



# CORE5 LOGISTICS AT I-78 COMMERCE CENTER

8032 Route 183, Upper Tulpehocken Twp., Bernville, PA 19506

**CBRE**

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LEASING AGENT



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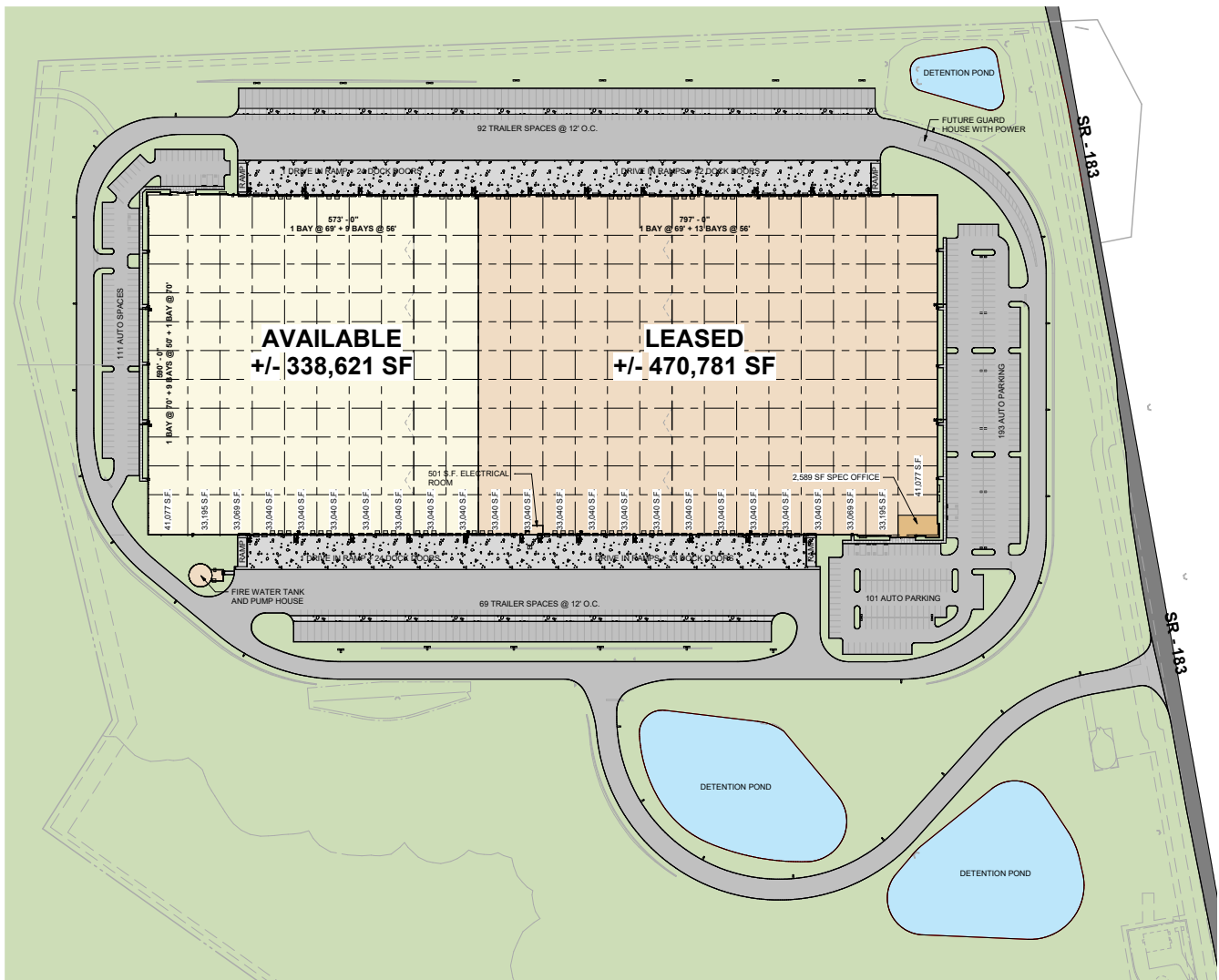
DEVELOPER

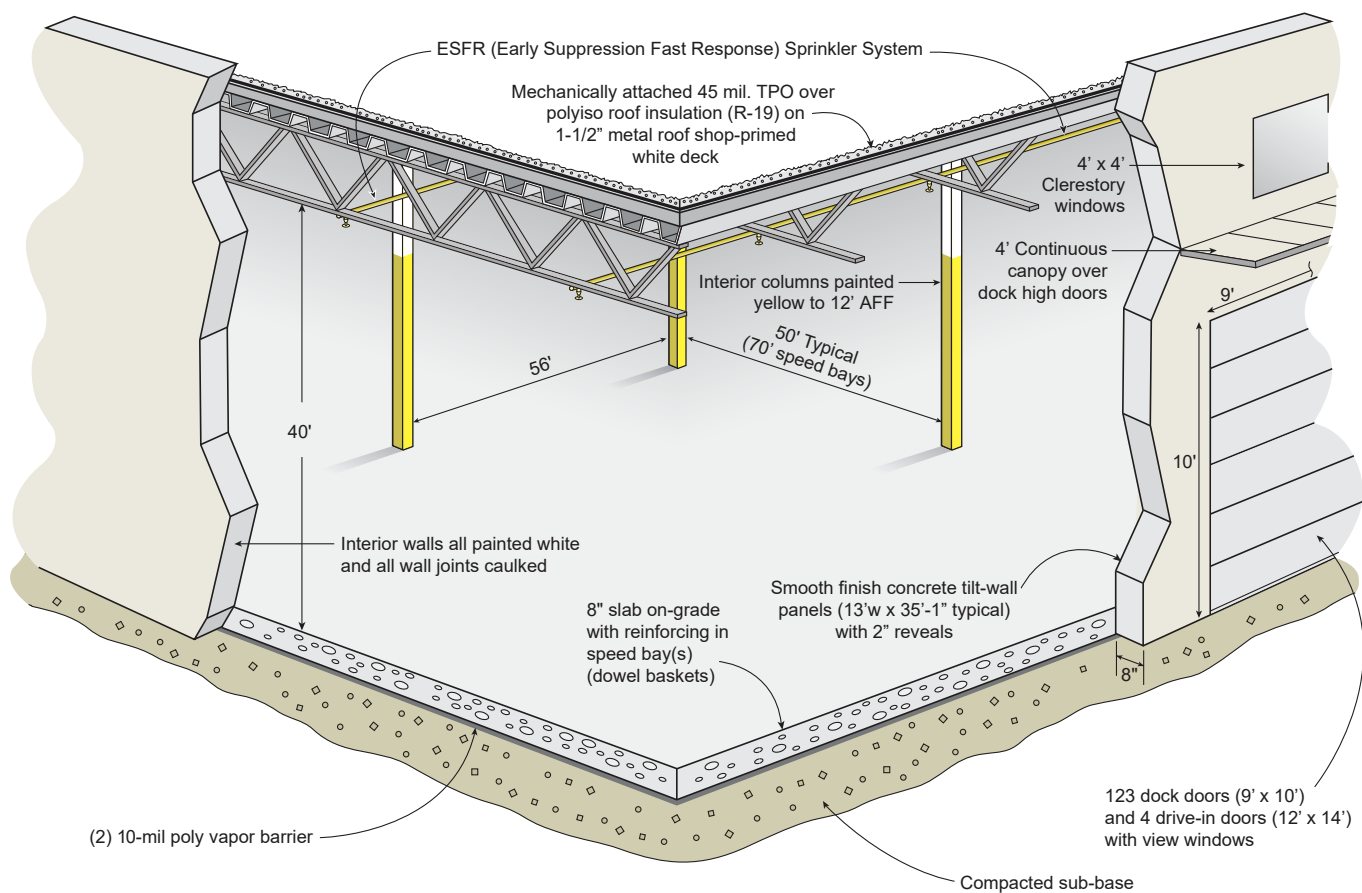
## CORE5 LOGISTICS AT

# I-78 COMMERCE CENTER

8032 Route 183 Upper Tulpehocken Twp., Bernville, PA 19506

Core5 Logistics at I-78 Commerce Center is located in Bernville, Pennsylvania approximately one mile from I-78 providing superior access to I-78/I-80 Corridor. Four key interstates (I-78, I-76, I-81 & I-83) and a number of UPS and FedEx resources available have created opportunities for companies. With major port cities less than 50 miles from the site it is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure.





## BUILDING SPECIFICATIONS

<b>Total SF</b>	±809,402 SF (590' x 1,370')
<b>Available SF</b>	±338,621 (590' x 573")
<b>Office SF</b>	To Suit
<b>Site Area</b>	±84 acres
<b>Configuration</b>	Crossdock
<b>Column Spacing</b>	56' wide x 50' deep, with 70' loading bays
<b>Clear Height</b>	40' clear: 1 Bay in from Loading Doors
<b>Dock High Doors</b>	(48) 9' x 10' insulated dock high doors
<b>Drive-In Doors</b>	(2) 12' x 14' ramped, drive-in doors
<b>Truck Court Depth</b>	185' deep with 60' concrete apron
<b>Auto Parking</b>	111 auto spaces
<b>Trailer Storage</b>	66 trailer storage locations
<b>Electrical</b>	3000 amps 277/480 volt, 3 phase (expandable)
<b>Sprinkler</b>	ESFR sprinkler system including a 2000gpm fire pump



Distances	
I-78	1.3 mi
Allentown	42 mi
Harrisburg	44 mi
Philadelphia	75 mi
Baltimore	121 mi
New York	128 mi

**DAYS TRUCK  
DRIVE TO/FROM  
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