

**5 EAST**  
POINTE DRIVE  
BIRDSBORO, PENNSYLVANIA

**±137,970 SF**

AVAILABLE FOR LEASE OR SALE


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# OUTDOOR STORAGE



22.4 acres of rare outdoor storage opportunity, with immediate highway access



# LOCAL MAP



## LOCATION ADVANTAGES



Adjacent to I-176



Adjacent to 422



12 Minutes from I-76

### YORK, PA

56 Miles

### HARRISBURG, PA

67 Miles

### WASHINGTON, DC

134 Miles

### PHILADELPHIA, PA

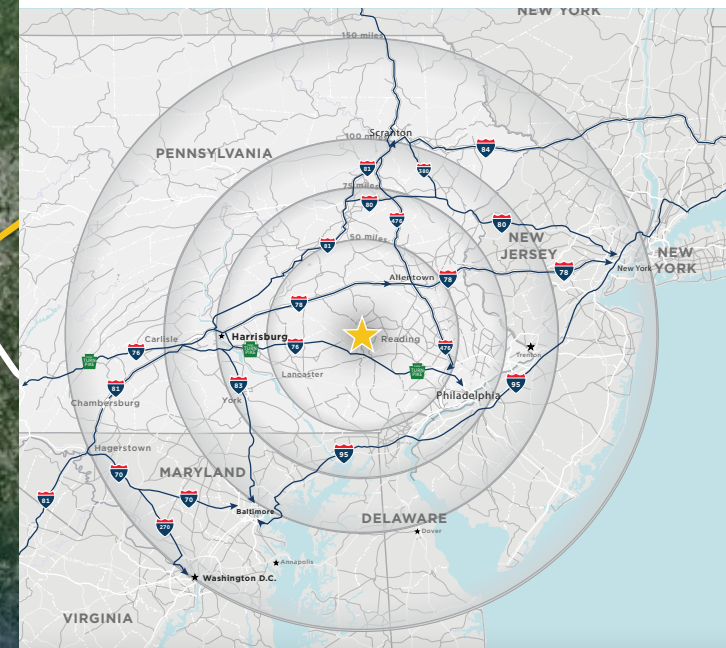
60 Miles

### BALTIMORE, MD

112 Miles

### NEW YORK, NY

143 Miles





# ACCESS MAP



## PRIME LOCATION

1 mile from the intersection of I-176 and US 422, 12 miles from the I-76/PA Turnpike and 20 miles from I-78. 5 East Pointe Drive is also within a four-hour drive of Baltimore, New York City, Philadelphia, and Washington DC

## SIZABLE MARKET

Nearby tenants include Amazon, Godiva, FedEx, Goodwill, Brentwood, Giorgio Foods and Phillips-Van Heusen

## STRONG WORKFORCE

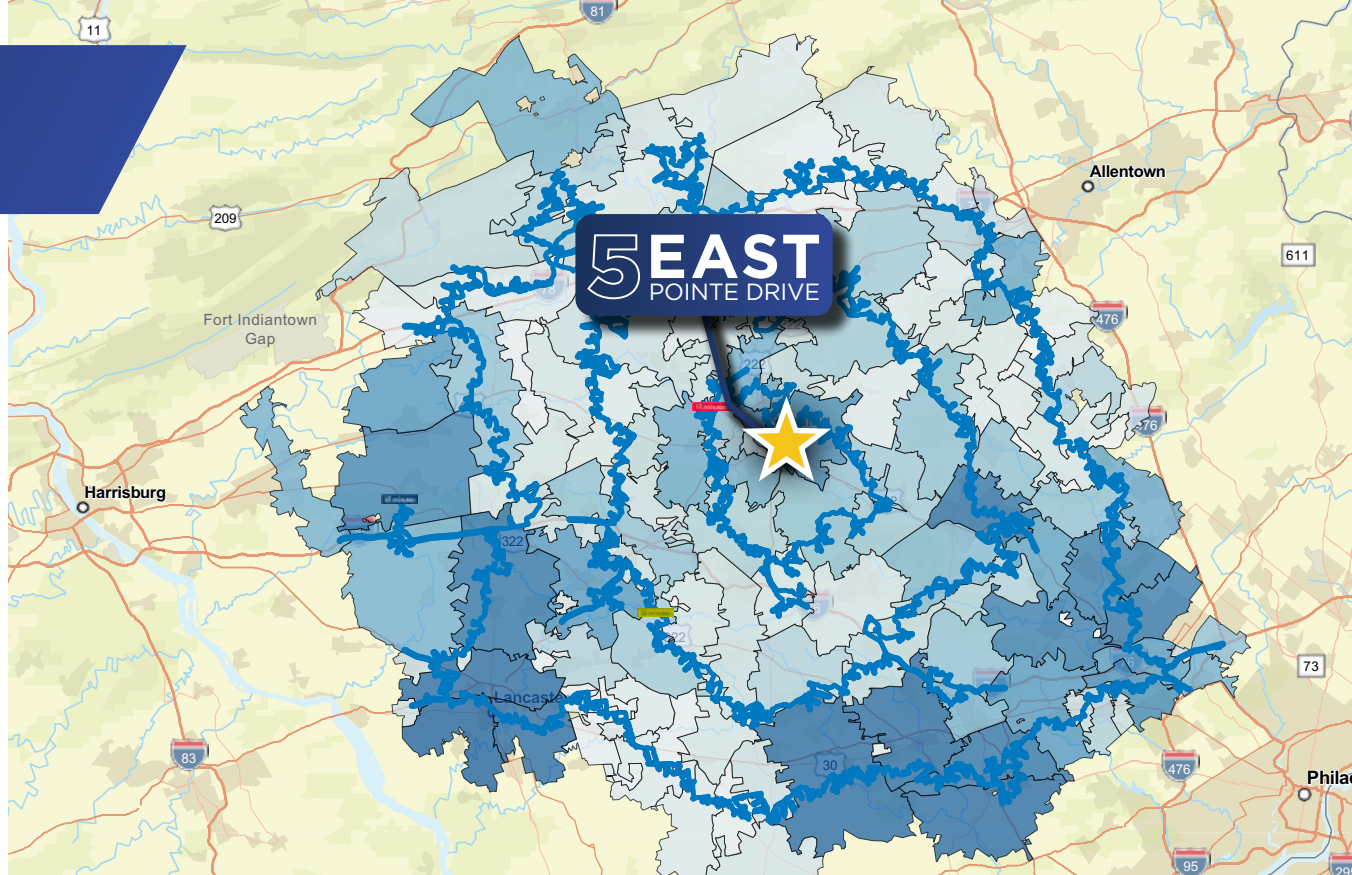
Characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations



# DEEP + GROWING LABOR POOL

Birdsboro, PA trade area offers access to a deep and diverse labor pool supported by a steadily growing population abse. Within a 45-minute drive, the region encompasses more than 1.2 million residents, featuring a strong workforce of nearly 1 million individuals and over 139,000 blue-collar employees.

Income levels and labor stability strengthen with distance, highlighted by competitive unemployment rates and median household incomes approaching \$95,500 in the broader labor shed. With projected population growth continuing through 2030, the market demonstrates a healthy, expanding talent pipeline ideal for industrial and logisitcs users seeking long-term labor security.



## WITHIN A 45 MILE DRIVE

**1,226,876**  
TOTAL LABOR FORCE

**139,868**  
BLUE COLLAR EMPLOYEES

**21.8%**  
% BLUE COLLAR

	15 MINUTES	30 MINUTES	45 MINUTES
Total Population (2025)	187,403	470,883	1,226,876
Unemployment Rate	5.7%	4.2%	3.4%
Total Population Projection (2030)	188,428	474,678	1,244,993
Projected Population Growth	0.5%	0.8%	1.5%
Median Household Income	\$65,671	\$79,832	\$95,497
Median Age	38.4	40.4	40.8
Total Labor Force	150,439	380,428	994,268
Blue Collar Employees	24,992	63,862	139,868
% of Employed - Blue Collar	28.3%	27.1%	21.8%

# BUILDING SPECS

## 5 EAST POINTE DRIVE

<b>Building SF</b>	±137,970 SF
<b>Office SF</b>	±5,170 SF
<b>Site Area</b>	22.4 Acres
<b>Year Built</b>	2005/2013
<b>Construction</b>	Block, Steel and Metal Panel
<b>Column Spacing</b>	50' - 90'
<b>Ceiling Height</b>	16' - 22.5'
<b>Dock Doors</b>	2
<b>Drive-in Doors</b>	21
<b>Auto Parking</b>	±100 Spaces
<b>Trailer Parking</b>	±50 Spaces
<b>Fire Protection</b>	Full Sprinkler system throughout
<b>Electric Power</b>	1200A 480/227V 3PH, 4W
<b>Lighting</b>	LED Lighting



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