

5 EAST POINTE DRIVE

BIRDSBORO, PENNSYLVANIA



±137,970 SF

AVAILABLE FOR LEASE OR SALE

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Buligo

 **CUSHMAN &
WAKEFIELD**

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

PHILADELPHIA, PA

60 Miles

HARRISBURG, PA

67 Miles

BALTIMORE, MD

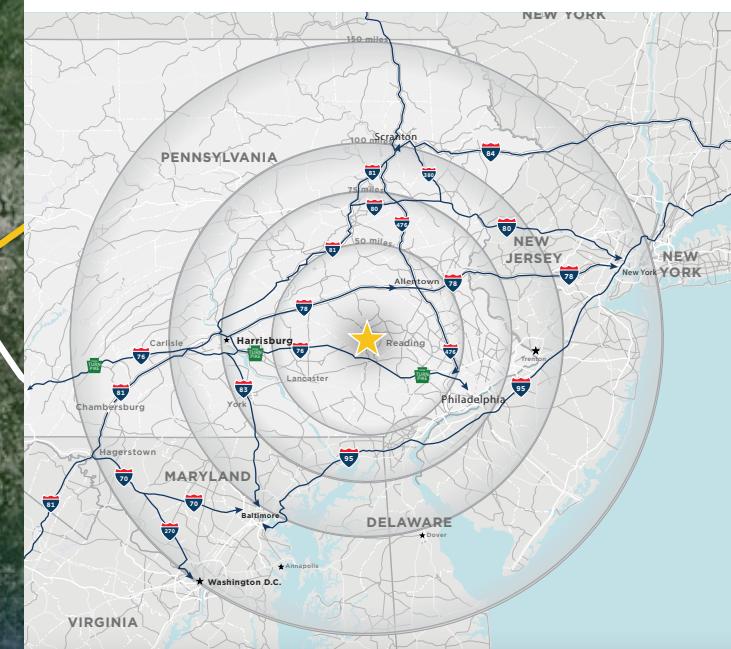
112 Miles

WASHINGTON, DC

134 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-88. 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 base. 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.

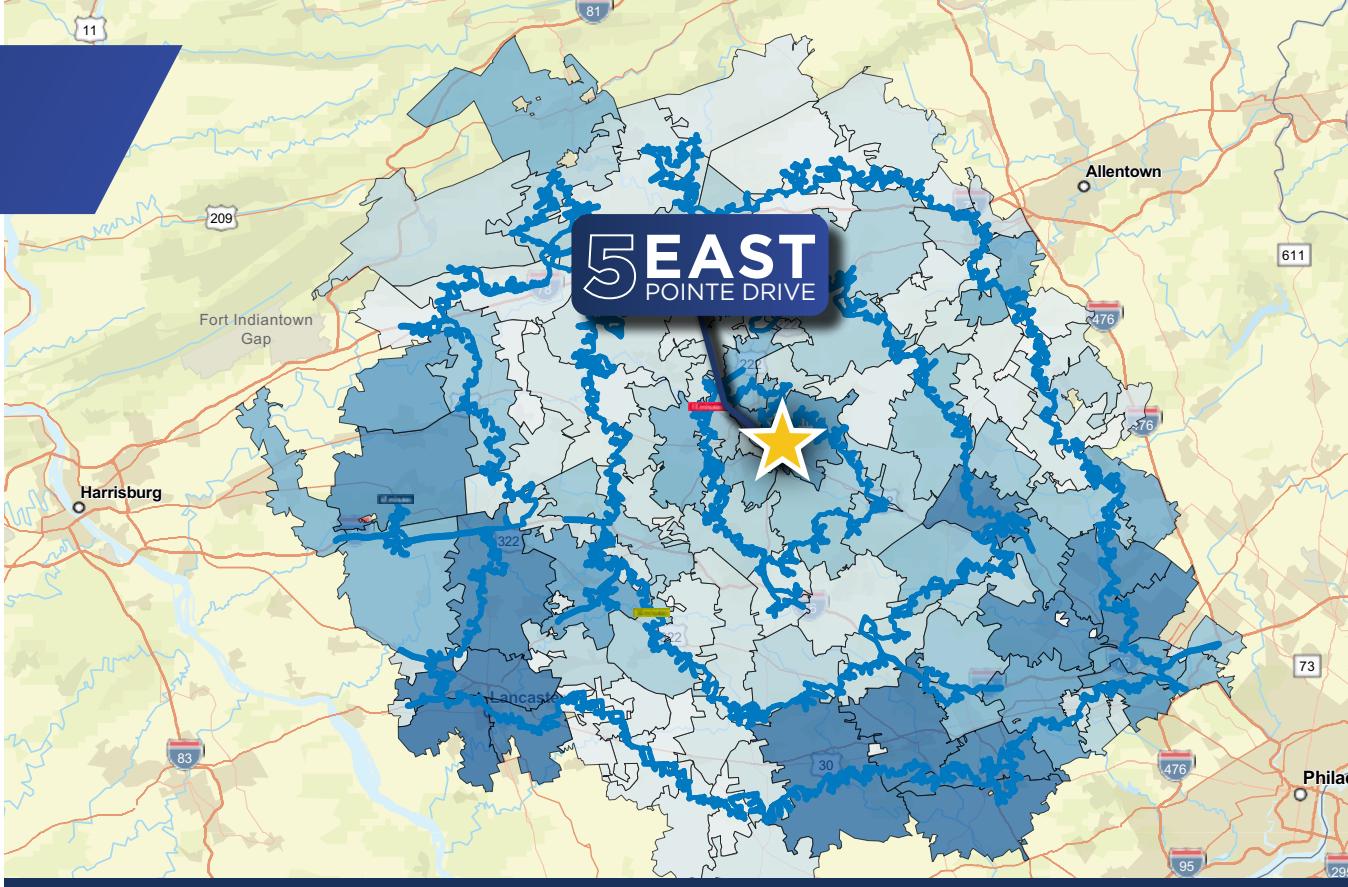
Income levels and labor stability strengthen with distance, highlighted by competitive unemployment rates and median household incomes approaching \$95,500 in the broader labor shed. With projected population growth continuing through 2030, the market demonstrates a healthy, expanding talent pipeline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



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%

	15 MINUTES	30 MINUTES	45 MINUTES
Total Population (2025)	187,403	470,883	1,226,876
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BUILDING SPECS

5 EAST POINTE DRIVE

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



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