

AVAILABLE FOR LEASE

# HAMBURG

---

## LOGISTICS PARK

Perry Township, Berks County, Pennsylvania

Building 300: 324,000 SF Available Immediately



Strong local workforce



Immediate access to I-78



Proximity to parcel & intermodal facilities



Best-in-class building specifications

Developer/Owner:

**MRP** | INDUSTRIAL

Jeff Lockard  
+1 610 249 2279  
jeff.lockard@am.jll.com

Developer/Owner:

**H** HILLWOOD  
A PEROT COMPANY®

Paul Torosian  
+1 609 410 8755  
paul.torosian@am.jll.com

Listing Agent:

**JLL**®

Ryan Barros  
+1 610 249 2264  
ryan.barros@am.jll.com



# PARK OVERVIEW

# HAMBURG



---



## LOGISTICS PARK

±3 miles from the  interchange of 

Fully-lighted intersection with turning lanes for park access

±8 miles north of Reading, PA

Route  is a four lane highway that provides north-south access from Reading, PA through Hamburg Logistics Park to 

BARTA provides public transportation from Reading, PA to  along Route  with a bus stop at Hamburg Logistics Park

±31 miles from the  / 

186,151 workforce population within a 30-minute drive time

Reading, PA is the 2nd largest city in Lehigh Valley behind only Allentown, PA





# BUILDING SPECIFICATIONS



	BUILDING 100	BUILDING 200	BUILDING 300
Building Size	336,000 s.f.	1,240,000 s.f.	324,000 s.f.
Available SF	128,100 s.f.	1,240,000 s.f.	324,000 s.f.
Building Dimensions	350' depth x 366' width	620' depth x 2,000' width	360' depth x 900' width
Clear Height	36' @ first column	40' @ first column	36' @ first column
Dock Doors	19 doors @ 13'6" o.c. 13 equipped w/ 35,000 lb. levelers, bumpers, and seals	201 doors @ 13'6" o.c. 8 equipped w/ 40,000 lb. levelers, bumpers, and seals	48 doors @ 13'6" o.c. 30 equipped w/ 40,000 lb. levelers, bumpers, and seals
Drive-In Doors	One (1) 12' x 14' door	Four (4) 12' x 14' doors	Two (2) 12' x 14' doors
Dedicated Trailer Stalls	25 (expandable)	339 (expandable to 522)	63 (expandable)
Car Parking Spaces	100+	551 (expandable)	237

# HAMBURG

## LOGISTICS PARK

DEVELOPER/OWNER:



MRP Industrial, an affiliate of MRP Realty, specializes in the acquisition, development, financing and leasing of modern distribution and fulfillment centers. MRP Industrial focuses on strategic investment in core industrial markets and high growth potential submarkets across the Northeastern United States.

Since 2013, the company has completed 7.8 Million square feet and is under construction with over 3.9 Million square feet of Class A industrial distribution facilities with a capitalized value of over \$690 Million. In addition, the company maintains a pipeline of 4.2 Million square feet of potential new development opportunities. In all cases, the company's investment strategy includes measured downside risk with potential for significant value creation through entitlement, development and leasing activities.

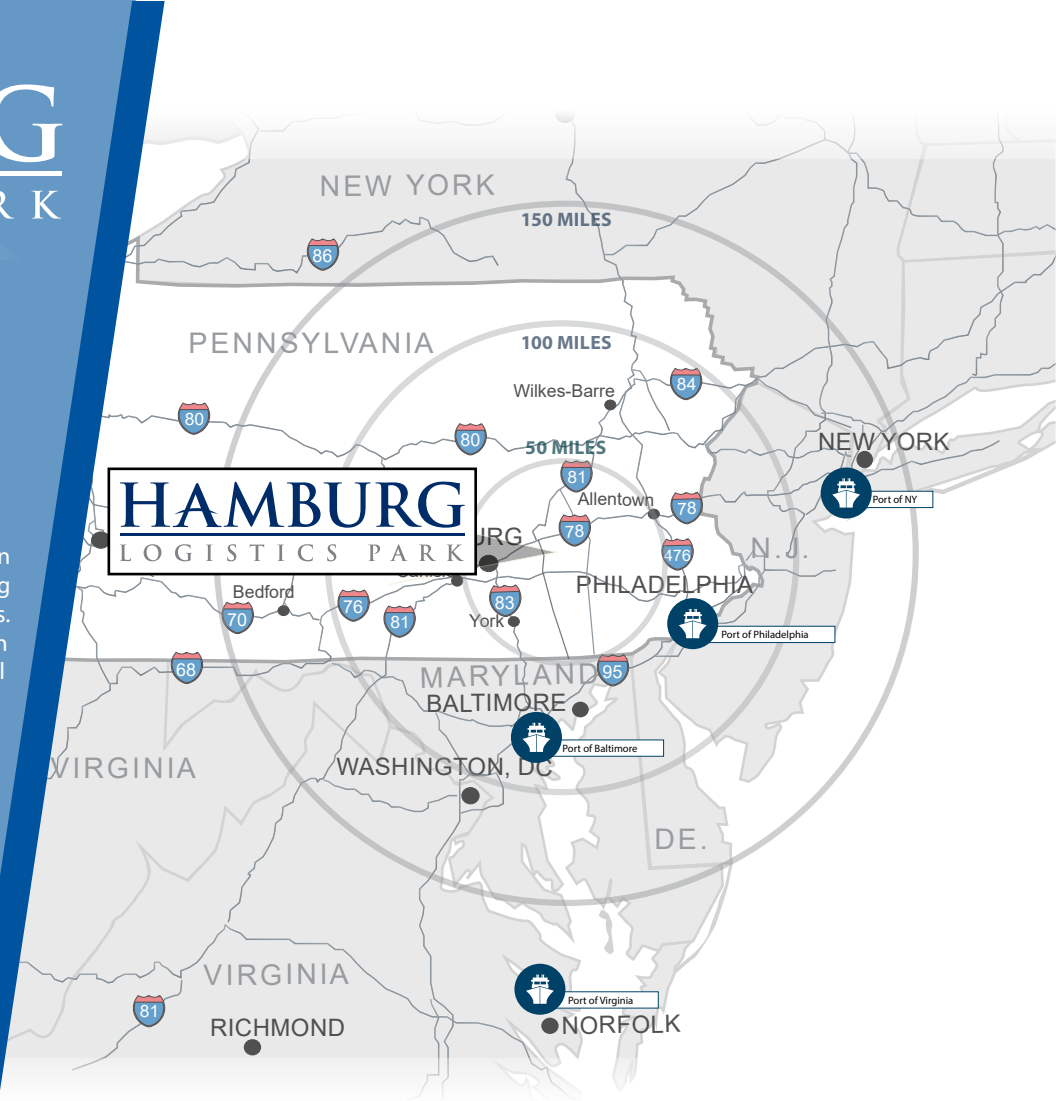
[www.mrpindustrial.com](http://www.mrpindustrial.com)

DEVELOPER/OWNER:



Hillwood is a leader in developing and acquiring high-quality industrial properties across North America and Europe. Throughout the spectrum of its acquisitions, developments and joint ventures, Hillwood provides innovative solutions for its customers and long-term value for its partners. Hillwood possesses the depth of capital, market expertise, industry relationships and forward-looking vision to buy and build industrial properties that meet the evolving demands of logistics and distribution customers.

[www.hillwood.com](http://www.hillwood.com)



Distance (mi)    Drive Time (hrs.)

### DISTANCES TO CITIES

Philadelphia	82	1 hr. 30 min.
Baltimore	120	2 hr.
New York City	121	2 hr.
Washington, DC	160	2 hr.
Boston	341	5 hr. 15 min.

### DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	42	45 min.
Norfolk Southern Harrisburg	56	1 hr.
Norfolk Southern Rutherford	57	1 hr.
CSX Chambersburg	108	1 hr. 45 min.
Norfolk Southern Greencastle	118	1 hr.

### DISTANCES TO PORTS

Port of Philadelphia	87	1 hr. 30 min.
Ports of NY/NJ	111	1 hr. 45 min.
Port of Baltimore	121	2 hr.
Port of Virginia	357	5 hr. 30 min.

### DISTANCES TO PARCEL

FedEx SmartPost	26	30 min.
FedEx Ground Hub (Allentown)	36	45 min.
UPS Regional Hub	39	45 min.
USPS Regional Hub	39	45 min.

For leasing inquiries,  
please contact:



**Jeff Lockard**

+1 610 249 2279  
jeff.lockard@am.jll.com

**Paul Torosian**

+1 609 410 8755  
paul.torosian@am.jll.com

**Ryan Barros**

+1 610 249 2279  
ryan.barros@am.jll.com

**Jones Lang LaSalle**

1235 Westlakes Drive, Suite 210  
Berwyn, PA 19312  
+1 610 249 2255