

For Lease  
20,000 SF Industrial Flex



## 2 West Wyomissing Avenue

Mohnton, PA 19540  
Berks County

For more information, contact  
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## Property Features

- ◆ **100% Climate Controlled First Floor**
- ◆ **14,000 SF Available**
- ◆ **Can be Leased Individually!**
- ◆ **Freight Elevator connects spaces**
- ◆ **3 Truck Dock Positions**



875 Berkshire Blvd., Suite 102  
Wyomissing PA 19610  
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[naikeystone.com](http://naikeystone.com)

# For Lease

## 20,000 SF Industrial Flex

### DATA SHEET

GENERAL DATA	
Lot Size:	1.01 Acre
Municipality:	Borough of Mohnton, Berks County
Zoning:	M - Manufacturing
Tax ID:	65-4395-18-21-6060
Taxes:	\$18,257 or \$0.61 per SF (2022)
Year Built:	1905 with extensive renovations in the last 5-years



DESCRIPTION	
Size (SF):	29,814 SF Total Building <b>20,000 SF is available for lease.</b> 14,000 SF is available on the second floor together with 6,000 SF on the first floor. Both floors have at-grade or dock access. Each floor can be leased by itself as well.
Construction:	Red brick construction with new fixed pane windows. Steel superstructure for roof systems. Concrete columns.
Roof:	Slightly sloping rubber membrane over rigid insulation and a steel deck.
Column Spacing:	20' x 22' (columns are 20" square)
Doors / Access:	Second floor features one exterior Dock with three truck positions; two have "Load Hog" levelers leading to three overhead doors: one 9' W x 9' H; one 17' W x 12' H both electrically operated.  The first floor is served by one 8' W x 7' H electric lift door.
Lighting:	T-8 High Efficiency Florescent
Floor:	Smooth sealed concrete
Bathrooms:	Two on the second floor
Ceiling Heights:	11' Clear for the first floor; 9' clear for the second floor.
HVAC:	1st Floor has Carrier, natural gas fired forced air with air conditioning. The 2nd floor space has three, natural gas fired, Reznor Unit Heaters.
Life / Health / Safety:	100% (wet) fire sprinklered at normal hazard rating. Central station alarm for smoke, fire and sprinkler flow. Exit & emergency lighting.

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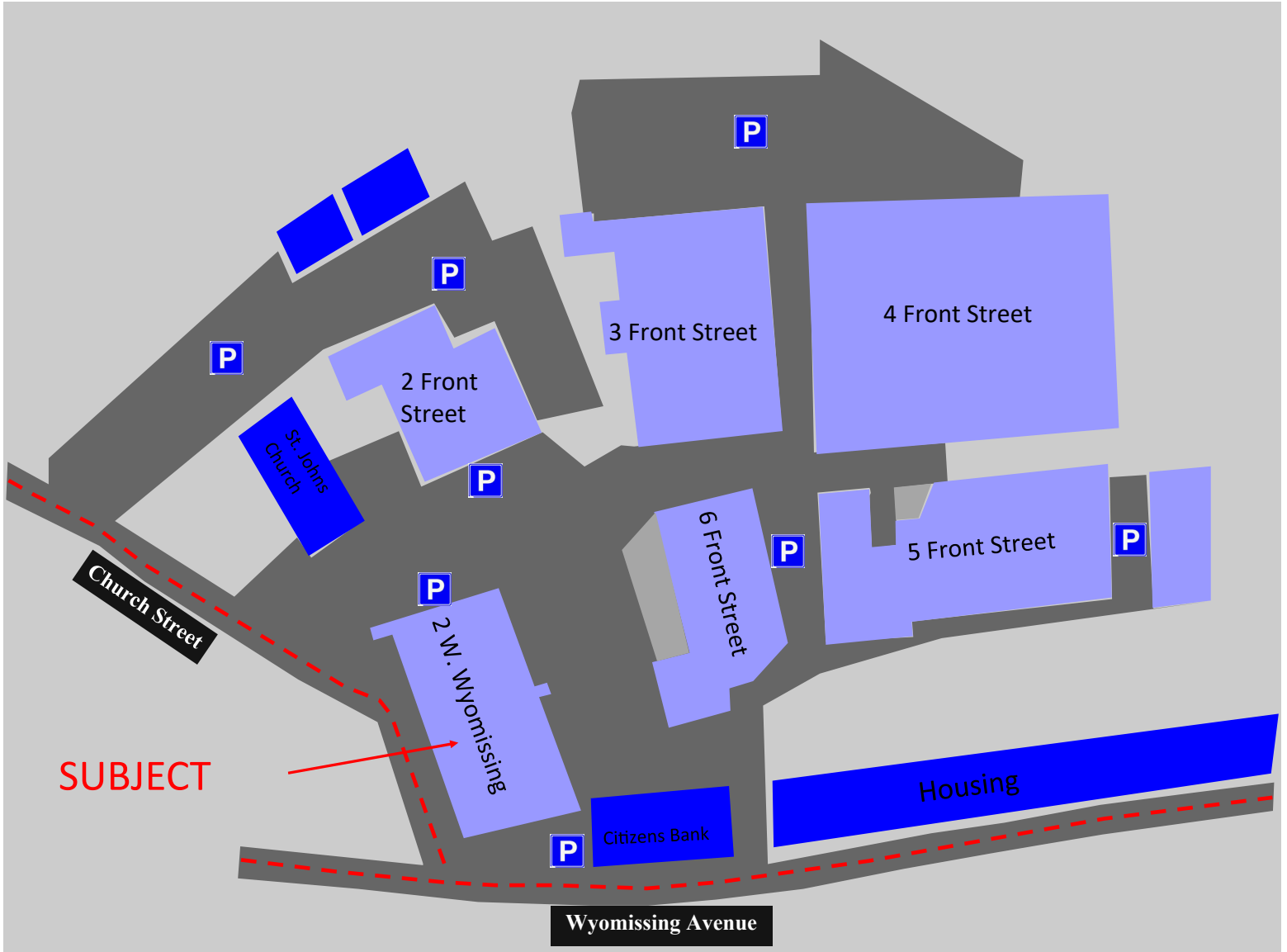
DATA SHEET, cont.,

DESCRIPTION	
Water & Sewer:	Public Water (1 1/2" service) is via Western Berks Water Authority and public Sewer is via Cumru Sewer Authority
Electric:	400 amp 208 Y / 120 volt, 3-phase, 4-wire Service provided via Met Ed
Gas:	Natural Gas by UGI Energy
Parking:	Approximately 15 spaces
Misc:	Card-Key access system. Piped for air



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CAMPUS PLAN



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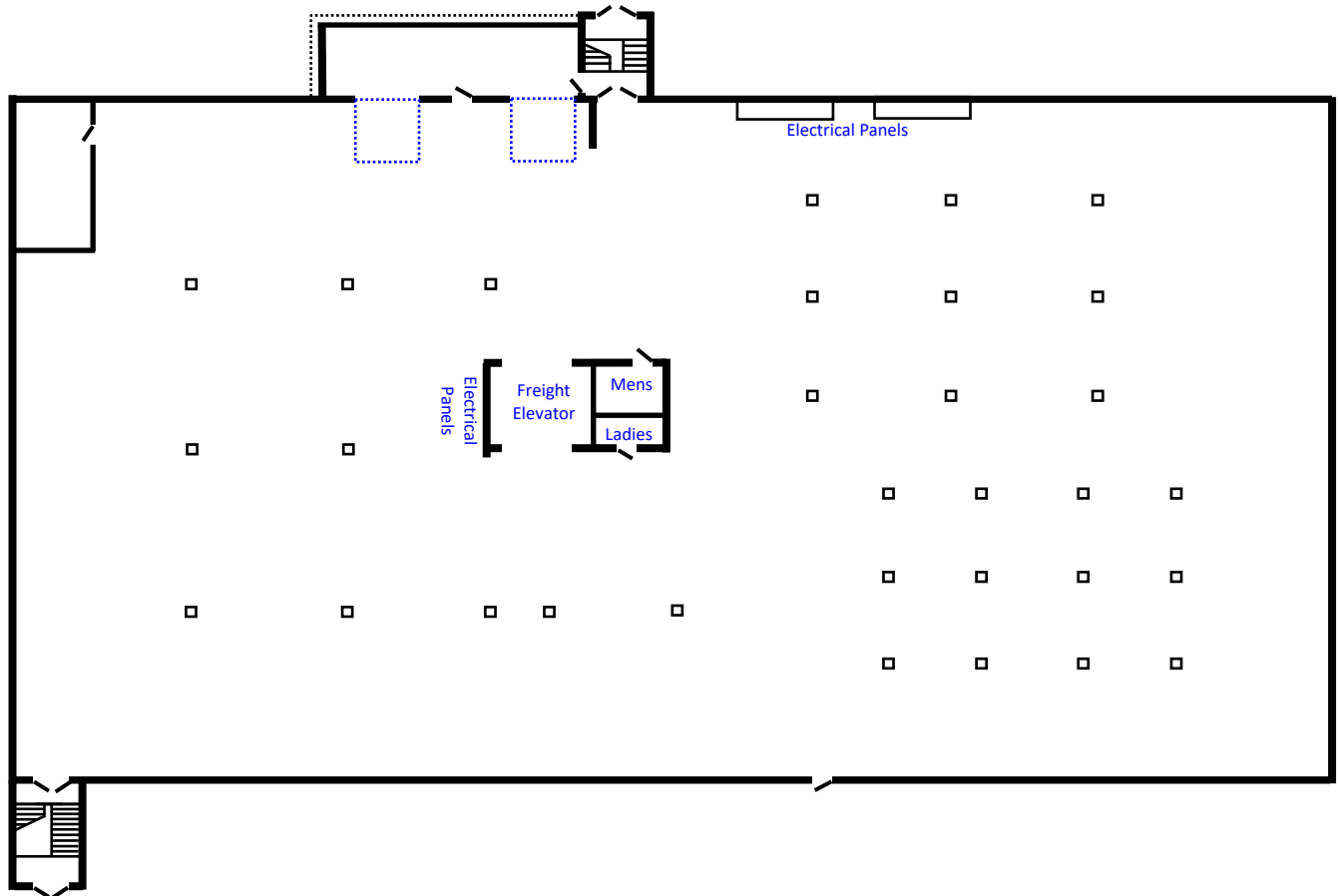
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SITE PLAN



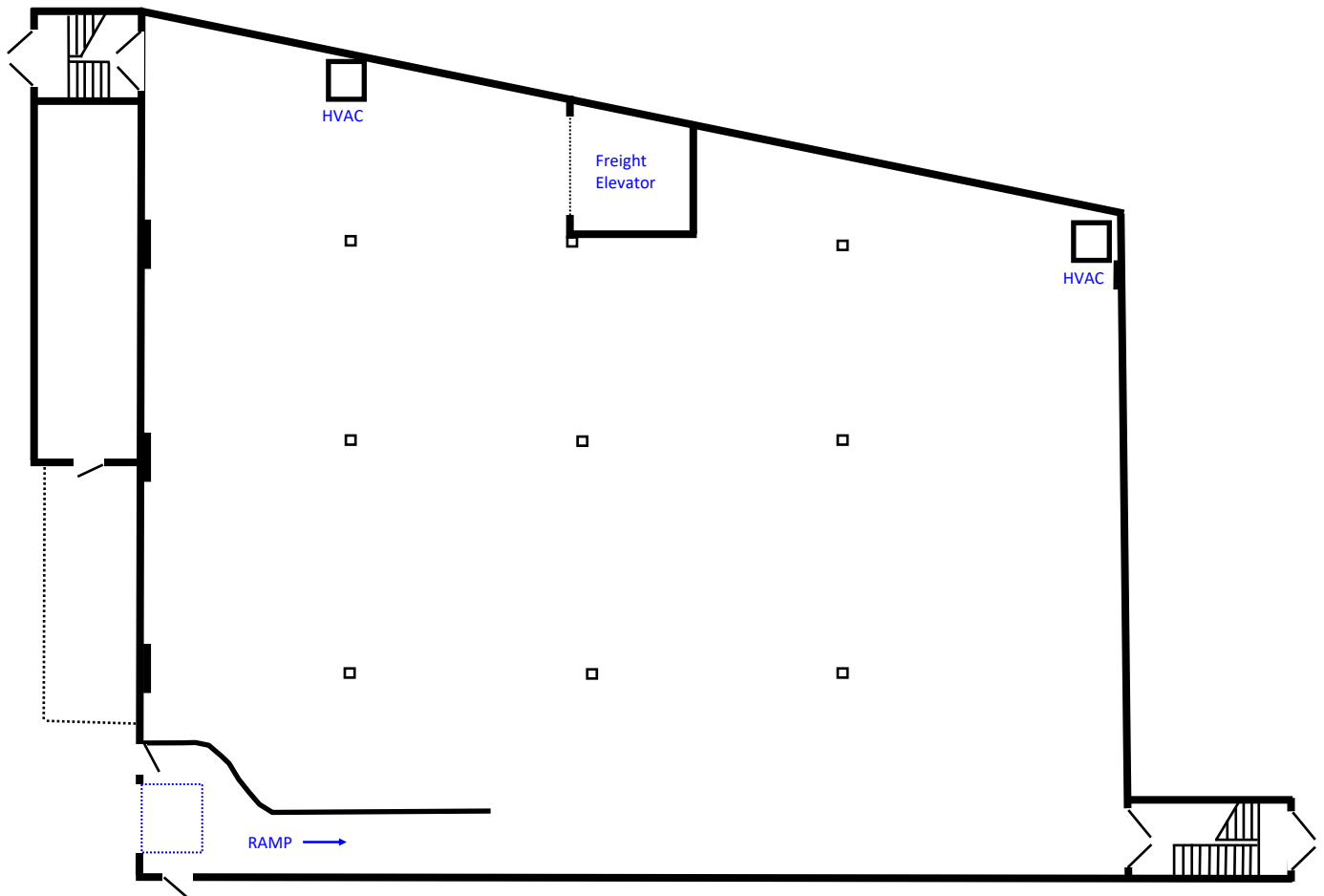
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+/- 14,000 SF



- 9' Clear Height (10' between rafters)
- 3 Exterior Docks, two with "Load Hog" Levelers
- Two Restrooms
- 22' x 20' Column Spacing, irreg.
- 10' x 20' Office
- 4,000 Lb. Freight Elevator links to 1st Floor

+/- 6,000 SF



- 10' W x 8' H At-Grade Door to ramp (4' drop)
- Overhead Door is Electrically Operated
- 11' Clear Height
- New Carrier Gas Heat w/ Air Conditioning
- 4,000 Lb. Freight Elevator links to 2nd Floor

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EXTERIOR PHOTOS



Exterior facing W. Wyomissing Ave.



Leveler - Down



Truck Docks



Leveler - Up





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FIRST FLOOR PHOTOS



Freight Elevator to 2nd Fl.



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SECOND FLOOR PHOTOS

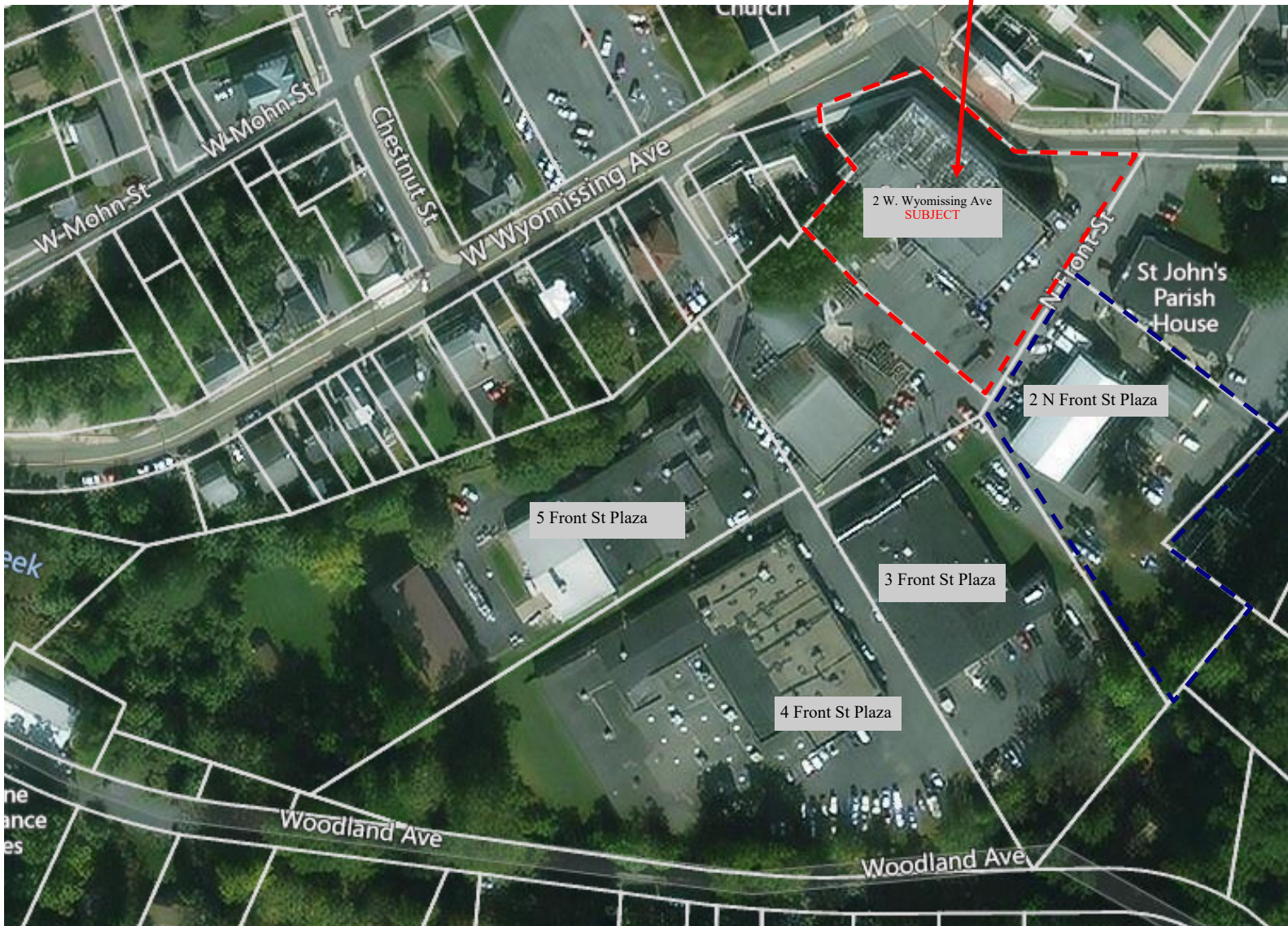


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NEIGHBORHOOD

Subject Property



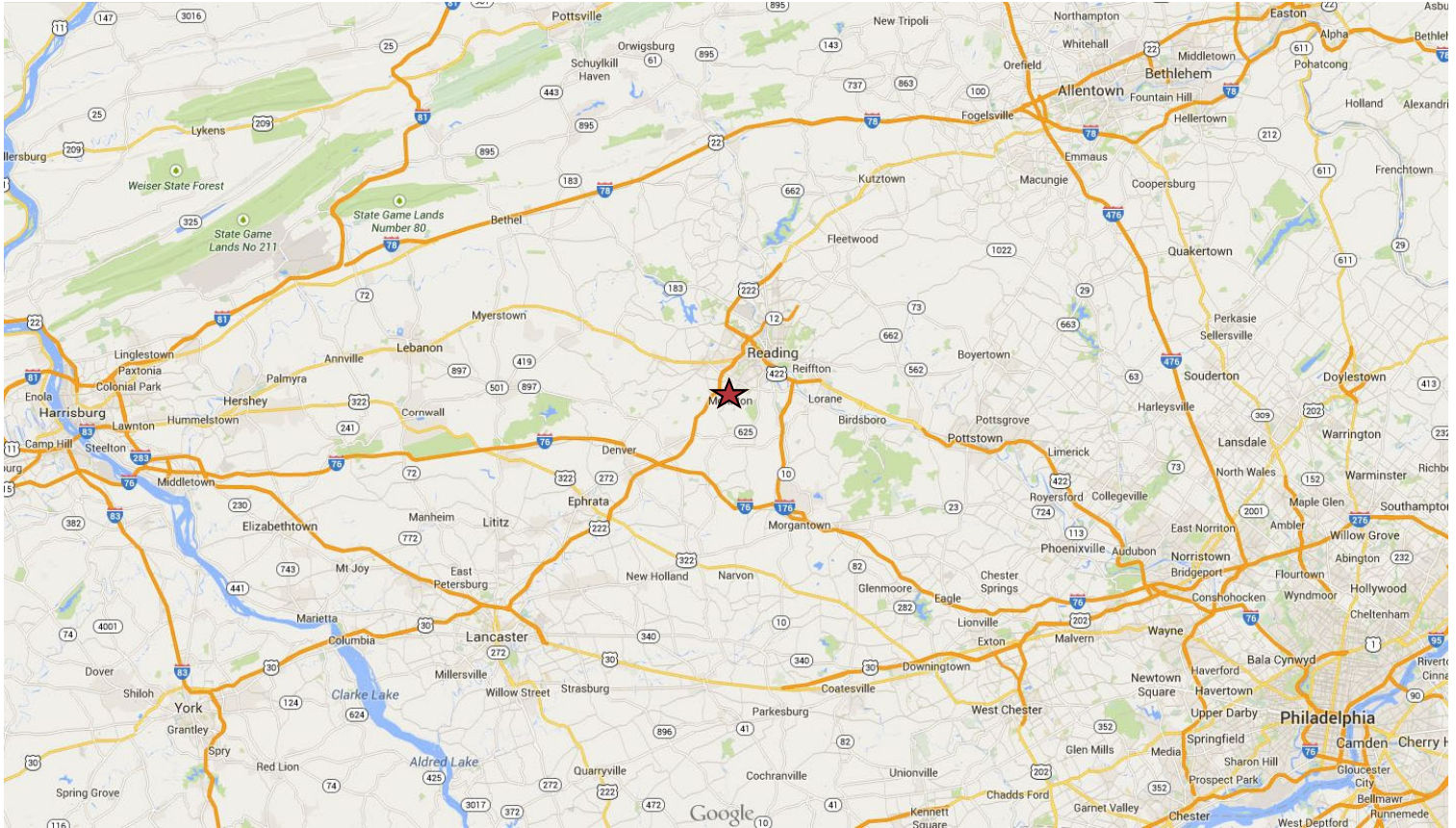
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## DRIVING TIMES



Major City	Mileage	Driving Time
Allentown, PA	43 miles	1 hour, 11 minutes
Philadelphia, PA	62 miles	1 hour, 29 minutes
Harrisburg, PA	57 miles	54 minutes
Baltimore, MD	101 miles	1 hour, 15 minutes
New York, NY	146 miles	2 hours, 23 minutes

Mileage and driving times to nearby cities, marine terminals, and shipping centers.

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	67 miles	1 hour, 21 minutes
Delaware River Port Authority	65 miles	1 hour, 21 minutes
Port of Wilmington	78 miles	1 hour, 34 minutes

Shipping Center	Mileage	Driving Time
FedEx	6.3 miles	17 minutes
USPS	0.4 miles	2 minutes
UPS	13 miles	24 minutes
Norfolk Southern Intermodal	4.8 miles	13 minutes

