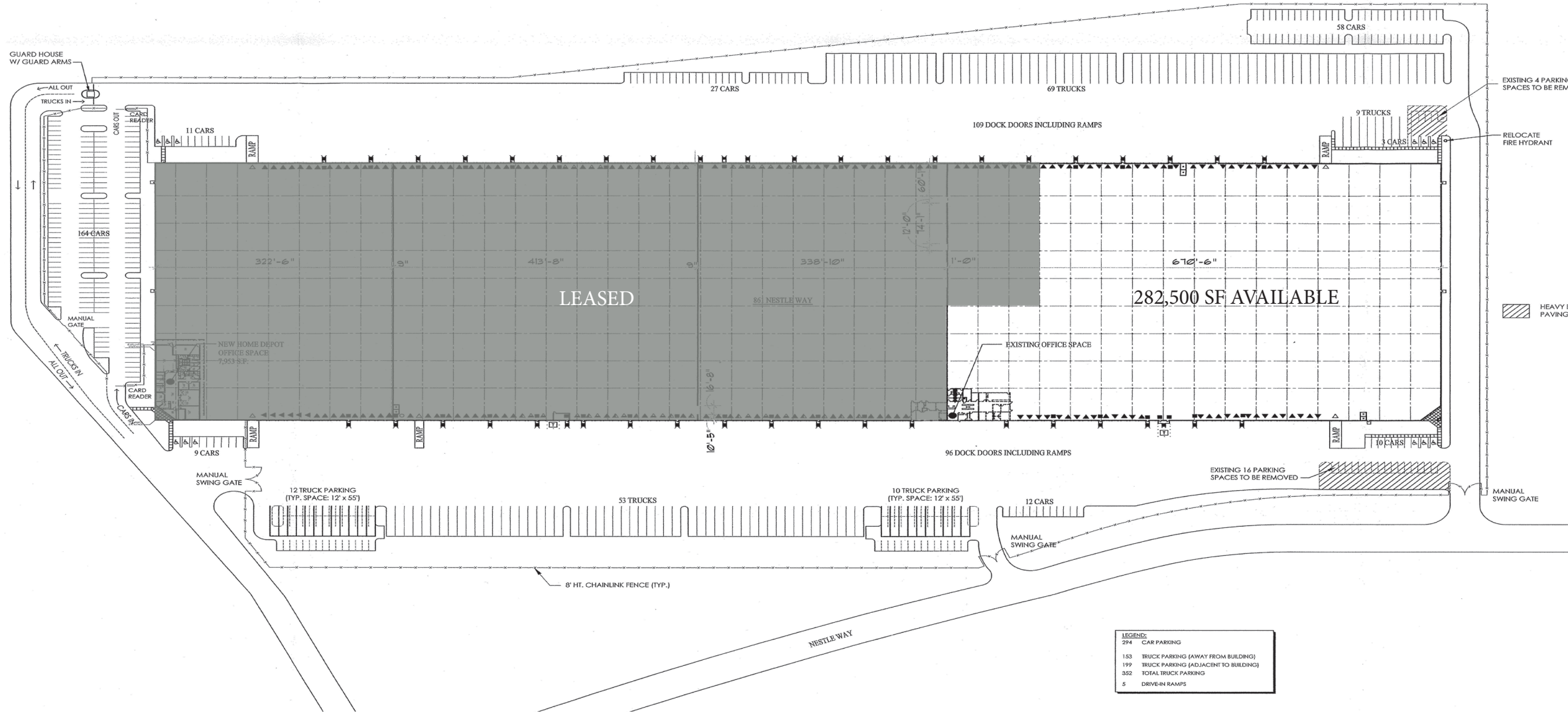


861 Nestle Way

Breinigsville, PA

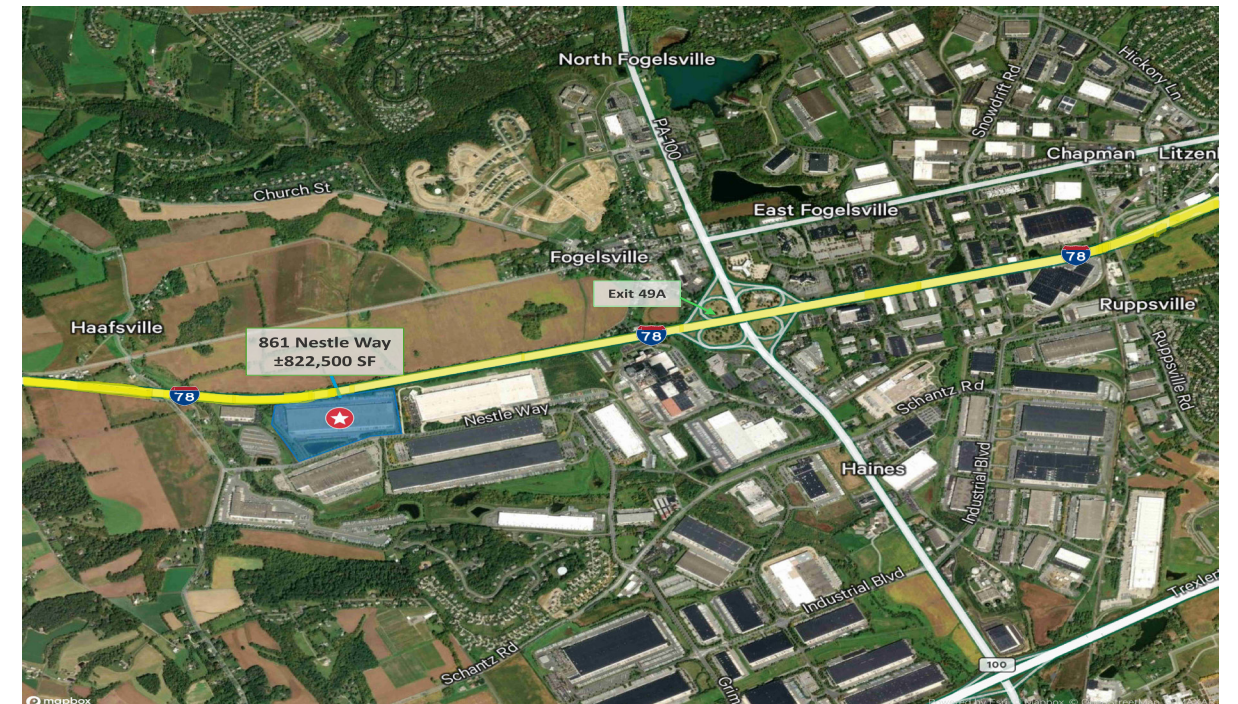
±282,500 SF Available For Sublease Through 6/30/28



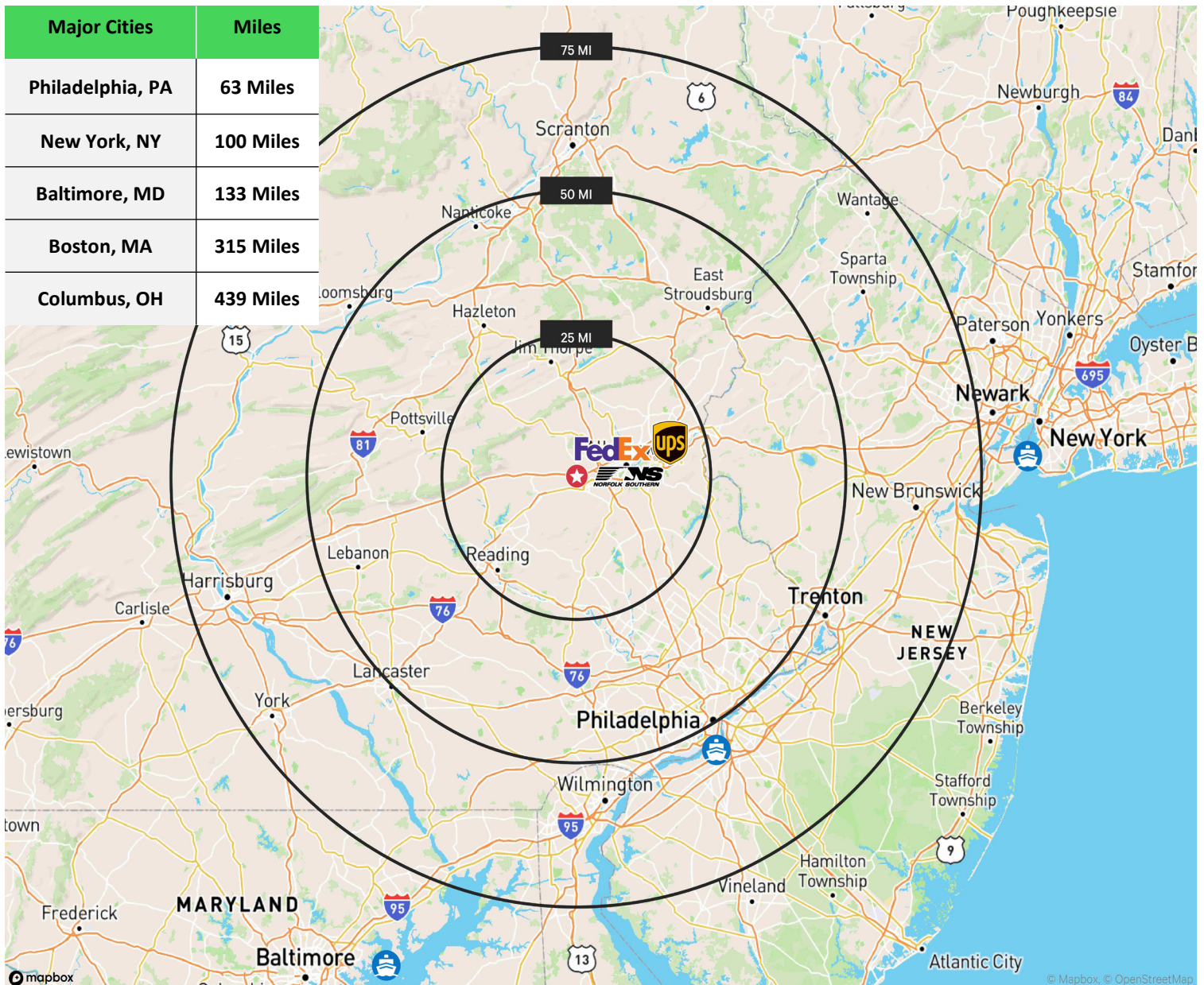


Building Specifications:

Building SF	822,500 SF
Available SF	282,500 SF
Office SF	Main Office: 7,953 SF Warehouse Office: 6,300 SF (with trucker's lounge)
Column Spacing	42' x 50' (loading bays 42'x60')
Clear Height	±33' clear height
Warehouse Heating	Gas forced air (48 units)
Lighting	T-5
Dock High Doors (levelers & seals)	±238
Drive-In Doors	5
Sprinkler	ESFR
Electric	2000 amps
Auto Parking	294
Trailer Parking	±153
Acreage	±50.12
Location	1 mile from I-78 (Exit 49) & direct exposure to I-78
Miscellaneous	-Fully fenced with guard house -Weight scale at truck court -HVLS fans along loading bays -Floor caulking in loading bays



Major Cities	Miles
Philadelphia, PA	63 Miles
New York, NY	100 Miles
Baltimore, MD	133 Miles
Boston, MA	315 Miles
Columbus, OH	439 Miles



Contact Us

William Wolf

Vice Chairman
+1 610 398 7175
bill.wolf@cbre.com
Licensed: PA

Max Wolf

Senior Vice President
+1 610 301 2550
max.wolf@cbre.com
Licensed: PA

CBRE, Inc.

1275 Glenlivet Drive,
Suite 320,
Allentown, PA 18106
+1 610 398 6900
Licensed Real Estate Broker

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.