

MID ATLANTIC

NEW JERSEY-PENNSYLVANIA-DELAWARE-MARYLAND-VIRGINIA REAL ESTATE JOURNAL

Knowles and Komisor of Lee and Associates, EPA, handle marketing for site BERKS61 purchases over 19 acres for the development of a 278,000 s/f building

MUHLENBERG, PA — BERKS61 LLC has purchased

19+ acres at 4030 Pottsville Pike, Muhlenberg Township, Berks



Chris Brasler

County, PA. The LERTA designated, rail served site has received land development approvals for development of a 278,000 s/f building, which has been designed in anticipation of manufacturing and logistics uses.

The land development approval was granted by Muhlenberg Township at the Commissioners meeting on September 19, 2016, 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," said **Chris Brasler**, CEO of **Brasler Properties** and principal of Berks61 LLC. Preliminary utility relocations have already begun.



Pamela Shupp, AICP, CECD, Greater Reading Economic Partnership president and CEO said, "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. 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 over 10 years, and

vacancy rates for existing stock in Berks County sit below 1.0% as a result. Conditions throughout the Lehigh Valley are likewise tight, with overall vacancy at 1.6%

Heading up the marketing effort on the site are **Brian Knowles** and **Andrew Komisor** of **Lee and Associates of Eastern Pennsylvania**. According to Knowles, "Berks61 is a rare and exciting project. It's unusual to have the opportunity to promote an infill project that simultaneously offers public transportation, available labor, manufacturing-capable infrastructure, rail ser-

vice, 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."

Brasler Properties has owned and developed over 3.5 million s/f in Pennsylvania over the past 15 years. Brasler develops industrial sites with strong infrastructure for manufacturing or logistics uses, close to labor centers and highway access. In the Reading area Brasler is proud to offer a variety of LERTA designated, fast track build-to-suit sites ranging in size from 50,000 to 278,000 s/f in its Berks61 and Berks222 projects.

Lee & Associates of Eastern Pennsylvania began operations in May, 2015 under the leadership of principals **Brian Knowles, SIOR, CCIM, MCR Jack Shepley, SIOR** and **John Van Buskirk, SIOR**. They have chosen to take their over 75 years of combined real estate experience in a new direction – as broker-owners of this new initiative. ■