

1414
SUSQUEHANNA AVE
BERWICK, PA



±220,503 SF

AVAILABLE

FOR LEASE OR SALE

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LOCATION



DRIVE TIMES



LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION off Exit 241B of I-80 in Berwick, PA

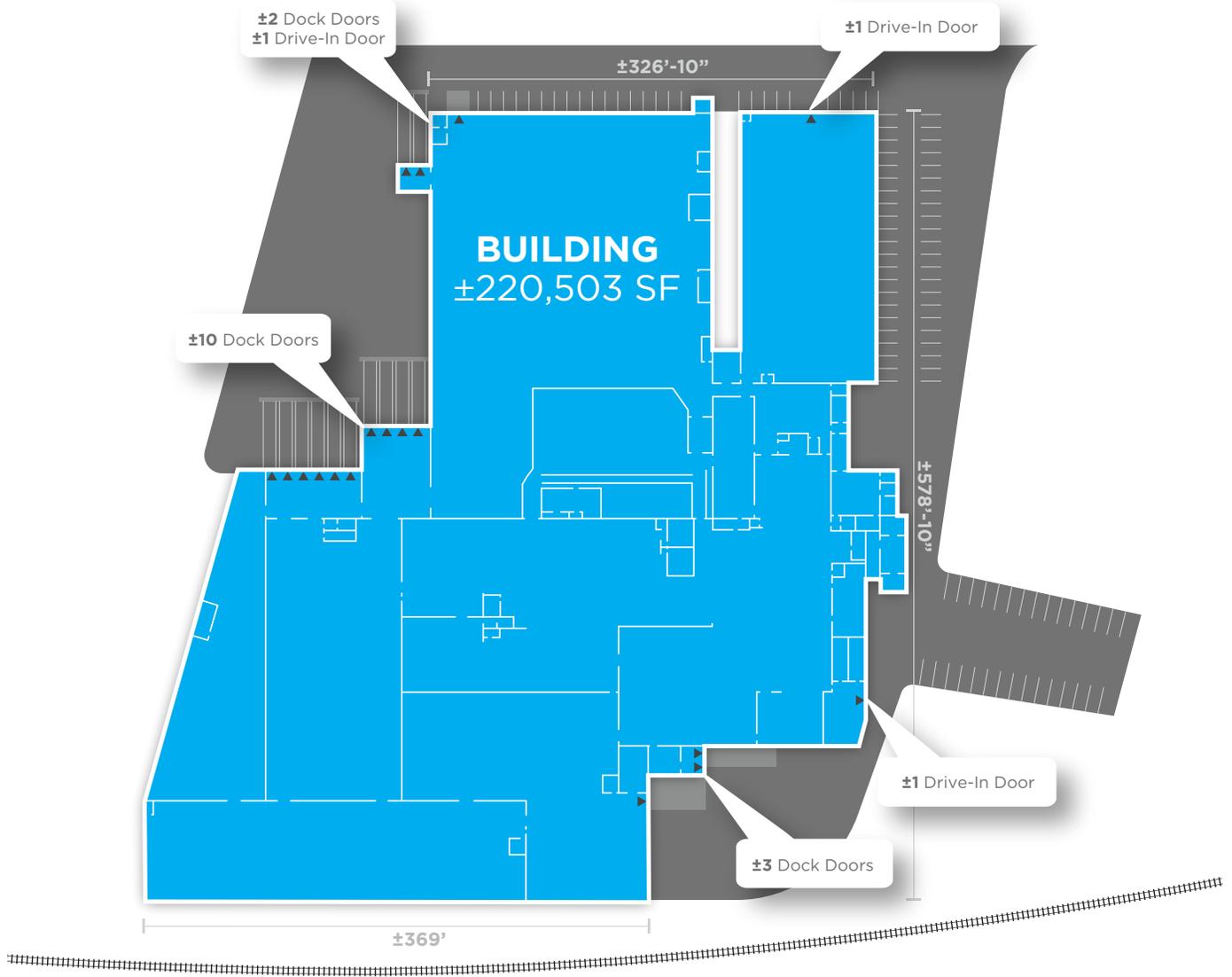


POTENTIAL rail access. Property is adjacent to the North Shore Railroad



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



±220,503 SQUARE FEET **±7,230** OFFICE SPACE **±15** DOCK DOORS **±3** DRIVE-IN DOORS

AVAILABLE SF	±220,503 SF	DOCK DOORS	±15
OFFICE AREA	±7,230 SF	DRIVE-IN DOORS	±3
YEAR BUILT	1960	POWER	3,500 amp, 3-phase, 480 v
COLUMN SPACING	Varies	LIGHTING	LED
CLEAR HEIGHT	13'-14', 18' and 21'	ROOF	Rubber EPDM throughout

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