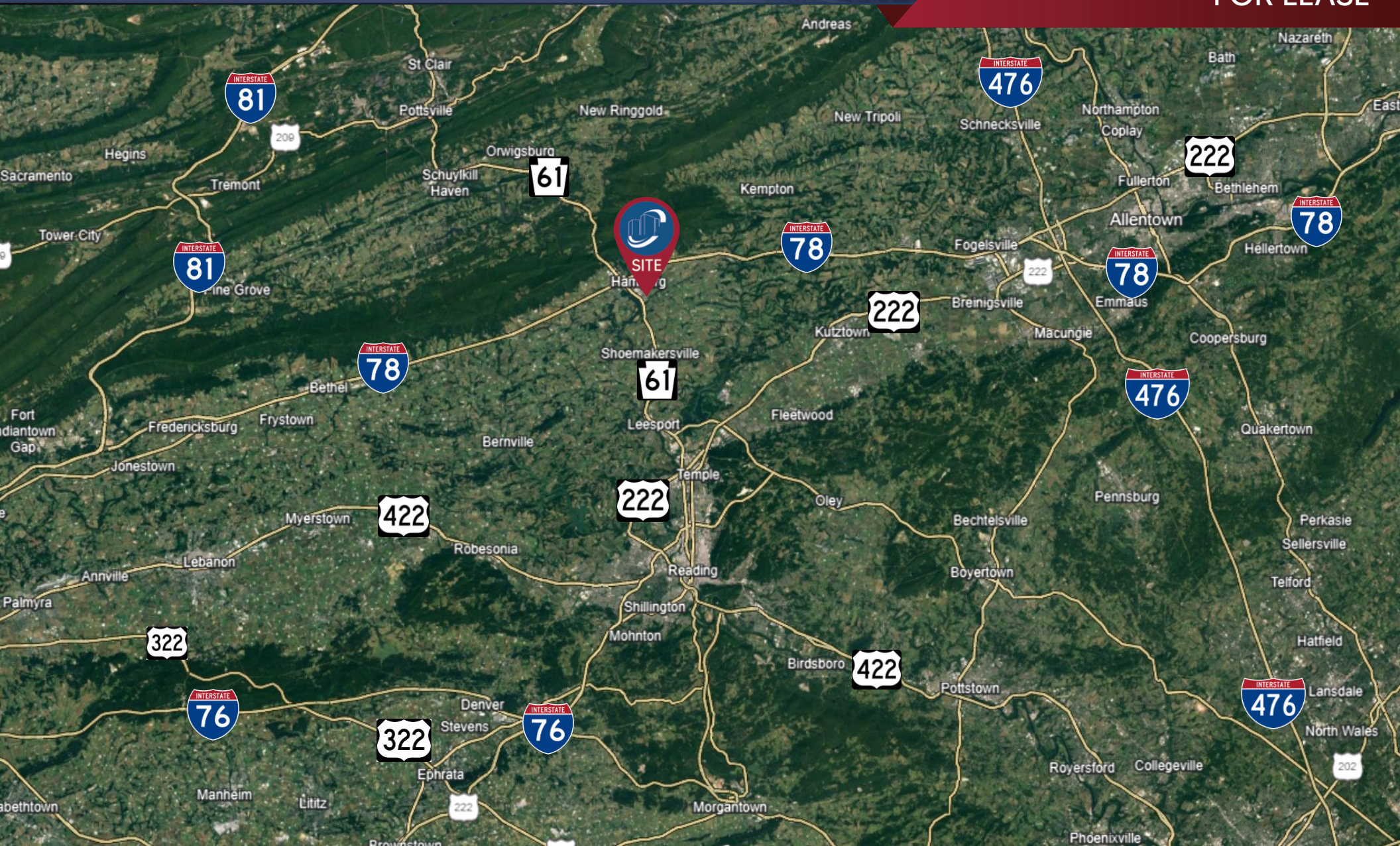
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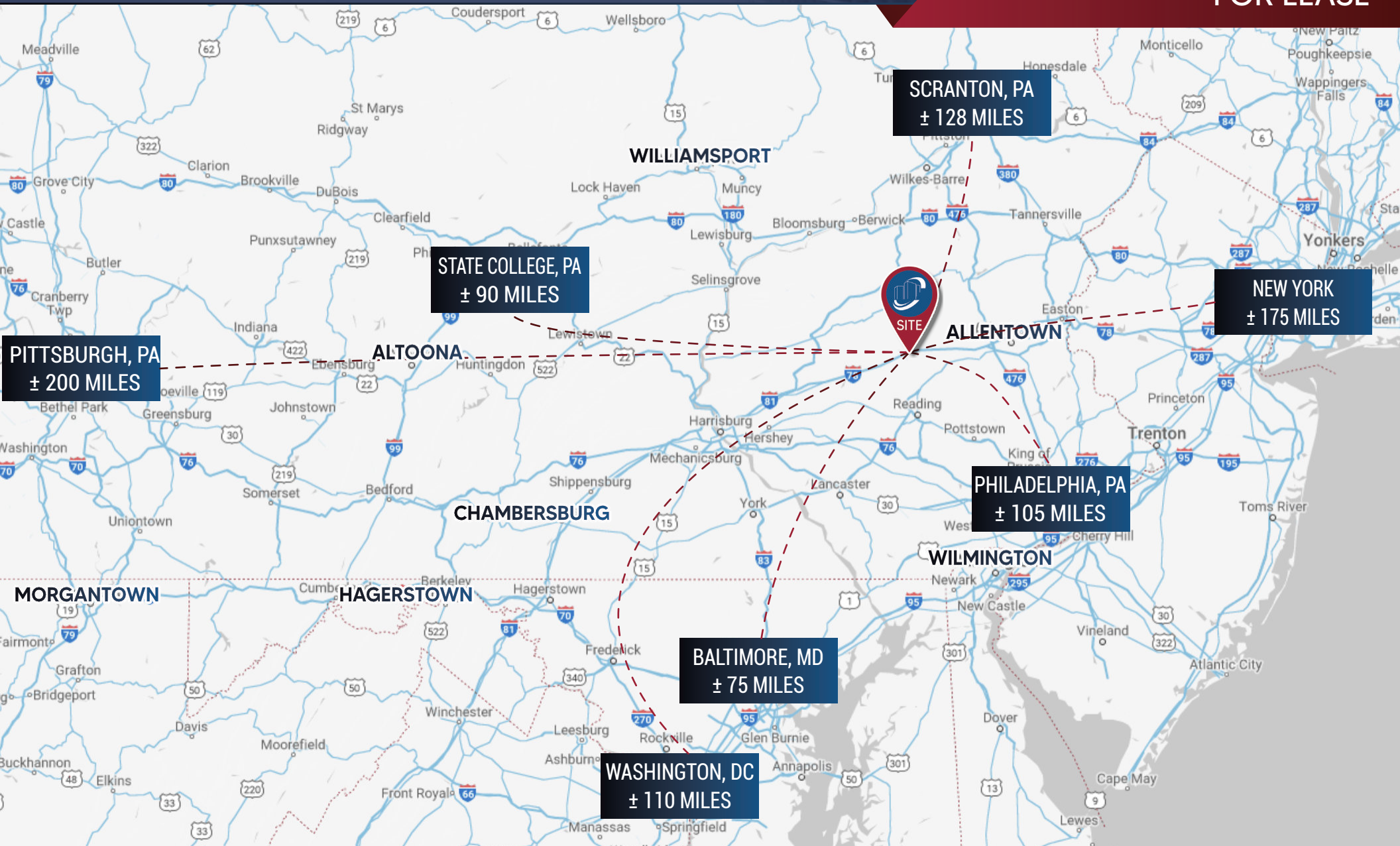
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### AREA OVERVIEW

**BERKS COUNTY** is located in the southeastern portion of Pennsylvania. The County is a diamond-shaped area of 864 square miles. The County seat, which is the City of Reading, is 56 miles northwest of Philadelphia. Berks County is bordered by Schuylkill County to the north, to the west by Lebanon and Lancaster Counties, to the east by Lehigh County, and to the south by Chester and Montgomery Counties. Despite its closeness to the Philadelphia Metropolitan Area, it is considered part of Pennsylvania's Dutch Country. Through numerous Federal and State highways and turnpikes, the County is linked to other major cities such as New York (125 miles) and Baltimore (97 miles). Sections of the Blue and South Mountains, which are ridges of the Appalachian Mountain chain.

Reading is the fifth most populated city in the state, after Philadelphia, Pittsburgh, Allentown and Erie, and the sixth most-populous municipality. Reading was founded in 1733 as it was at the intersection of two great valleys. In 1748, the town was laid out by Thomas and Richard Penn, the sons of William Penn. The name was chosen after Penn's own county seat, Reading, in Berkshire, England. In 1752, Reading became the county seat of Berks. During the French and Indian war, Reading became a military base for a chain of forts along the Blue Mountains. In 1833 the Philadelphia & Reading Railroads was incorporated and provided a century of prosperity for the area.

Today, Reading is a city pulsating with industrial life. It is also well equipped with agencies that represent civilization at it's best—churches, hospitals, clubs, fraternal societies, recreational centers, schools and colleges, a historical society, an art institute as well as a daily newspaper. Reading claims the distinction of a symphony orchestra, two choral societies, a chamber musical ensemble, a civic opera company and many other excellent music groups that have contributed to the city's prestige as a center of art and culture.



2022 ESTIMATED POPULATION **430,449**

### DEMOGRAPHICS



**MEDIAN AGE**



**AVERAGE HOUSEHOLD INCOME**



**AVERAGE TRAVEL TIME TO WORK**



**EST TOTAL EMPLOYEES (ALL INDUSTRIES)**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.