

FOR SUBLEASE

Hamburg Commerce Park

CLASS A
CROSS DOCK
DISTRIBUTION
WAREHOUSE

29 LUDWIG CT.
SHOEMAKERSVILLE, PA 19555

CBRE



THE FUTURE BEGINS TODAY

At A Glance:

#6 Fastest-Growing
Logistics Company
in America

#163 on Inc.
Magazine's
Fastest-Growing
Companies List

13 Million SF of
Class A Warehouse
Space Nationwide
+32x growth in 3
years!

Seasoned Team with
20+ Years of Industry
Excellence

Coast-to-Coast
presence lets you
be closer to
customers and save
freight costs



BROADRANGE

L O G I S T I C S



Cover 92% of the
U.S. population from
strategic locations.



No minimums, adaptable
agreements, rapid
scaling, no-penalty
contract termination.



Built-in cash flow
solutions and expansion
support for high-growth
companies.

Unmatched Flexibility

- ➔ No Minimum Requirements
- ➔ Adaptable Space Licensing
- ➔ Rapid Scaling Options
- ➔ Custom Solution Design

Financial Innovation

- ➔ Built-In Cash Flow Solutions
- ➔ Growth Capital Access
- ➔ Flexible Payment Terms
- ➔ Expansion Support

Sample Clients Served

SOLAR/EV + HEAVY EQUIPMENT + AUTO/OEMS + FLOORING + FURNITURE &
HOME GOODS + LUMBER + AGRICULTURE + RETAIL/ECCOMERCE + 3PLS

Property Highlights

- Tilt up concrete construction class A industrial warehouse space available for sublease
- Third party (3PL) account management services available
- Building features 3,382 SF spec office, 40' clear height, 81 dock doors, 4 drive-in doors and ample parking/trailer storage
- Located in Berks County, a strong logistics hub due to close proximity to major east coast ports and abundant blue collar labor force
- The Property is situated at Highway 61 and I-78 with immediate connection to nationally recognized I-81 corridor and easy access to I-76, the Pennsylvania Turnpike, I-95 and I-83

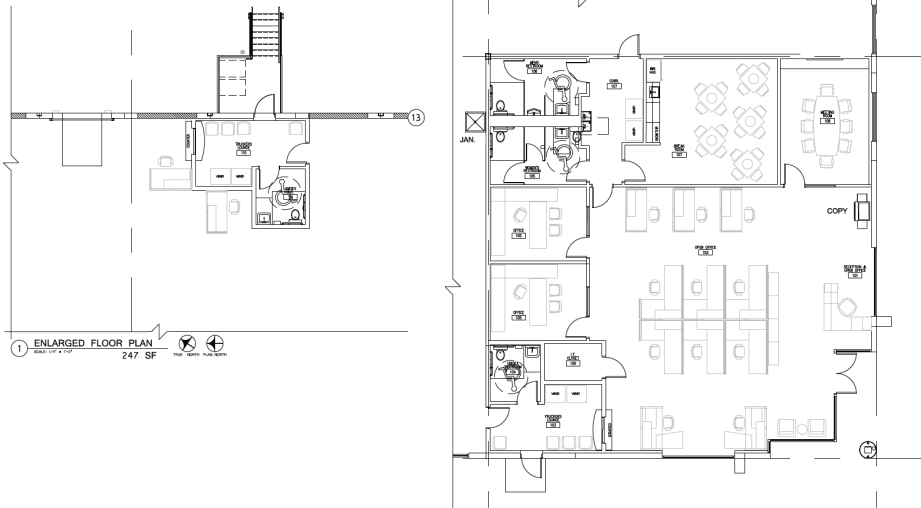
Building Details

ADDRESS	29 Ludwig Ct. Shoemakersville, PA 19555	DRIVE-IN DOORS	[4] (14' x 16')
TOTAL ACRES	66.73 acres	LOADING	Cross-Dock
BUILDING SIZE	1,240,013 SF Office: 3,382 SF (expandable)	CAR PARKING	±268 (expandable)
YEAR BUILT	2023	TRAILER STORAGE	±304 (expandable to 326 Total)
CLEAR HEIGHT	40' Minimum	TRUCK COURT	185' with 60' Apron
COLUMN SPACING	50' x 58' with 28' End Bay Speed Bay: 60' x 58'	LIGHTING	LED with Motion Sensors (30FC at 36" AFF)
FLOOR	7" Reinforced Slab	SPRINKLER	ESFR (K-25 Heads)
ROOF	60 mil TPO	POWER	4,000 Amp
DOCK DOORS	[81] (9' x 10') with 45k Lb Levelers	HVAC	Code Min. w/ 9 BAF in each Speed Bay (18 Total)

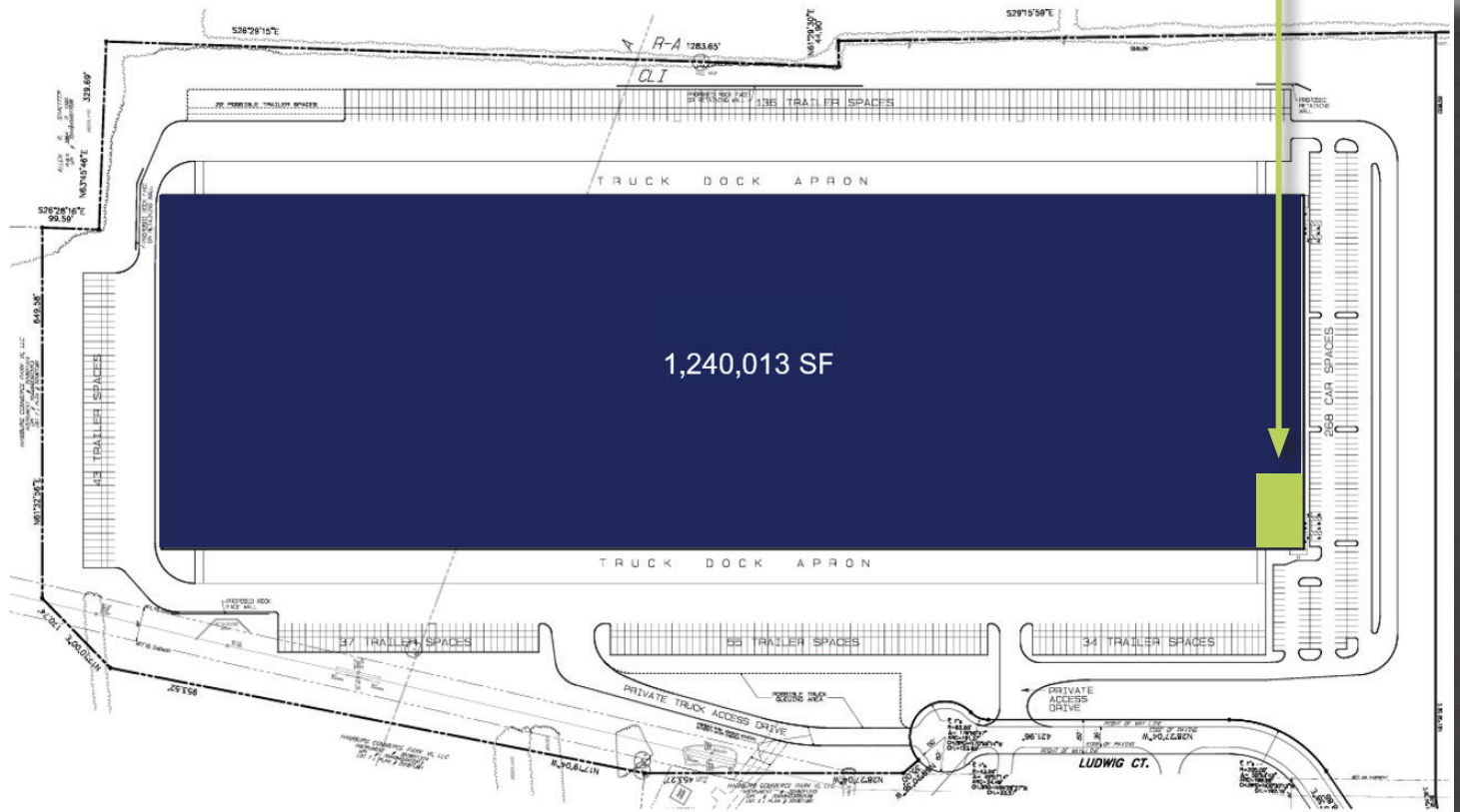
Location Highlights

Primary access is provided at the new, signalized interchange on Highway 61 at Logistics Drive, with secondary right-in/right-out access on the Logistics Drive loop road further north toward I-78 within the park. The park infrastructure features street lighting, attractive landscaping, all utilities available (including natural gas), monument signage for the park, and each building.

Site Plan



SPEC OFFICE SPACE 3,382 SF (expandable)



Demographics

POPULATION



310,640
15 Miles

79,019
10 Miles

18,173
5 Miles

BERKS COUNTY



MEDIAN
Hourly Wage
\$16.88 - \$23.37



MARCH 2025
Manufacturing, Transportation &
Warehousing Employment
42,800



Y-O-Y NET CHANGE
in Manufacturing, Transportation &
Warehousing Employment
500



Industrial Market

CENTRAL PA

267,021,054 SF

Total Inventory

6.50%

Vacancy Rate

\$8.75-\$9.25

Asking Rents

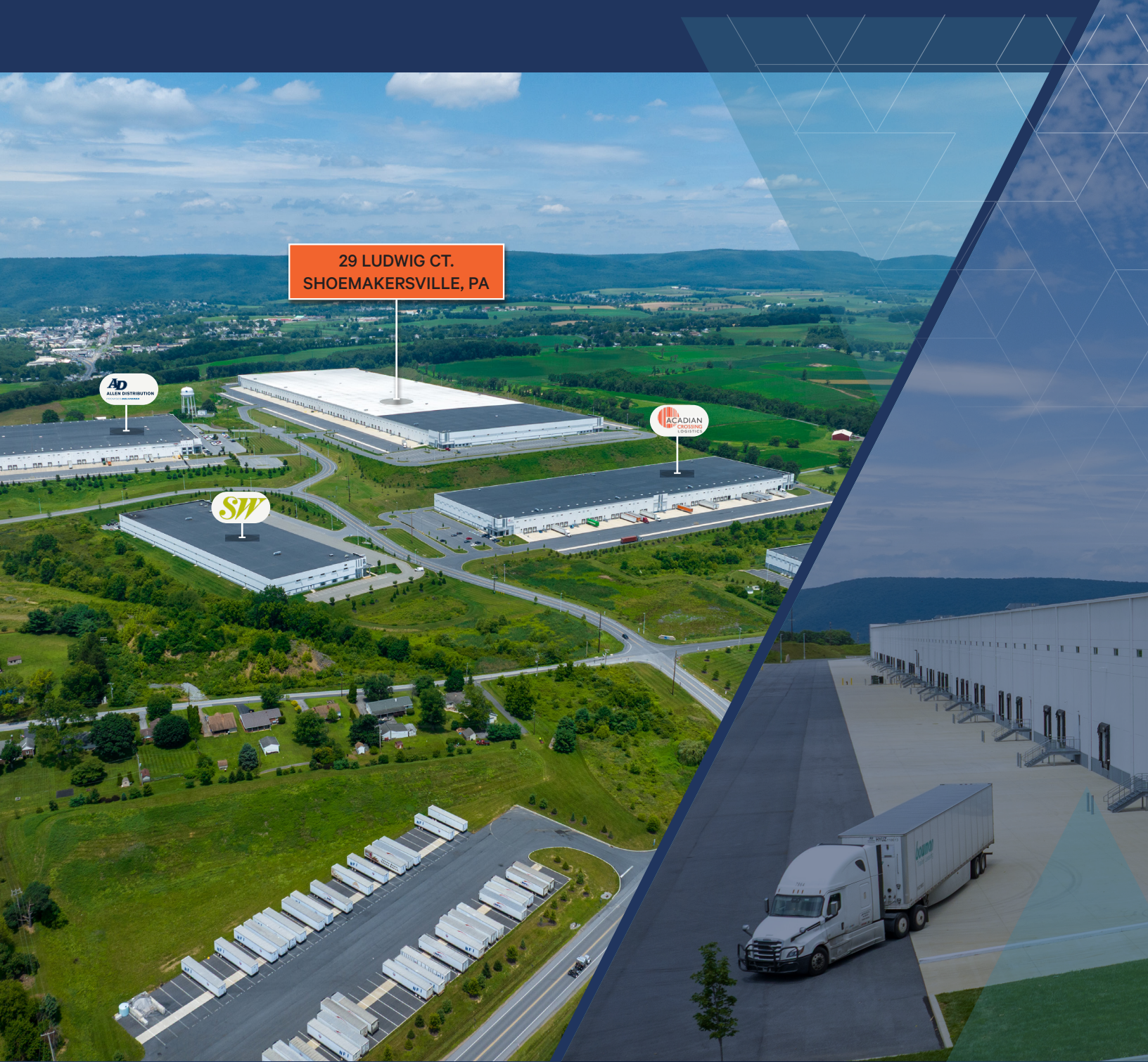
1,277,586 SF

Under Construction

Port Access







29 LUDWIG CT.
SHOEMAKERSVILLE, PA

AD
ALLEN DISTRIBUTION

ACADIAN
CREATING
LOGISTICS

SY

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