



4122 Apalogen Road, Philadelphia, Pa 19129-5504 U.S.A.
Phone 215-848-4468 Fax 215-843-9728 E-mail chris@brasler.com
www.brasler.com

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Brasler Properties announces the sale of the RT 61 Distribution Center, 184 Tuckerton Road, Reading PA to an affiliate of Continental Capital Partners, LLC.

The 390,000 square foot industrial complex on 30 acres sold for \$14,440,000 and was 99% leased at the time of the sale, first quarter of 2014. The improvements, a 370,000sf 20'-32' clear industrial building, 7,000sf (8) bay truck Garage and 13,000sf flex building along Rt 61, were built in stages from the late sixties through to the nineties. CBRE National Partners, Philadelphia office team consisting of **Michael Hines, Brian Fiumara, Brad Ruppel** and **Paul Touhey**(CBRE Brokerage Services) represented Brasler Properties.

Brasler purchased the property in 2001, transformed the single tenant property into 9 distinctive tenant units with all exclusive access and loading, ADA amenities, offices, employee services, etc. The property tenant mix is typical for the Muhlenberg Township submarket at 60% manufacturing with Pratt Corrugated and Reitnouer Trailers and the remaining space for warehouse distribution and other functions with Landis Logistics, a 3rd party fulfillment / logistics provider, EthoSource Furniture, IFS Industries(DuraPro), Frito Lay, Stericycle, and Irish Creek Excavating.

"We are very proud of the performance of the Rt 61 Distribution Center over the past 13 years of ownership achieving over 13% annually compounding ROI while transforming the outdated property into a competitive market offering with a robust tenant mix who have hired lots of people from the Reading area" Said Chris Brasler, CEO, Brasler Properties. "We attracted new tenants due to the efforts of **Steve Willems** from NAI, Keystone Commercial & Industrial, **Pamela Shupp** and **Jon Scott** at the Greater Reading Economic Partnership(GREP) and the proactive engagement by **Steve Landes** and **Jamal Abodalo** at Muhlenberg Township."

Brasler Properties, a third generation family owned firm, specializes in rehabilitating large industrial facilities into state-of-the-art multi-tenant complexes. Since 2000, Brasler has been responsible for over 3.4 million square feet of acquired, redeveloped, leased up and successfully sold projects in the Mid-Atlantic region.

Steve Willems, NAI Keystone Commercial and Industrial, exclusively represented Brasler for leasing of the property.

