



INDUSTRIAL PROPERTY FOR SALE & LEASE

252,448 SF on 24.30 Acres

100 Industrial Drive
Hamburg, PA 19526



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

PROPERTY OVERVIEW



PROPERTY DETAILS

BUILDING SIZE (SF)

- 250,000
- **Office/Support Area:** 27,500
- **Production/Warehouse Areas:** 222,500

LAND AREA (AC)

- 24.3

MUNICIPALITY

- Tilden Township, Berks County

ZONING

- C-2, General Commercial

DATE OF CONSTRUCTION

- +/- 1994 Additions in approximately 1996 and 2005

CLEAR HEIGHT (NOMINAL/ APPROXIMATE):

- **WEST WAREHOUSE AREAS:** Eave | Beam: 21'-7"; Deck: 25'3", **Center** | Beam: 23'-11"; Deck: 27'6"
- **ADDITION, MID-EAST: Eave** | Beam: 18'-4"; Deck: 20'-10", **Center** | Beam: 25'-0"; Deck: 27'-10"
- **ADDITION, EAST, WAREHOUSE: Eave** | Beam: 28'-10"; Deck: 31', **Center** | Beam: 29'10"; Deck: 32'-3"
- **LOADING DOCK AREA:** Beam: 15'-8"; Deck: 19'

COLUMN SPACING (NOMINAL/ APPROXIMATE):

- **West Warehouse Areas:** 74'-6" x 24'-6"
- **Addition, Mid-East:** 50' x 38'-4"

EMERGENCY POWER

- Baldor natural gas-fired emergency generator

ELECTRIC

- Primary electric service to the building is supplied at 13,200V and fed to two Substation rooms. At each Substation room there are two pairs of transformers and main Switchboards, with power transformed to 480/ 277 V at one and to 208/ 120 V at the other.
- **Supplied by:** Met-Ed, **Primary, V:** 13,200 V, **Secondary, V:** 480/ 277 V and 208/ 120 V, **Phase:** 3
- **Capacity (KVA):** Substation 1 (480 V) 2,000, Substation 1A (208V) 1,000, Substation 2 (480V) 1,500, Substation 2A (208V) 750, **Total, KVA:** 5,250

NATURAL GAS

- Supplied by: UGI

WATER / SEWER

- **Water** | Supplied by: Blue Mountain Water Cooperative
- **Sewer** | Supplied by: Tilden Township/Tilden Sewer Fund

HEATING, AIR CONDITIONING AND VENTILATION:

- HVAC is provided substantially throughout the building by water source heat pumps, air rotation units, and split systems. The water source heat pumps are suspended throughout the main Production Areas to condition the space for the operation. Gas-fired unit heaters are at warehouse and loading dock areas.

FIRE PROTECTION

- Fully Protected, Sprinklered, wet-system; City pressure and FM-200 Fire Suppression System at Server Room

PARKING SPACES

- Approximately 336, **ADA spaces:** 6

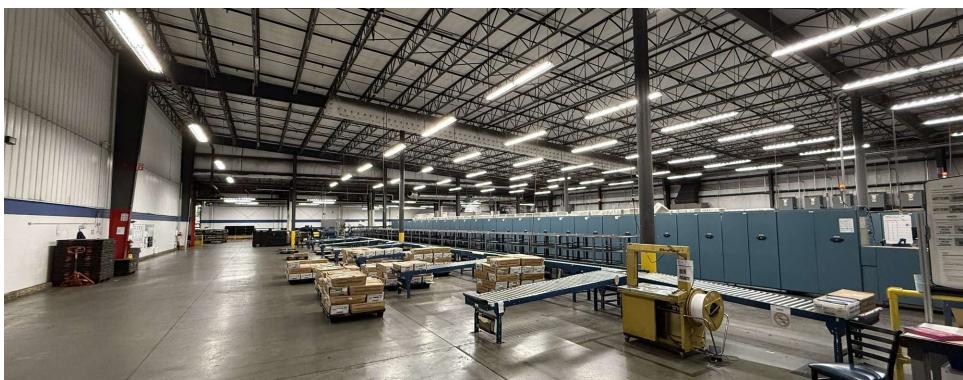
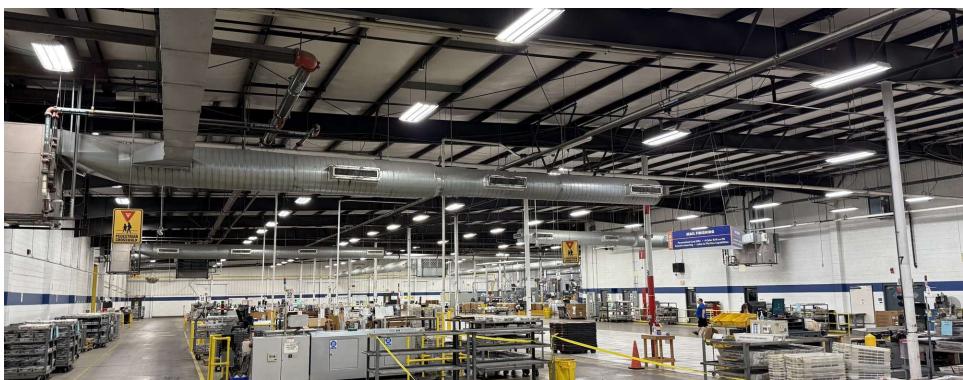
TRUCK LOADING

- **Loading Docks:** 25 Dock levelers and seals, **Drive-In:** 1

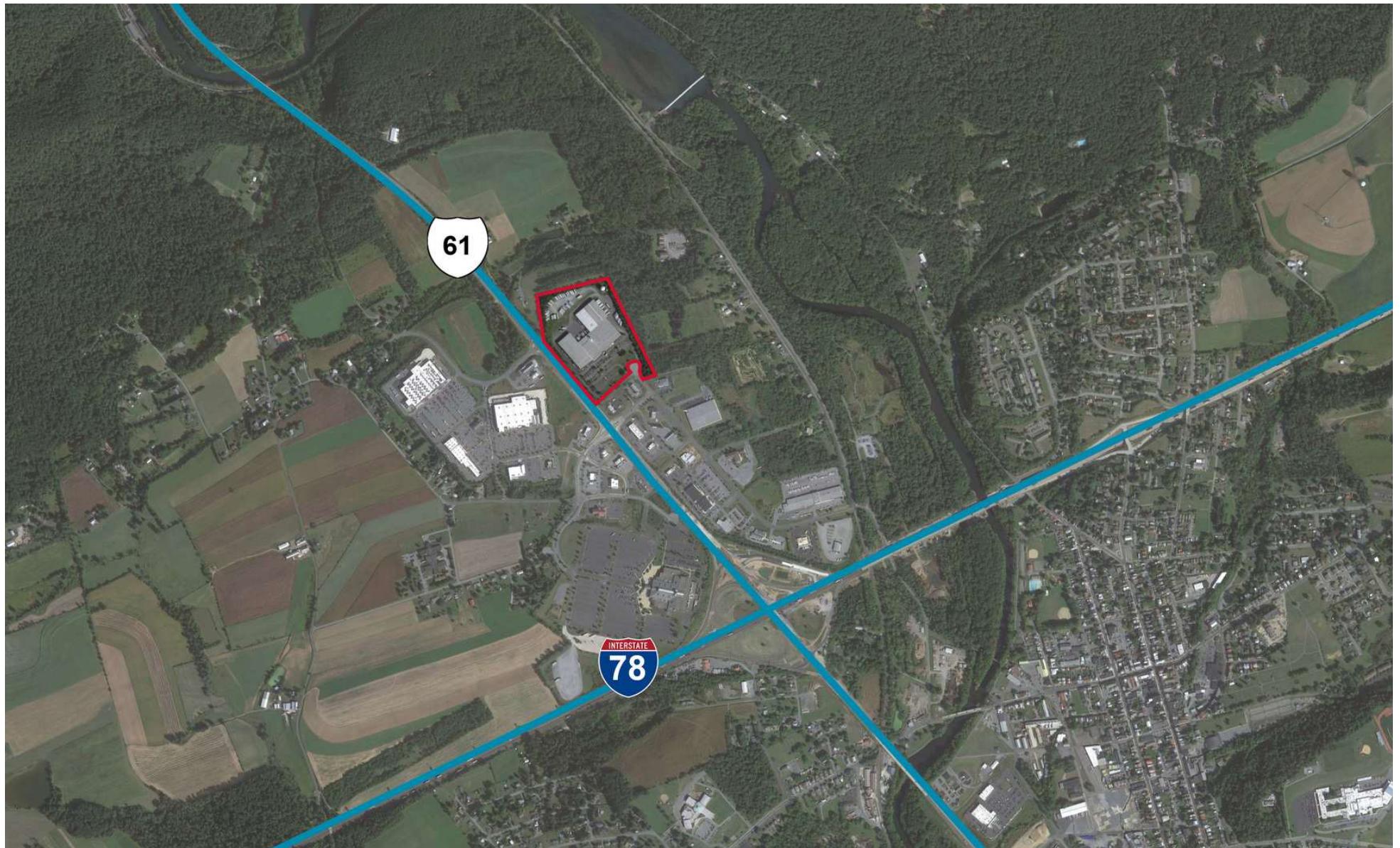
TRAILER STORAGE

- Space available for more than approximately 50 trailers.

INTERIOR PHOTOS



AERIAL MAP

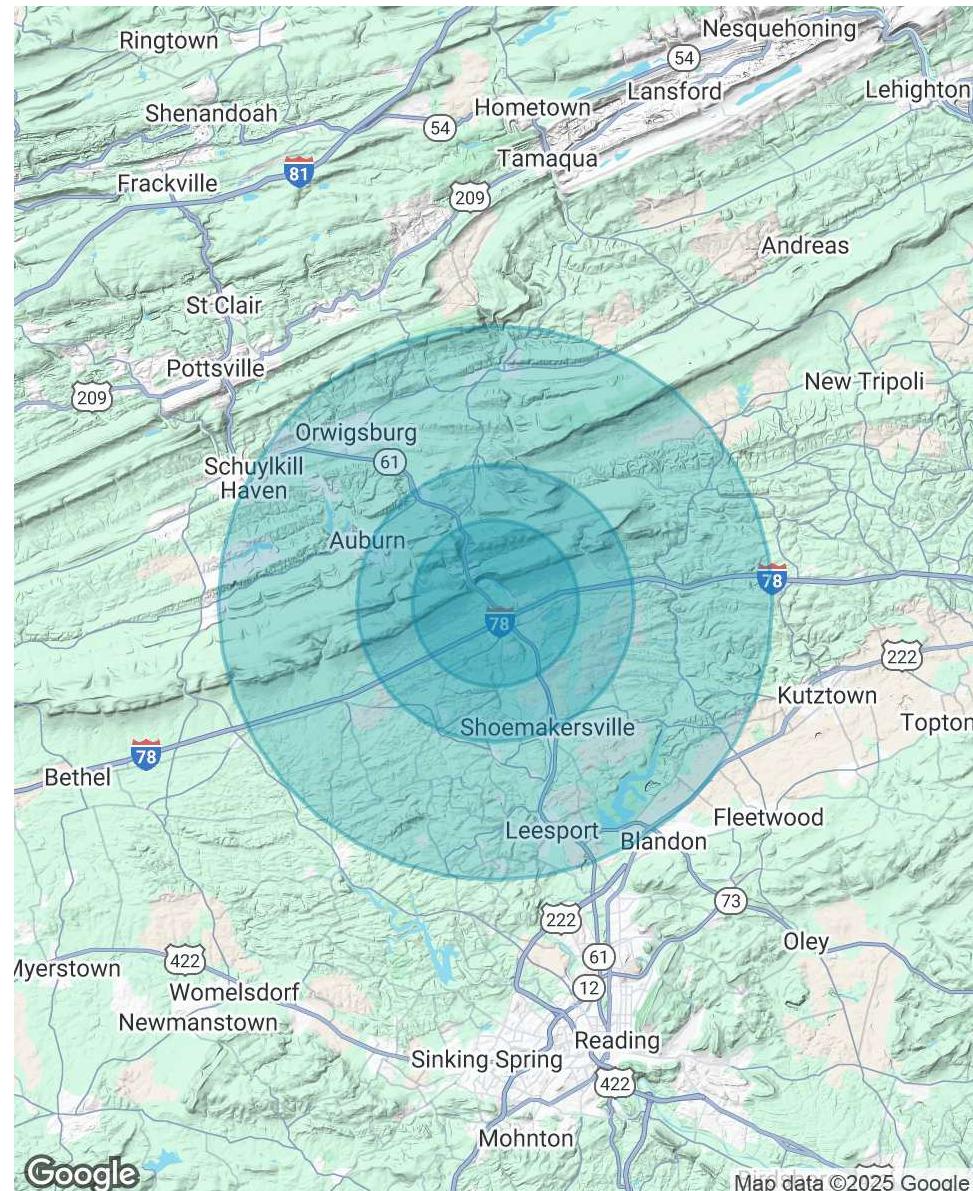


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,634	14,567	43,433
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,631	6,073	17,659
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$96,428	\$99,625	\$107,254
Average House Value	\$259,294	\$279,266	\$308,475

Demographics data derived from AlphaMap





Three Logan Square

1717 Arch Street, Suite 5100
Philadelphia, PA 19103

<https://www.binswanger.com>

PRIMARY CONTACTS



Timothy Pennington
Partner & Senior Vice President
215.448.6266
tpennington@binswanger.com



Matt Corrigan
Senior Vice President
215.448.6018
mcorrigan@binswanger.com



Sean Stitz
Vice President
215.448.6016
sstitz@binswanger.com



Kevin Wang
Sales Associate
215.448.6014
kwang@binswanger.com