



FOR LEASE

201 E BELLEVUE AVENUE, READING, PA

Quality Heavy Industrial Suite



QUALITY HEAVY INDUSTRIAL SUITE

FOR LEASE



PROPERTY HIGHLIGHTS

- 2,862 SF of heavy industrial zoning in an excellent location
- Ample outdoor storage and room to maneuver
- Two (2) oversized drive-in doors, with option to add a loading dock
- Easy access to **222** & **12**

OFFERING SUMMARY

Available SF for Lease	2,862 SF
Lease Rate	\$7.50 per SF/Yr
Lease Type	NNN
CAM	\$1.75 per SF
Zoning	Heavy Industrial
Municipality	Muhlenberg Township
County	Berks County

PROPERTY OVERVIEW

Rare opportunity to lease 2,862 sf in a property that consists of 120,968 sf on 9.3 acres in a prime location. Quality construction with two oversized drive-in doors, and the potential to install a loading dock if needed. Separate bathroom and office allows you to conduct your business independently of the other tenants. Also there is ample outdoor storage and room to maneuver trucks and trailers. Property is located just 2 miles from Rt 222, 1 mile from Rt 12, and four miles from the Reading Regional Airport. Heavy industrial zoning and high ceilings allow for a wide range of uses. Come see why most of the tenants in this property have been there for 30+ years.



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BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Sloped Rubber
Power	240V 3-phase
HVAC	Gas
Sprinklers	No
Signage	Monument

PROPERTY DETAILS

Number of Buildings	7
Building Size	13,900 SF (building 7)
Lot Size	9.3 Ac
Building Class	C
Tenancy	Single
Number of Floors	1
Restrooms	In Suite
Parking	On-Site; 10 Spaces
Year Built	1945

MARKET DETAILS

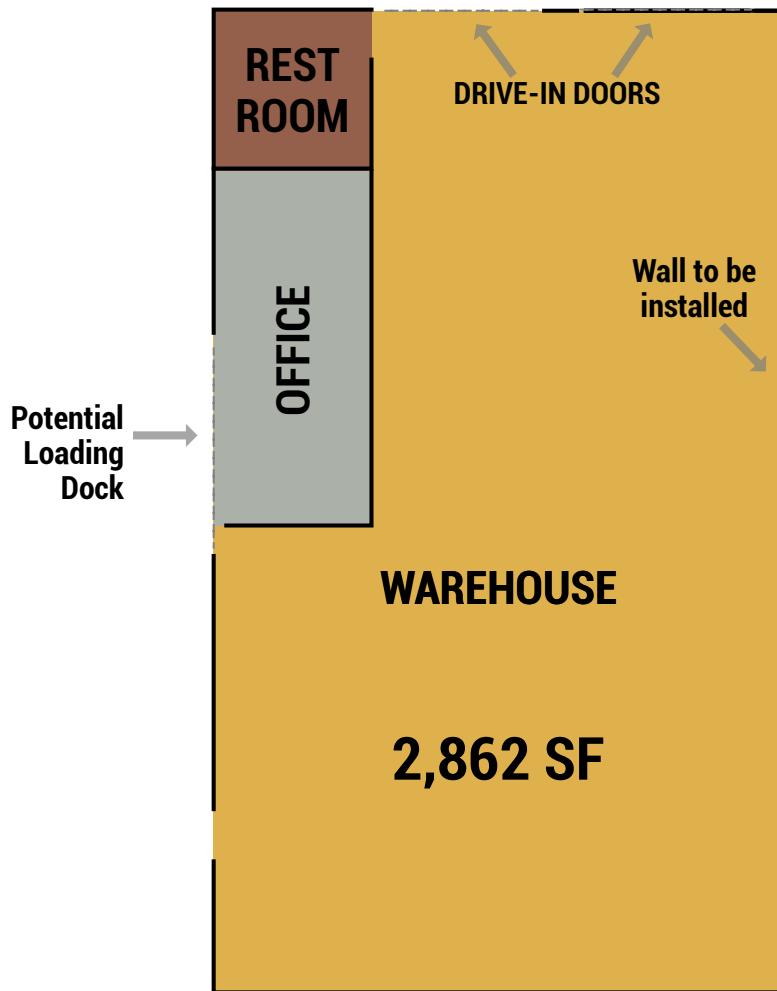
Cross Streets	E Bellevue Ave & Pottsville Pike
Traffic Count at Intersection	9,697 ADT
Municipality	Muhlenberg Township
County	Berks County
Zoning	Heavy Industrial



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LEASE AVAILABILITY



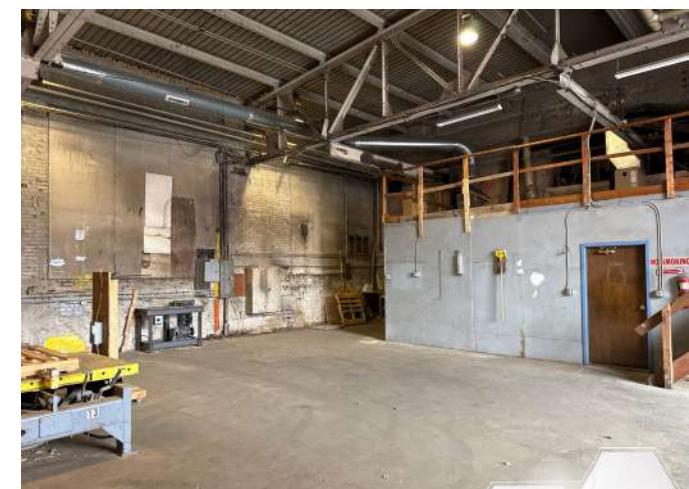
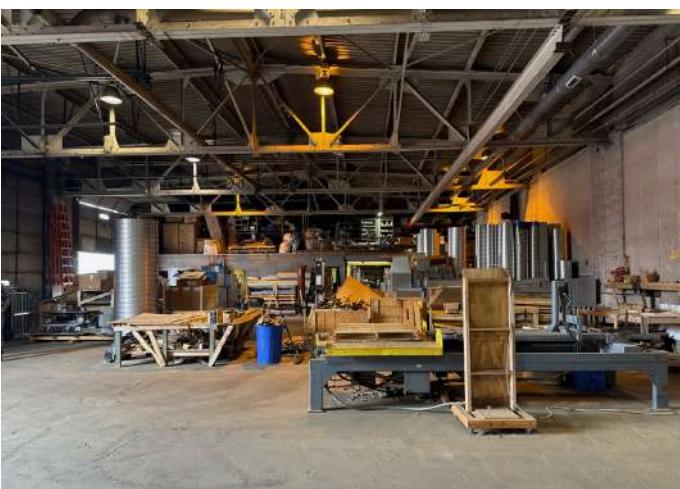
201 E BELLEVUE AVENUE · READING, PA 19605



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ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

JASON GRACE, CCIM, SIOR
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LOCATION



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QUALITY HEAVY INDUSTRIAL SUITE

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AREA



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QUALITY HEAVY INDUSTRIAL SUITE

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DEMOGRAPHICS

POPULATION

1 MILE	7,622
3 MILE	79,125
5 MILE	173,696

HOUSEHOLDS

1 MILE	2,985
3 MILE	27,768
5 MILE	63,786

AVERAGE HOUSEHOLD INCOME

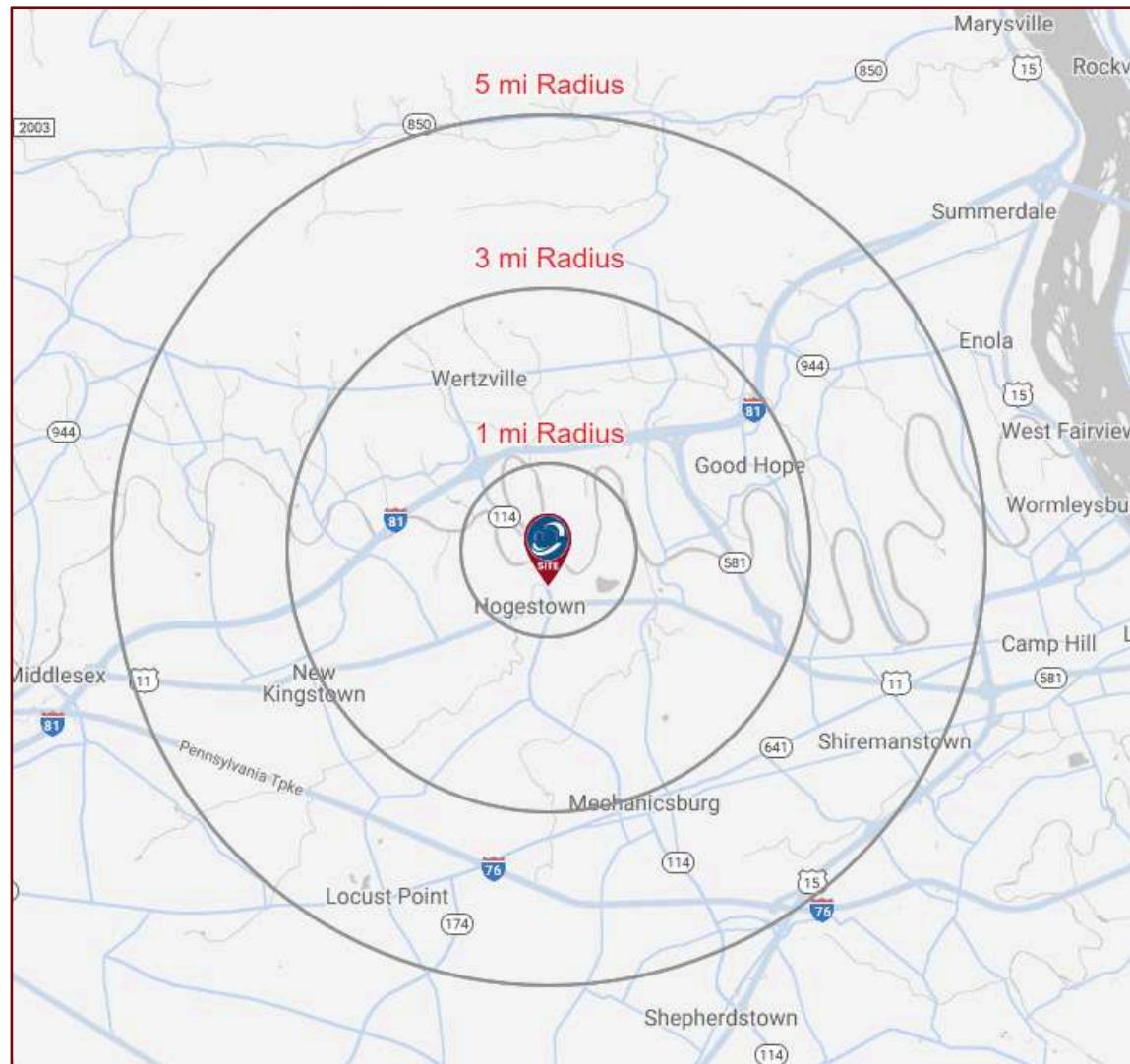
1 MILE	\$105,061
3 MILE	\$81,846
5 MILE	\$86,854

TOTAL BUSINESSES

1 MILE	405
3 MILE	2,172
5 MILE	5,711

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	5,082
3 MILE	29,900
5 MILE	73,135





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AREA OVERVIEW

READING, Pennsylvania, is a city on the rise, offering exceptional opportunities for real estate investors, developers, and business owners. Strategically located in Berks County, Reading provides easy access to major markets like Philadelphia, Allentown, and Lancaster via I-76 and Route 222, making it a prime spot for logistics, retail, and industrial ventures. The city is known for its affordable property prices compared to nearby metropolitan areas, delivering great value and high potential returns on investment.

Reading's ongoing revitalization has fueled demand for residential and commercial properties alike, driven by a growing population and a vibrant local economy. The city features a diverse economic base, with strong sectors in manufacturing, healthcare, and retail, and offers incentive programs like Keystone Opportunity Zones to attract and retain businesses.

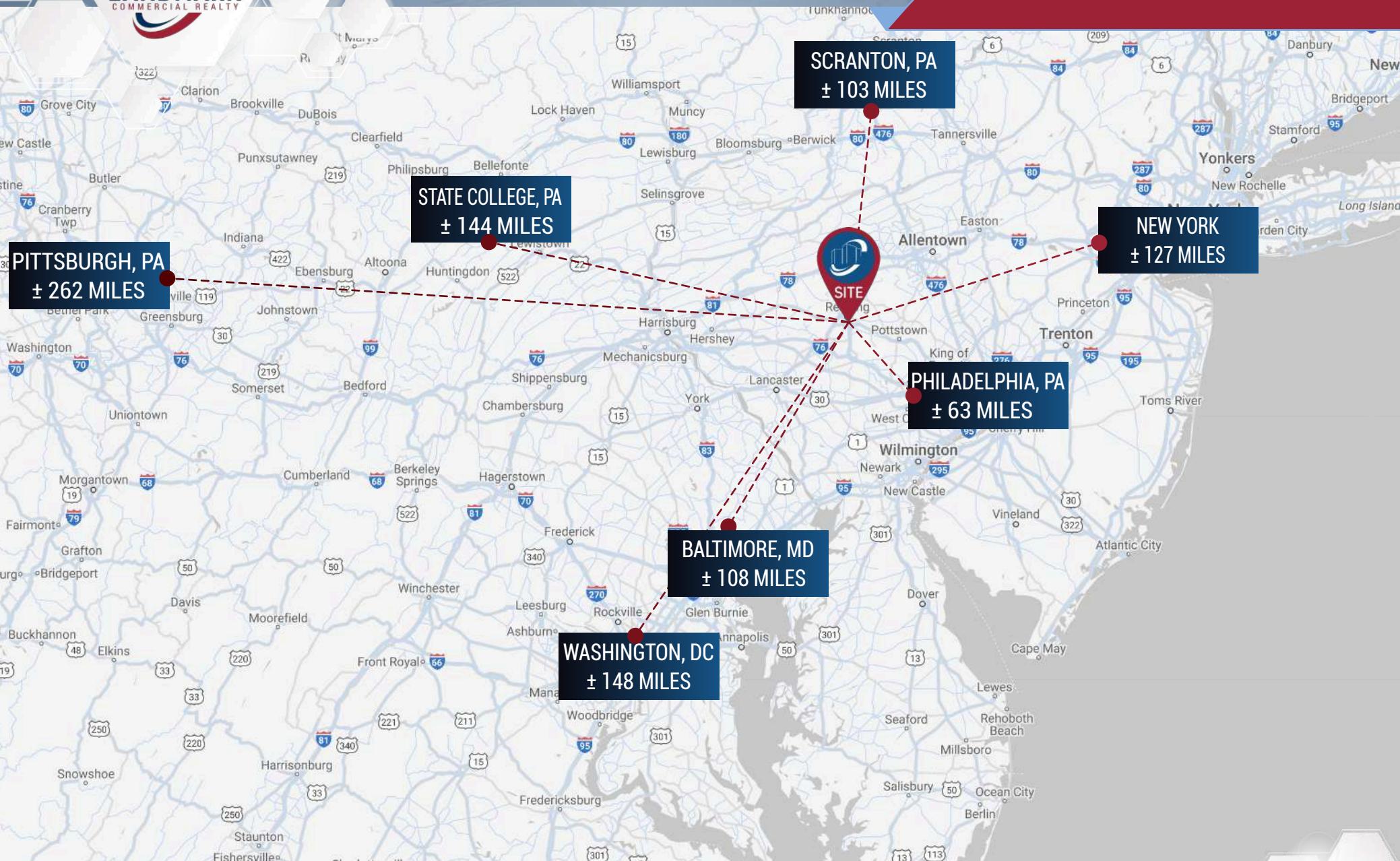
Cultural landmarks like the Pagoda, Santander Arena, and GoggleWorks Center for the Arts, combined with a revitalized downtown and a welcoming community, make Reading an attractive location for families, professionals, and entrepreneurs. Whether you're looking to develop residential neighborhoods, retail hubs, or industrial spaces, Reading's mix of affordability, accessibility, and community appeal creates endless potential.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.