



CORE5 LOGISTICS AT

I-78 COMMERCE CENTER

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

CBRE

LEASING AGENT



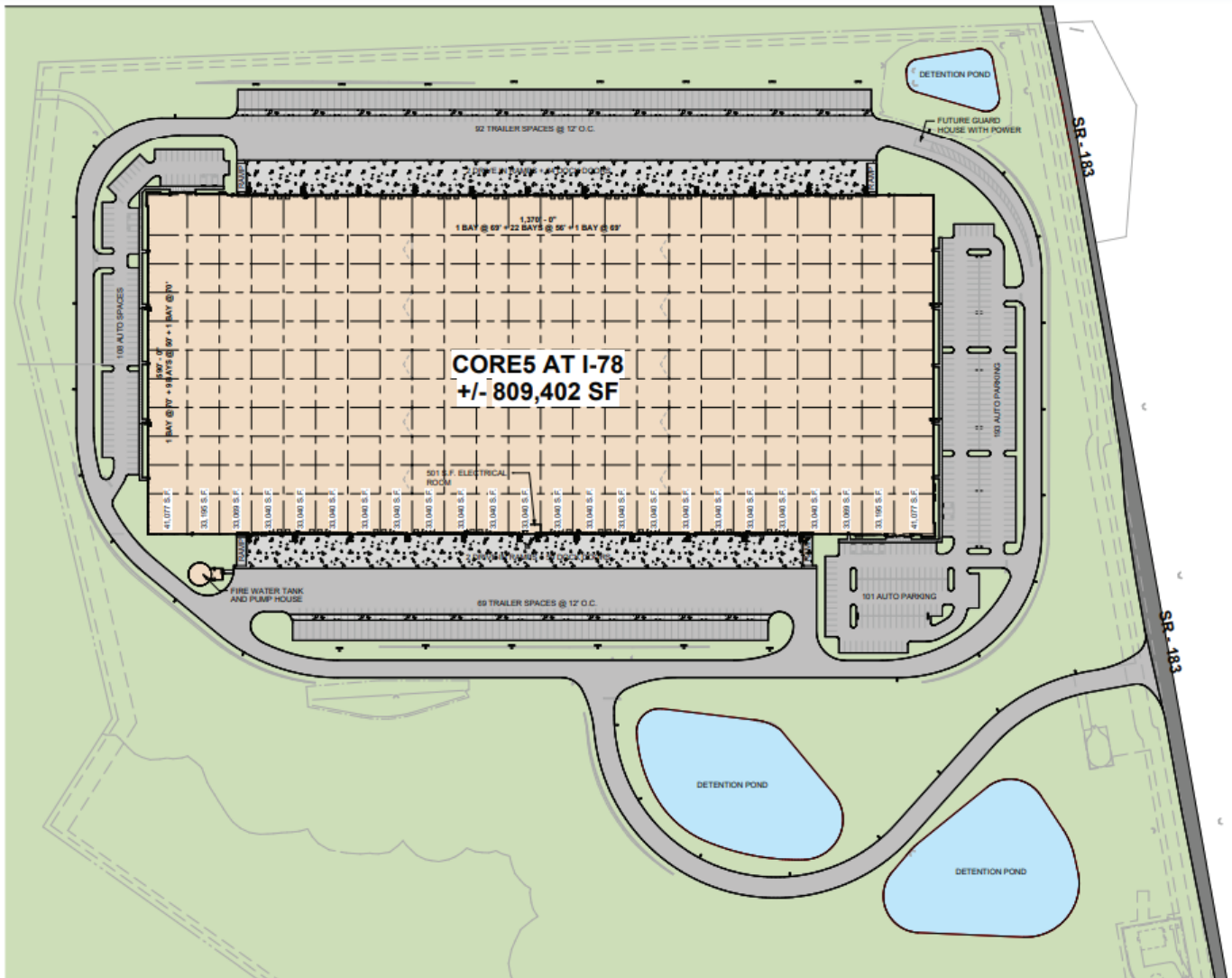
DEVELOPER

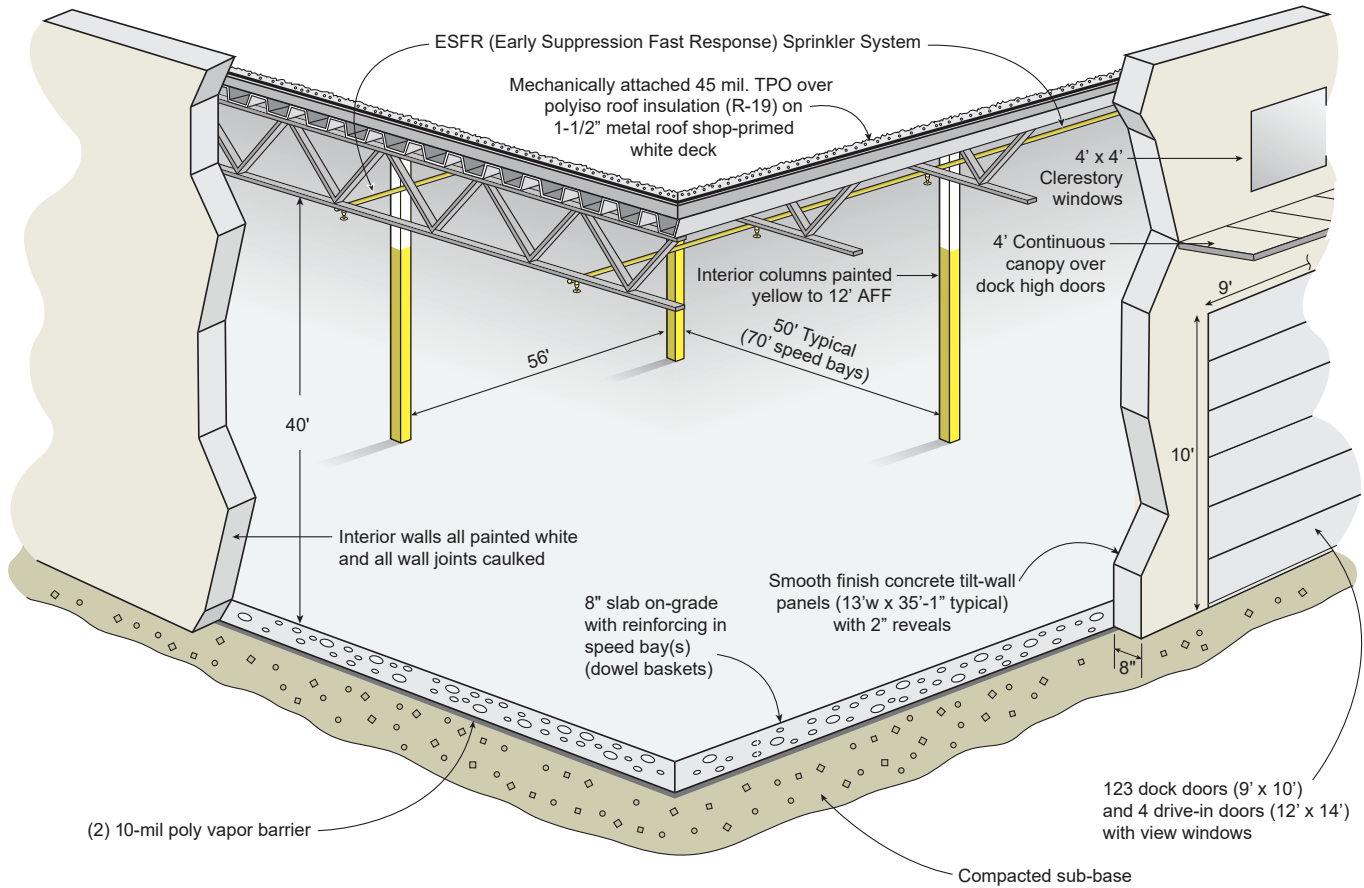
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Core5 Logistics at I-78 Commerce Center is located in Bernville, Pennsylvania approximately one mile from I-78 providing superior access to I-78/I-80 Corridor. Four key interstates (I-78, I-76, I-81 & I-83) and a number of UPS and FedEx resources available 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

Square Footage	±809,402 SF (590' x 1,370')
Office Sq.Ft.	±2,757 SF
Site Area	±84 acres
Configuration	Crossdock
Column Spacing	56' wide x 50' deep, with 70' loading bays (± 33,040 SF bays)
Clear Height	40' clear: 1 Bay in from Loading Doors
Dock High Doors	(123) 9' x 10' insulated dock high doors
Drive-In Doors	(4) 12' x 14' ramped, drive-in doors
Truck Court Depth	185' deep with 60' concrete apron
Auto Parking	405 auto spaces
Trailer Storage	161 trailer storage locations
Electrical	3000 amps 277/480 volt, 3 phase (expandable)
Sprinkler	ESFR sprinkler system including a 2000gpm fire pump.



I-78	1.3 miles
Allentown	42 miles
Harrisburg	43 miles
Philadelphia	76 miles
Baltimore	121 miles
New York, NY	128 miles

**DAYS TRUCK
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