

41 MARTHA DRIVE

BETHEL, PA

\$5.25/SF
AGGRESSIVE RATE

FOR SUBLEASE
THROUGH SEPTEMBER 2026

UP TO
±750,000 SF
AVAILABLE

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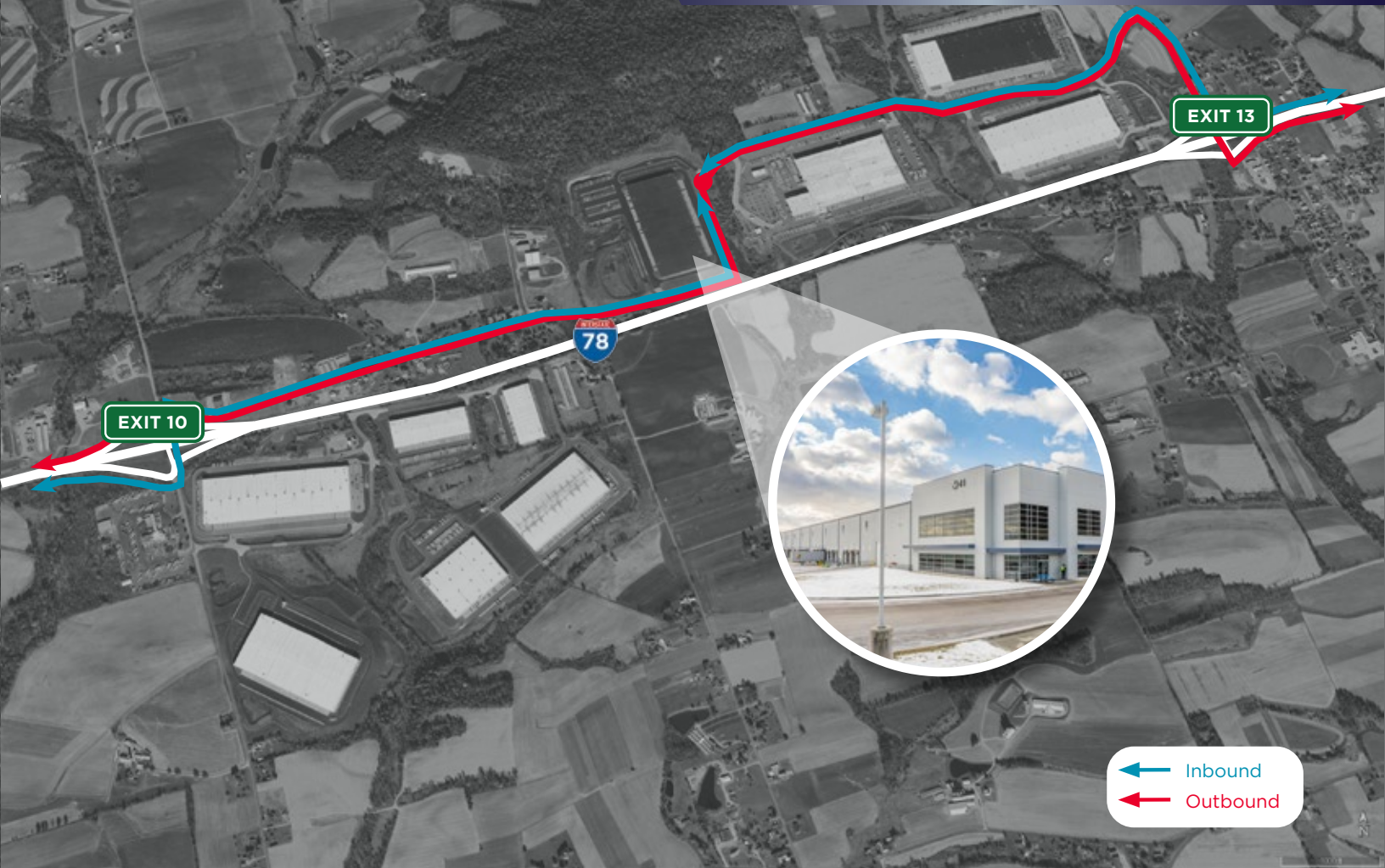
LOCATION



DRIVE TIMES



ACCESS MAP



SITE ADVANTAGES



PRIME LOCATION off Exit 13 of I-78 in Bethel, PA



PROXIMITY to FedEx, UPS and intermodal terminals

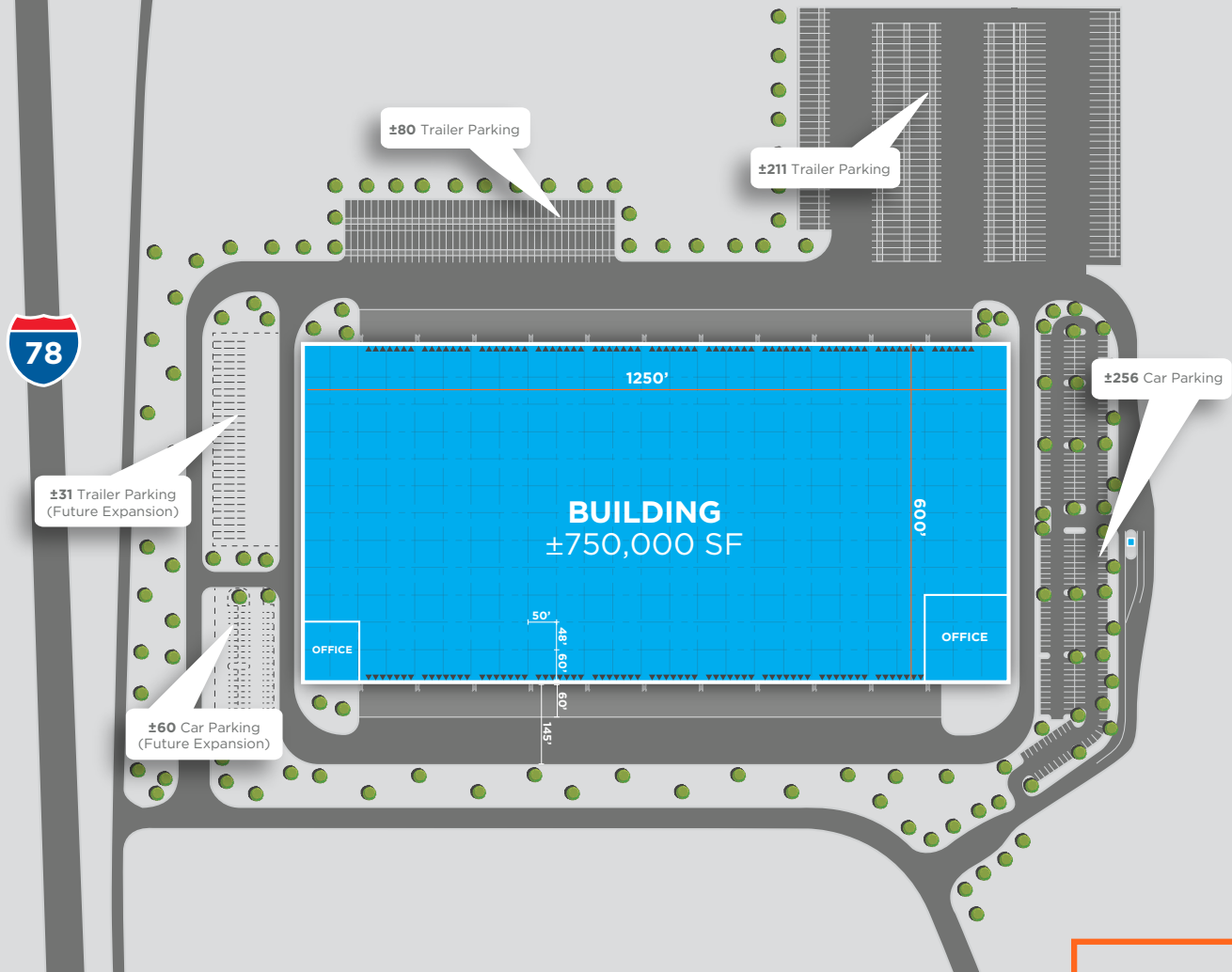


STATE-OF-THE-ART distribution center built to the highest industrial standards



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



±750,000

SQUARE
FEET

36'

CLEAR
HEIGHT

±256

AUTO
SPACES

±291

TRAILER
SPACES

AVAILABLE SF	±750,000 SF (Divisible)	TRAILER PARKING	±291 Spaces <i>expandable to 322 spaces</i>
DIMENSIONS	600' x 1250'	AUTO PARKING	±256 Spaces <i>expandable to 316 spaces</i>
OFFICE AREA	±5,000 SF main office 460 SF shipping/receiving office 557 SF shipping/receiving office	DOCK DOORS	±111 Dock Doors (9' x 10') (35k lb. mechanical levelers) <i>expandable to 144</i>
COLUMN SPACING	50' x 52' (60' x 52' Loading Bays)	DRIVE-IN DOORS	±4 Drive-Ins (12' x 14')
CLEAR HEIGHT	36'	POWER	3,000 amps/480v, 3-phase
FLOORS	7" Reinforced Concrete	LIGHTING	LED Lighting
ROOF	60-mil EPDM Membrane	SPRINKLER	ESFR K-22 Sprinkler System

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