

# Berks Park 78

PA I-78/I-81 Industrial Corridor

Martha Drive & Lancaster Avenue  
Bethel, PA 19507 | Berks County  
[www.cbre.com](http://www.cbre.com)

Proposed for ±216,192 SF Warehouse/Distribution Center



## Property Overview

Berks Park 78 is centrally located in the well established logistics location in Bethel, PA. Neighboring tenants include Petsmart, Dollar General, Samsung, Romark Logistics (Mars Petcare), RB Health, Amazon, Bell & Evans, Ace Hardware, and Sherwin Williams.

## Ideal Location

- + Immediate Access to I-78/PA Route 22 via Exit 13
- + Close proximity to I-81 and the PA Turnpike (I-76)
- + Located in a well-established industrial park
- + Sizable Labor Pool
  - 131,864 Labor Force (30 minute drive time)

# Site Plan

## Property Specifications

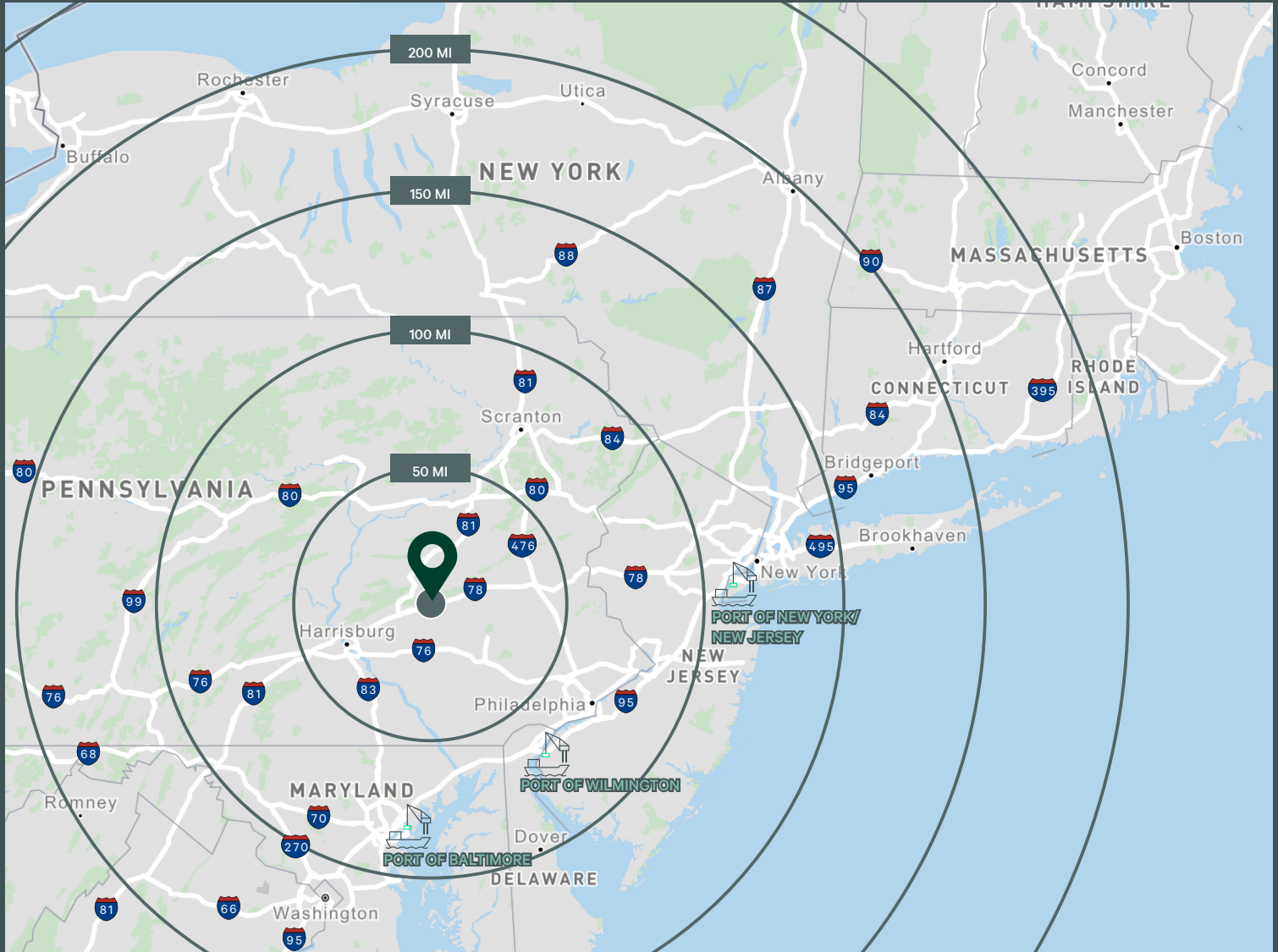
Building Size	±216,192 SF
Building Dimensions	672'w x 320'd
Clear Height	40'
Loading	±32 Dock Doors; 1 Drive-in Door
Column Spacing	52'd x 56'6" w; 60' at Speed Bay
Floor	8" unreinforced
Truck Court	185'
Trailer Parking Spaces	30
Car Parking Spaces	97
Power	2500 AMPS



Exit 13  
Bethel



# Location Map



## Contact Us

**Patrick Laërty, CCIM, SIOR**  
Executive Vice President  
+1 717 540 2704  
patrick.lafferty@cbre.com

**CBRE, Inc.**  
5 Capital Drive, Suite 201  
Harrisburg, PA 17110  
+1 717 540 2700  
Licensed PA Brokers

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.