



115 James Drive

115 James Drive
Leesport, Pennsylvania 19533

Property Overview

Public water/sewer and natural gas available at James Dr.
3.55 Acres. Zoned LI – Light Industrial

Located in Bern Township. Easy access to major highway systems

Offering Summary

Sale Price:	\$499,000
Available SF:	
Lot Size:	3.55 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	241	5,368	36,223
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For More Information

John Buccinno, SIOR CCIM

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ZONING DATA

LI - LIMITED INDUSTRIAL DISTRICT WITH BOTH PUBLIC SEWER AND WATER

MIN. LOT AREA	REQUIRED	PROVIDED
1 AC.	1,500 FT.	1,500 FT.
MIN. LOT WIDTH AT B.S.L.	150 FT.	150 FT.
MIN. LOT WIDTH AT STREET	100 FT.	100 FT.
MIN. SIDE YARD	35 FT.	35 FT.
MIN. FRONT YARD	50 FT.	50 FT.
MIN. REAR YARD	35 FT.	35 FT.
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
MIN. OPEN AREA	40%	42%

OFF-STREET PARKING:

2 SPACES PER 1,000 G.F.A. (35,000/1,000 X 2) = 70 SPACES REQUIRED
72 SPACES PROVIDED (2 ADA)

GENERAL NOTES:

- SITE DATA**
RECORD OWNER:
NES LLC
275 MCCOY LANE
LEESPORT, PA 19533
LPR: 27-42-8004-70-5508
RST. NO: 2013012164
PRV: 223, PG. 0002 (LOT 110)
AREA: 3.55 AC.
- PLANS**
PROPOSED USE WILL BE LIMITED INDUSTRIAL.
- SURVEY**
PLAN WAS COMPILED FROM BERKS COUNTY TAX PARCEL (OS) DATA AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) LIDAR MAPPING.
- WATER SUPPLY**
PUBLIC WATER
- SEWAGE DISPOSAL**
PUBLIC SEWER
- WETLANDS**
WETLAND LOCATION TAKEN FROM RECORDED FINAL PLAN OF WEST RIDGE - PHASE 2, PREPARED BY THOMAS R. GIBBONS & ASSOCIATES, INC. DATED 8/29/97 AND LAST REVISED 11/24/97.
- FLOODPLAIN**
THERE IS NO FLOODPLAIN LOCATED ON THE SUBJECT TRACT PER FEMA MAP NO. 4201103M30, MAP REVISED JULY 3, 2012.

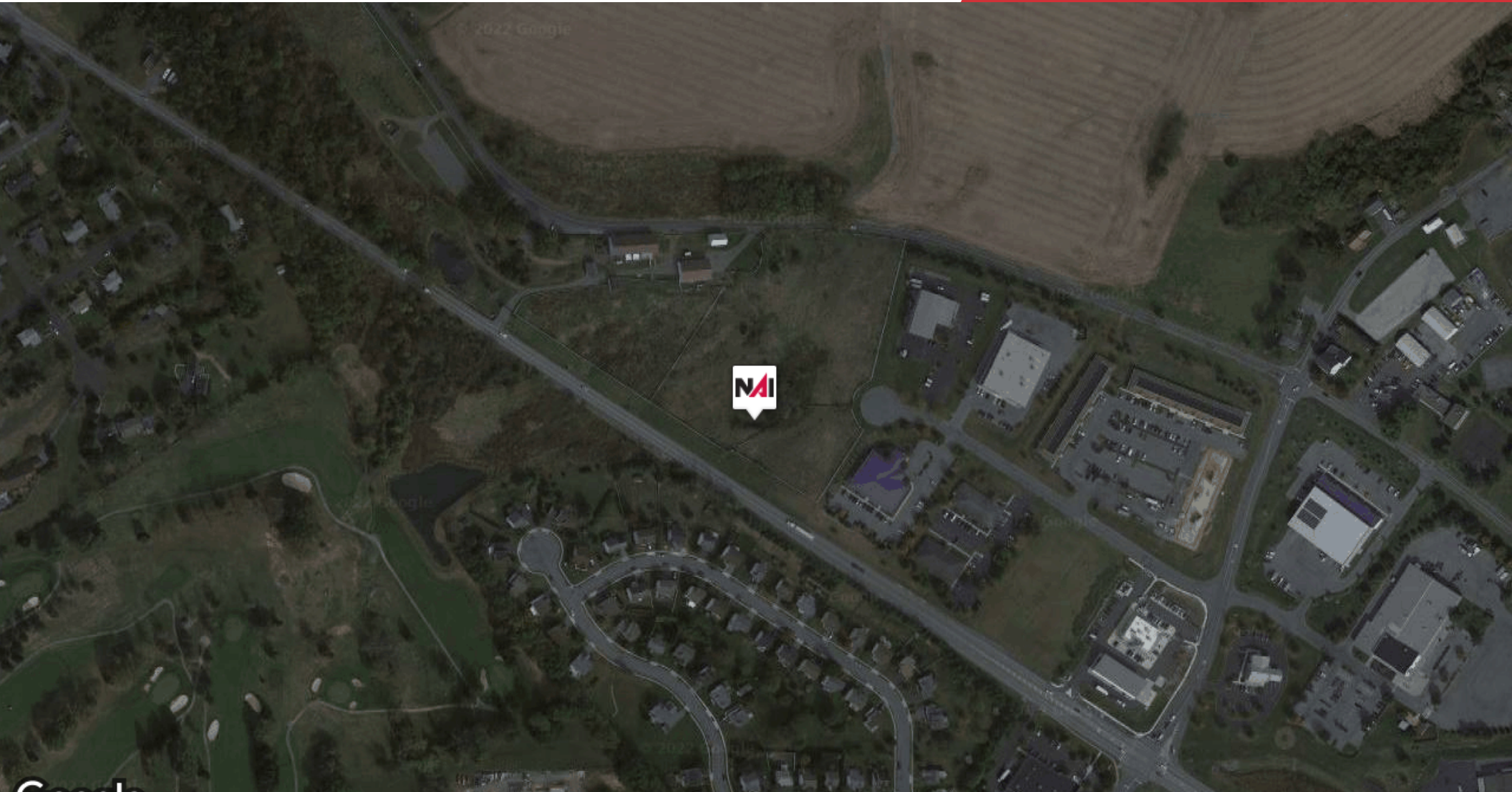
DESIGN GROUP	CDC DESIGN GROUP	115 JAMES DRIVE	BERKS COUNTY, PA
<p>City Engineering and Surveying Construction</p>	<p>275 MCCOY LANE LEESPORT, PA 19533 610.880.8000 www.cdcgroup.com</p>	<p>BERKS COUNTY, PA</p>	<p>PROJECT # NES-INT-01 SCALE: 1"=30' DRAWN BY: BD CHECKED BY: CF</p>

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

3.55 Acres | \$140,563 / AC

Land Space



Google, PA Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA/FPAC/GEO

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875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

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3.55 Acres | \$140,563 / AC

Land Space



Google

Map data ©2022

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Land Space

Population	1 Mile	3 Miles	5 Miles
Total Population	783	15,362	93,042
Average Age	51.3	46.3	39.6
Average Age (Male)	49.6	44.7	38.3
Average Age (Female)	62.8	51.5	41.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	241	5,368	36,223
# of Persons per HH	3.2	2.9	2.6
Average HH Income	\$105,160	\$100,334	\$81,397
Average House Value	\$242,467	\$221,927	\$183,926

* Demographic data derived from 2020 ACS - US Census

