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Brasler Properties Unit Acquires 19 Acres In Berks County For Industrial Development

OCTOBER 12, 2016 | BY STEVE LUBETKIN

MUHLENBERG TOWNSHIP, PA—The Route 61 corridor of the Berks County industrial market hasn't seen a new class A building project for more than 10 years, and vacancy rates for existing stock in Berks County sit below one percent as a result.

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Rendering of Berks 61 Industrial Property, Muhlenberg Township, PA

MUHLENBERG TOWNSHIP, PA—Berks61, a unit of **Brasler Properties**, which develops industrial and logistics properties, has purchased 19 acres at **4030 Pottsville Pike**, Muhlenberg Township, Berks County, PA. The rail served site has received land development approvals for development of a 278,000 square-foot building, which has been designed in anticipation of manufacturing and logistics uses. It has also been approved for Local Economic Revitalization Tax Assistance incentives.

The land development approval was granted by Muhlenberg Township at the Commissioners meeting last month, pending mutual agreement of a Developers Improvements Agreement.

“Land development approval and our acquisition of the property effectively pave the way for us to begin construction on the site,” says **Chris Brasler**, CEO of **Brasler Properties** and principal

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of **Berks61**. Preliminary utility relocations have already begun.

“Berks County has been losing business opportunities because we do not have shovel ready sites in the most desirable locations in proximity to our great workforce,” says **Pamela J. Shupp, AICP, CEcD**, president and CEO of the **Greater Reading Economic Partnership**. “It’s one of the primary reasons we are excited to work with **Brasler Properties** who are bringing on line a great ready to go location that is ideal for manufacturing.”

The Route 61 corridor of the Berks County industrial market hasn’t seen a new class A building project for more than 10 years, and vacancy rates for existing stock in Berks County sit below one percent as a result. Conditions throughout the Lehigh Valley are also tight, with overall vacancy at 1.6 percent.

Heading up the marketing effort on the site are **Brian Knowles** and **Andrew Komisor** of **Lee and Associates of Eastern Pennsylvania**.

“**Berks61** is a rare and exciting project,” says **Knowles**. “It’s unusual to have the opportunity to promote an infill project that simultaneously offers public transportation, available labor, manufacturing-capable infrastructure, rail service, and modern site design with ample parking and great on-site circulation. The strength of this location and fast-track delivery capability is attracting interest across the spectrum of regional and national users.”



Steve Lubetkin ›

Steve Lubetkin is the New Jersey and Philadelphia editor for GlobeSt.com. Steve’s journalism background includes print and broadcast reporting for NJ news organizations. His video work for GlobeSt.com has been honored by the Garden State Journalists Association, and he has also been recognized for video by the New Jersey Chapter of the Society of Professional Journalists. He has produced audio podcasts on CRE topics for the NAR Commercial Division and the CCIM Institute. Steve also reports on-camera and covers conferences for NJSpotlight.com, a public policy news coverage website focused on New Jersey government and industry; and for clients of [StateBroadcastNews.com](#), a division of The Lubetkin Media Companies LLC. Steve has been the computer columnist for the [Jewish Community Voice of Southern New Jersey](#), since 1996. For six years, he was a vice president of the Voice management board, on which he served for more than 10 years. Steve is co-author, with Toronto-based podcasting pioneer Donna Papacosta, of the book, *The Business of Podcasting: How to Take Your Podcasting Passion from the Personal to the Professional*. You can email Steve at steve@statebroadcastnews.com.

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