

**Real Estate & Development****280,000-square-foot warehouse in Berks closer to construction**

By **Wendy Solomon**, October 11, 2016 at 11:07 AM



Artist rendering of Berks61, a proposed 270,000-square-foot warehouse in Muhlenberg Township.

Construction of Berks61, a proposed 278,000-square-foot warehouse on Route 61 in Muhlenberg Township, is closer to starting now that township officials approved development plans.

Berks LLC, which bought the 19-acre property at 4030 Pottsville Pike, plans to build the warehouse for manufacturing and logistical uses. Preliminary utility relocations have begun.

“Land development approval and our acquisition of the property effectively pave the way for us to begin construction on the

site,” said Chris Brasler, CEO of Brasler Properties of Philadelphia and principal of Berks61 LLC.

Township commissioners approved the development plans last month.

The property qualified for state Local Economic Revitalization Tax Assistance, which allows taxing authorities to exempt improvements to a business property if it is in a deteriorating area.

Brasler has proposed to build a light-industrial use warehouse with 120 parking spaces and more than 50 trailer stalls.

The property is about 12 miles south of Interstate 78 and is served by a rail line.

“Berks61 is a rare and exciting project,” said Brian Knowles, a leasing agent for Lee & Associates of Eastern Pennsylvania, Camp Hill.

“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,” he said.

Pamela J. Shupp, president and CEO of the Greater Reading Economic Partnership, said the area needs more shovel-ready sites in the most desirable locations near a workforce

“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,” she said.

Brasler Properties also is developing Berks222, two 180,000-square-foot buildings on Route 222 and Huller Lane in Muhlenberg Township.

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