



# Brasler Properties

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## PENNSYLVANIA

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Mid Atlantic Real Estate Journal — Pennsylvania — Section C

April 11-24, 2014

### Hines, Fiumara and Ruppel represented the seller, Brasler Properties CBRE National Partners sells Route 61 Warehouse/ Distribution Center for \$14.44M in Berks County

**MUHLENBURG TOWNSHIP, PA — CBRE, Inc. (CBRE)** is announced the sale of Route 61 Distribution Center, located at 184 Tuckerton Rd. in Muhlenberg Township, Berks County. **CBRE National Partners** represented the seller, **Brasler Properties**, a third generation family owned small service-intensive organization. The transaction was led by **Michael Hines, Brian Fiumara** and **Brad Ruppel** of CBRE's National Partners who collaborated with **Paul Touhey** of CBRE's Brokerage services. **Continental Realty Services, Inc.**, acquired the property for \$14,440,000, or approximately \$37 per s/f.

Route 61 Distribution Center consists of 392,799 rentable s/f comprised of a bulk warehouse/distribution building, an 8-bay truck garage, and a free-standing office/flex building. The Property is located at the heart of the I-78/I-81

Industrial Corridor. The 22 million s/f Berks County Industrial submarket continues to attract warehouse/distribution, manufacturing, inbound logistics, and product finishing users due to an educated workforce that is available at a +/- 4% discount to neighboring markets in the Lehigh Valley and Central PA. ■



*Rt. 61 Distribution Center*

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