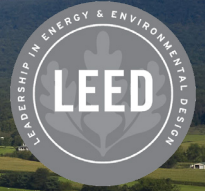


BETHEL

INDUSTRIAL CENTER @
9141 OLD U.S. 22, BETHEL, PA



www.bethelindustrialcenter78.com



587,100 SF Available for Lease

Available Immediately Occupancy Ready Improvements

- ±6,000 SF main office
- ±750 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 ±40 chargers

Ownership Group



Listing Agent



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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

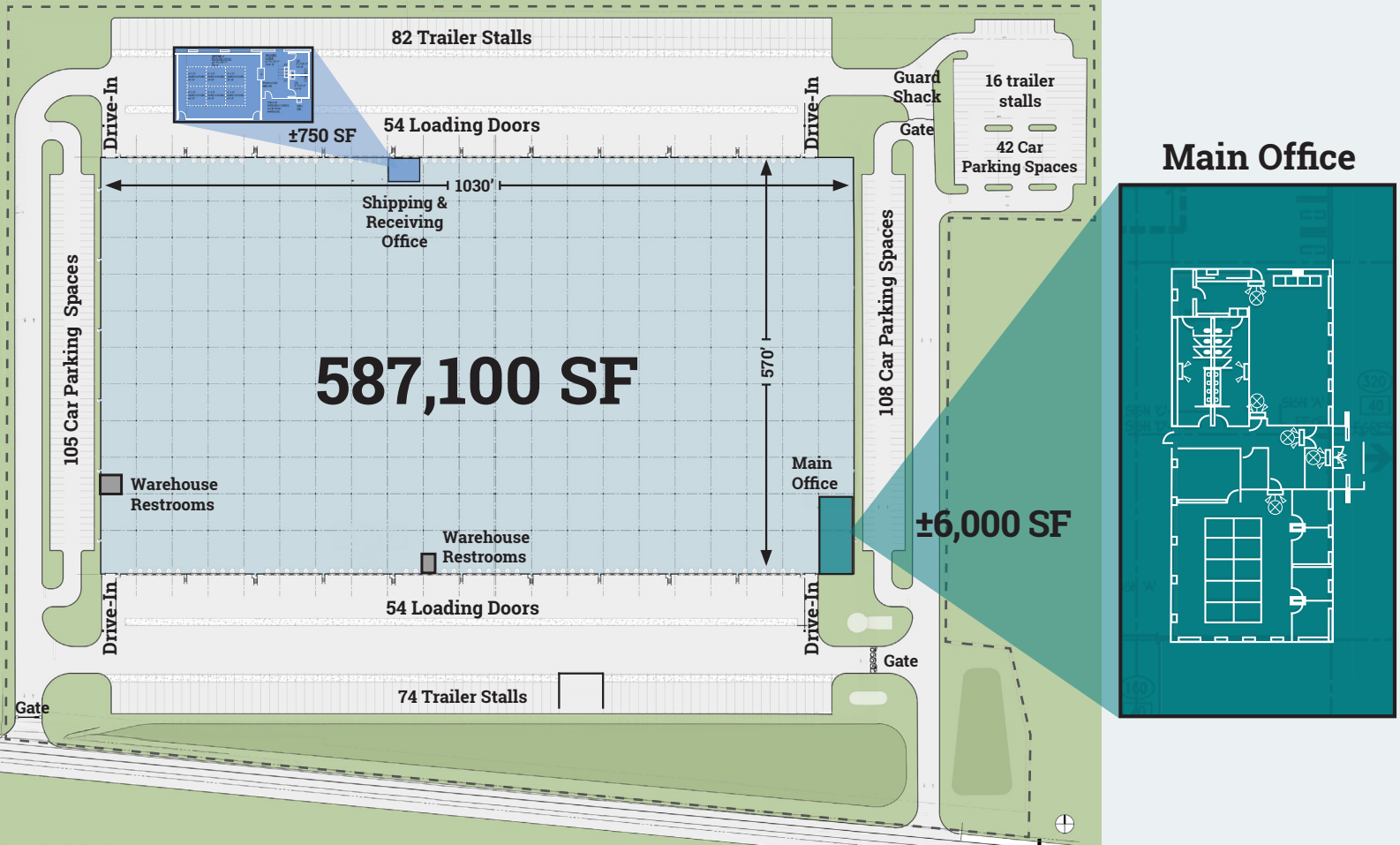
Saddle Creek
LOGISTICS SERVICES

MAX FINKELSTEIN INC
MFI
WHOLESALE TIRE DISTRIBUTOR

CEVA
LOGISTICS

reckitt

Pregis



Land Area	44.60 Acres	Trailer Parking	172 dedicated stalls
Building Area	587,100 SF – 1,030' (width) x 570' (depth)	Truck Court	135' truck court (depth) with 8" reinforced concrete dolly pad
Column Spacing	50' (depth) x 57'3" (width) typical with 60' (depth) speed bays	Site Security	Site is fully secured with 6' fencing, 3 gated entrances, and a pre-fab guardhouse
Clear Height	40' clear	Floor	6" Ductilcrete
Main Office	±6,000 SF of main office and restrooms	Sprinkler System	ESFR system
S/R Office	±750 SF shipping/receiving office along the dock wall with two (2) single-stall restrooms and secured driver entrance	Lighting	LED fixtures on motion sensors
Warehouse Restrooms	Two (2) men's and women's remote restroom pods	HVAC	Rooftop mounted Cambridge hot air rotation units
Dock Doors	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.	Roof	60-mil fully adhered TPO roofing system
Drive-In Doors	4 (12' x 14') electric operated drive-in doors	Power	Switchgear and panels designed to accommodate a 3,000A, 480-v, 3-phase, 4-wire service. Existing transformer provides ±1,200A.
Car Parking	255 spaces		



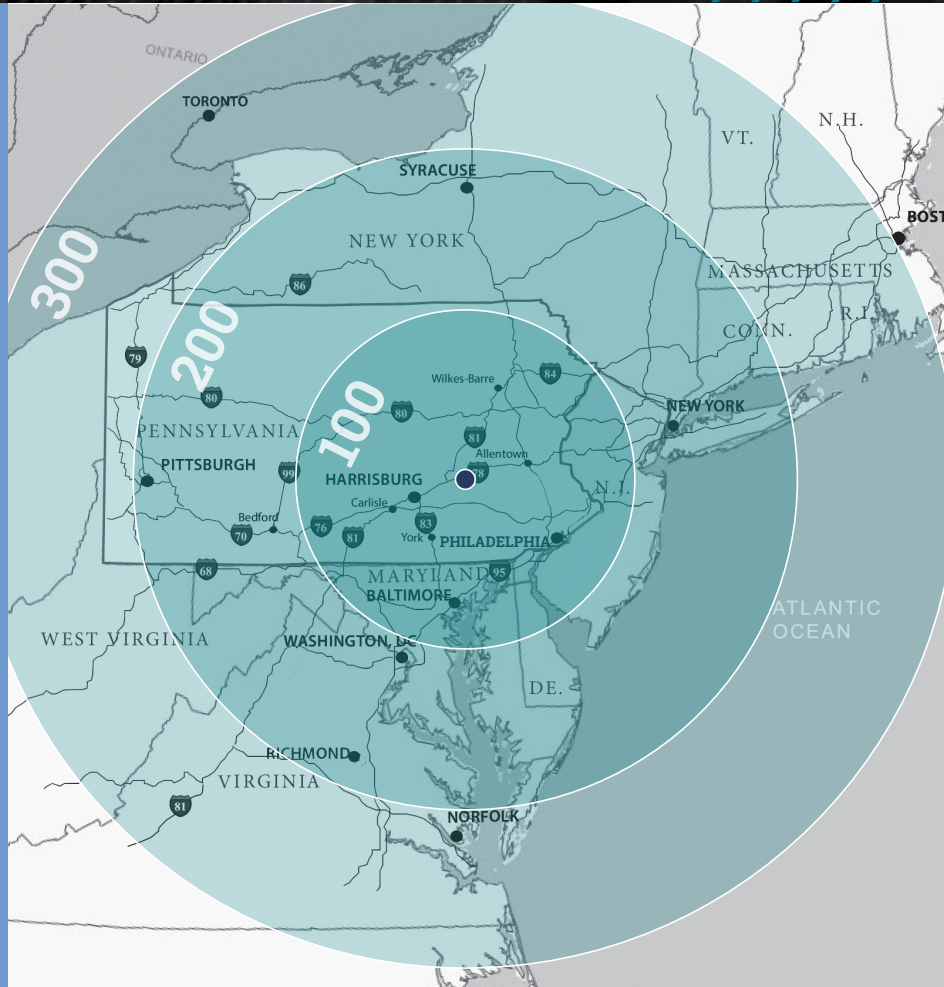
LEED certified

Site Plan & Building Specifications

BETHEL

INDUSTRIAL CENTER @ 
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	Distance (mi)	Drive Time (hrs)
DISTANCES TO CITIES		
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.
DISTANCES TO INTERMODAL		
Norfolk Southern Lucknow	40	40 min.
Norfolk Southern Rutherford	41	40 min.
Norfolk Southern Bethlehem	54	50 min.
DISTANCES TO PORTS		
Port of Philadelphia	90	1 hr.35 min.
Port of Baltimore	120	2 hr.
Ports of NY/NJ	123	2 hr.
DISTANCES TO PARCEL		
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

For leasing inquiries, please contact:

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