



# LogistiCenter<sup>SM</sup> at Midway Warehouse/Distribution 1,081,200 SF Available for Lease

270 Midway Road | Bethel Township, (Berks County) PA

## About Dermody Properties

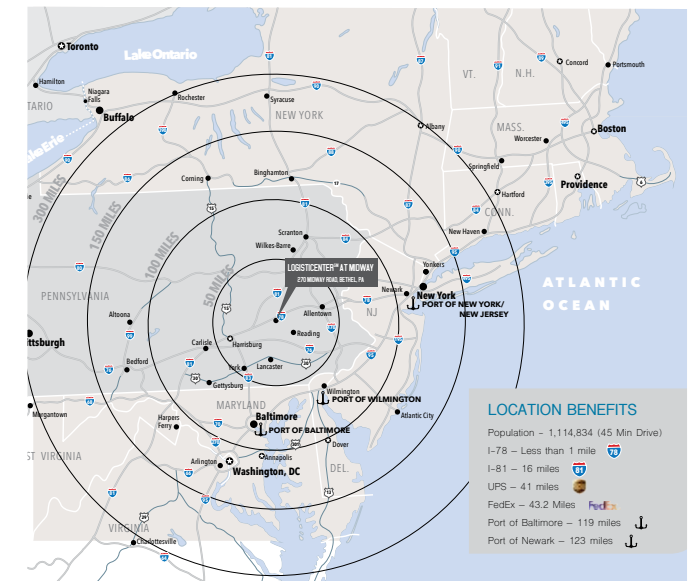
Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

LogistiCenter<sup>SM</sup> at Midway, is a 1,081,200 square foot facility located at I-78 at Exit 15 & 16, with connections to I-81, I-476 and I-76 (Pennsylvania Turnpike).

Surrounding national companies include Samsung, Dollar General and PetSmart. The property is conveniently located in Bethel, Pennsylvania, capturing over 51 million households and allowing access to over 36% of the US & 60% of the Canada population within a one-day truck drive.

This property is ideally suited for manufacturing and/or warehouse/distribution companies looking to occupy a state-of-the-art facility. It is available for lease with occupancy in Spring of 2018.



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## Property Overview

Available Space 1,081,200 SF  
For Lease

## Site & Floor Plan

<b>Building Dimensions:</b> 600' x 1,802''	<b>Dock Doors:</b> 212 dock doors with 35,000 lb. mechanical levelers
<b>Drive-In Doors:</b> (4) 14' x 16'	<b>Clear Height:</b> 36'
<b>Column Spacing:</b> 54' x 50'	<b>Loading Bay:</b> 54' x 60'
<b>Office Area:</b> Build-to-Suit	<b>Fire Protection System:</b> ESFR
<b>Parking:</b> 207 car parking stalls; expandable to 309 368 trailer stalls; expandable to 438	<b>Lighting:</b> LED lighting fixtures
<b>Year Built:</b> Available Spring 2018	<b>Structure Exterior:</b> Insulated tilt-up concrete panels
<b>Site Area:</b> 136+ Acres	<b>HVAC Systems:</b> Warehouse - Gas-Fired Unit Heaters
<b>Zoning:</b> I-L	<b>Electric:</b> 2,500 Amps at 480 Volt; Expandable
<b>Floors:</b> 7" Concrete Slab	<b>Roof:</b> Fully adhered EPDM roof



### Utility Providers:

Electric: MetEd

Natural Gas: Service provider to be determined

Water: Domestic 3" Service

Sewer: Bethel Township Municipal Authority