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Blunt, Hines, Ruppel & Touhey of CBRE represents the seller **Brasler Properties, Endurance RE & Thackeray Partners sell a \$17.050m industrial facility**

PHILADELPHIA, PA— CBRE National Partners is pleased to announce the sale of Premium Business Center located at 171-173 Tuckerton Road in Muhlenberg Township, Berks County, Pennsylvania. CBRE National Partners represented the seller, a limited partnership comprised of Endurance Real Estate Group of Bala Cynwyd, PA, Brasler Properties of Philadelphia, PA and Thackeray Partners of Dallas, TX. The transaction was led by Michael Blunt, senior vice president, Michael Hines, executive vice president, Brad Ruppel, associate and Paul Touhey, vice president. STAG Industrial of Boston, Massachusetts acquired the property. The Property sold for \$17,050,000 or \$43 psf.

Premium Business Center is a 400,414 s/f, highly functional facility containing quality warehouse, distribution and production space which is 100% leased. There is also a 6.5 acre parcel located along the southern property line which will accommodate +/- 85,000 s/f of expansion or a freestanding building. Approximately 208,000 s/f of the Property was developed in 1999



171-173 Tuckerton Road

and a 13,500 s/f rail dock addition constructed in 2010. This section underwent an extensive interior and exterior renovation in 2011. This recent renovation was a result of the strategic customization of space for Packaging Corporation of America who recently signed a 15-year lease at the Property. The remaining 171,878 s/f is occupied by Termaco

USA and FiberMark. The Property is well-located at the interchange of US Routes 222 and Route 61 providing excellent local and regional access. I-78 intersects with Route 61 just north of the Property. I-78 is a critical highway system which merges with I-81 to the west and provides direct access to the Ports of NY/NJ to the east. ■