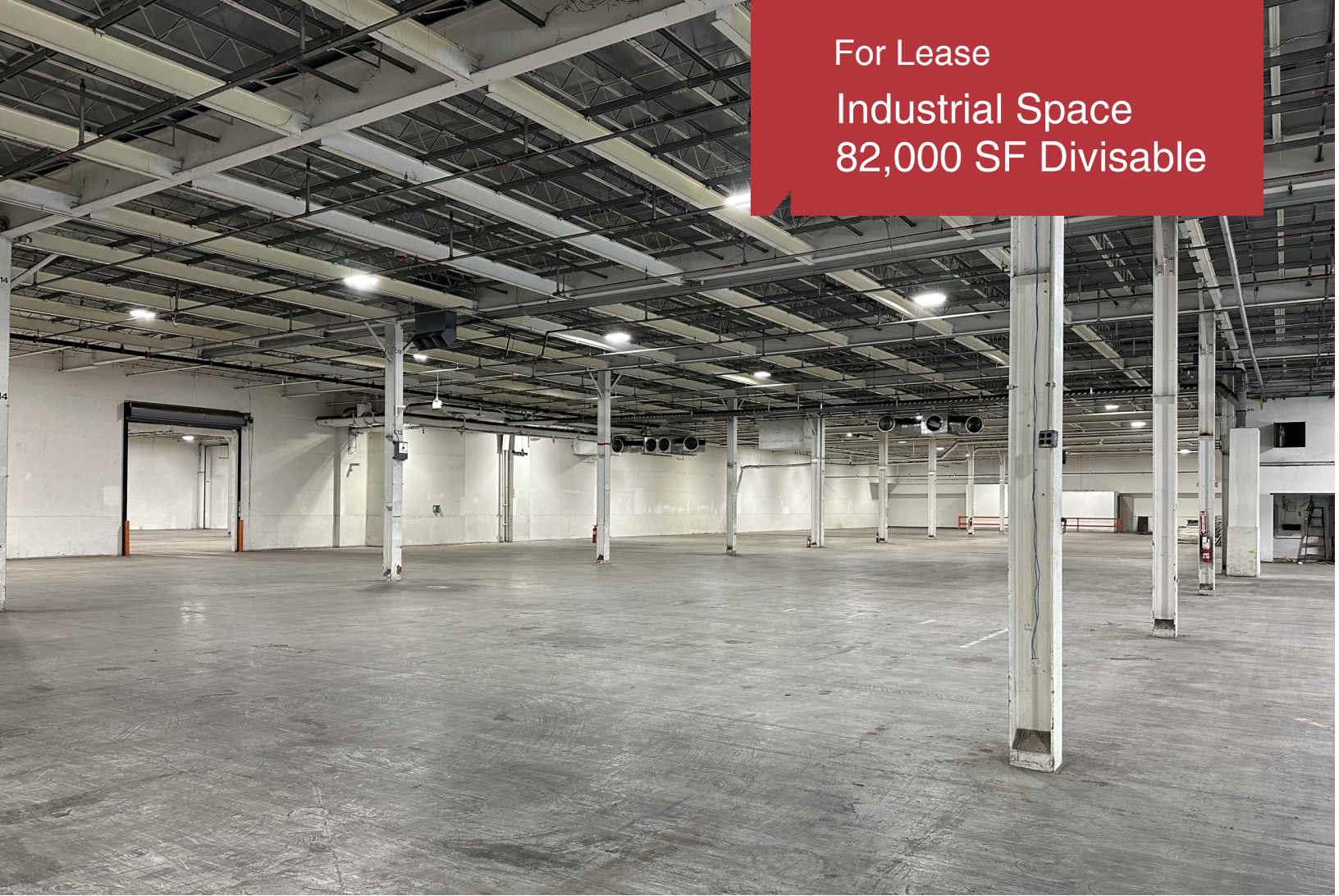


For Lease
Industrial Space
82,000 SF Divisible



StonePointe Business Campus

2525 N. 12th Street, Muhlenberg Twp., Reading PA

Property Features:

- 52,000 and 30,000 SF abutting suites
- Redundant Fiber Optic, Heavy Infrastructure & On-Site Management
- Truck Docks & Drive-in Doors
- Large Parking Field
- 480 Volt Electric in each Suite

For more information, contact:

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Wyomissing, PA 19610

+1 610 779 1400

naikeystone.com



Site Information

StonePointe Business Campus

Muhlenberg Twp., Reading PA

GENERAL DATA

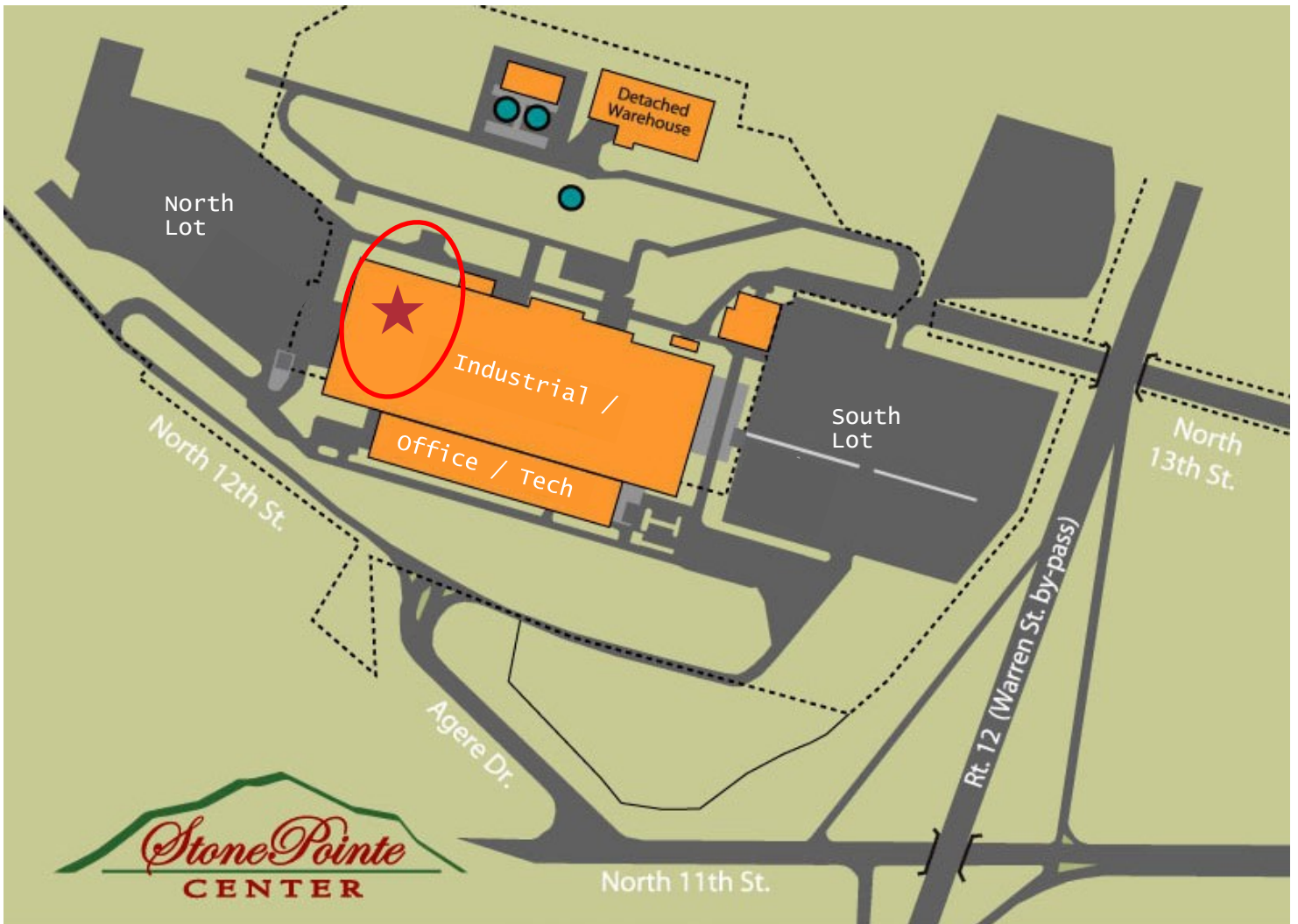
Site Size:	133 Acres
Municipality:	Reading, PA Muhlenberg Township, Berks County
Zoning:	I-1 Limited Industrial Zoning
Building Size:	1,077,000 SF
Available Suites:	52,000 and 30,000 SF which can be combined for 82,000 SF.



DESCRIPTION

Description:	This former Bell Labs Property has been expertly redeveloped into a premium business campus. More than one million square feet of space for office, manufacturing and distribution; a facility with high-tech infrastructure and easy access to transportation. Convenient location near Reading Pennsylvania, with professional on-site management to support your business.
General Construction:	Reinforced concrete floors; brick over concrete block walls, new energy efficient LED Lighting. 100% Fire Sprinklered (normal hazard rating). Gas heat / forced air via Cambridge Units.
Dock Doors:	Six 9' H x 10' W Docks to Suite A, four have dock levelers; two 9' W x 10' H docks with levelers in Suite B. Dock bumpers, shelters and seals, trailer restraints are also present.
At-Grade Doors:	Two 14' x 14' at-grade doors in Suite B.
Ceiling Height:	18'
Column Spacing:	24' x 48' in Suites A & B
Parking:	Open, shared parking field.
Telecom:	Redundant fiber lines serve the building. Major high speed carriers including Comcast, Verizon and Windstream.
Electric:	30,000 SF Suite - 400 Amp, 480/277 Volt panel. 52,000 SF Suite - (2) 100-Amp 480 Volt panels; (1) 100 Amp 480 Volt panel; (1) 225 Amp 480/277 volt panel; (1) 2,000 Amp 120/208 Volt panel/switchgear. All power is 3-Phase. Usage will be sub metered.
Gas:	Natural gas is provided by UGI Energy. Usage to be either sub metered or estimated for usage.
Water & Sewer:	Public via Muhlenberg Twp. water & sewer authority.
CAM & Taxes:	CAM budget is \$1.23 per SF (2024) and Real Estate Taxes are a low \$0.08 per SF (2024).

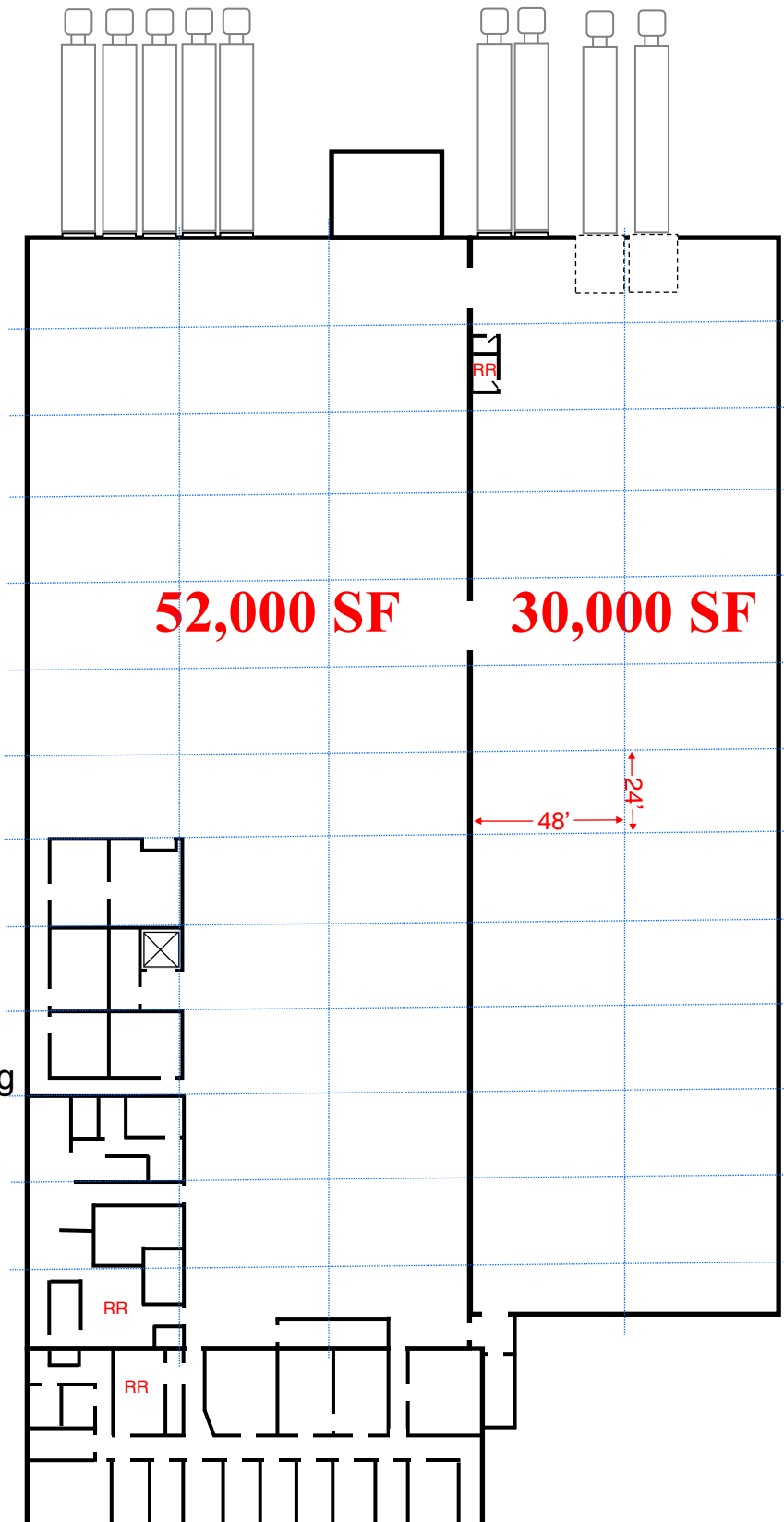




Floor Plan

StonePointe Business Campus

Muhlenberg Twp., Reading PA



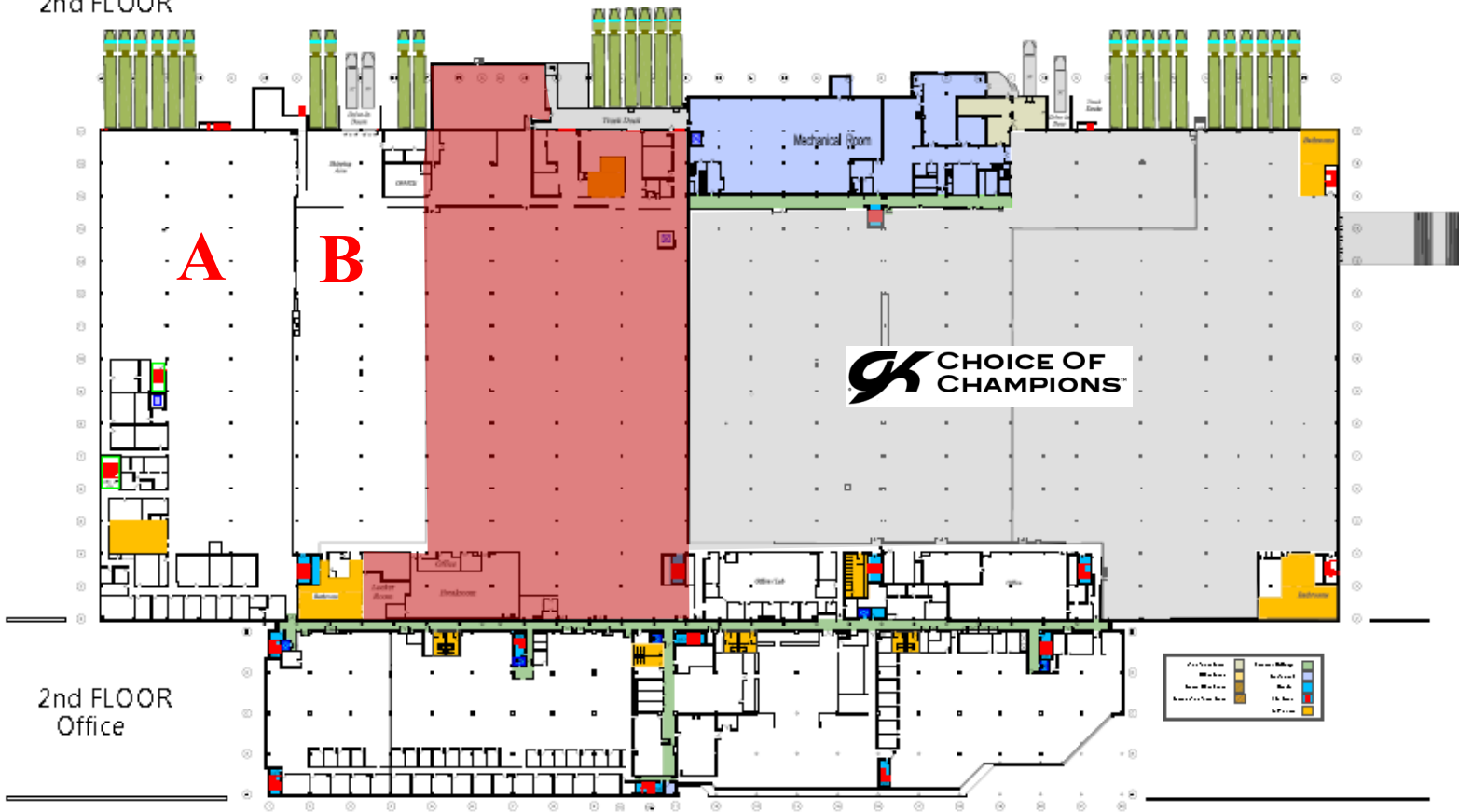
NOTE: Landlord is willing and able to demolish much or all the office area to create more usable warehouse square footage.

StonePointe Business Campus

Muhlenberg Twp., Reading PA

Floor Plan - Industrial & Tech Areas

2nd FLOOR



	SIZE	LOADING
A	52,000 SF	6 Loading Docks and one at-grade ramp
B	30,000 SF	2 Loading Docks and two at-grade doors

Photos
52,000 SF Suite

StonePointe Business Campus

Muhlenberg Twp., Reading PA



Photos
30,000 SF Suite

StonePointe Business Campus

Muhlenberg Twp., Reading PA



Photos
30,000 SF Suite

StonePointe Business Campus

Muhlenberg Twp., Reading PA



Two 14' x 14' At-Grade Doors



Fully Equipped Loading Docks



Offices Available in the 52,000 SF



Multiple Openings
Between the Suites if Desired

Truck Court

StonePointe Business Campus

Muhlenberg Twp., Reading PA



StonePointe Business Campus

Muhlenberg Twp., Reading PA

Aerial



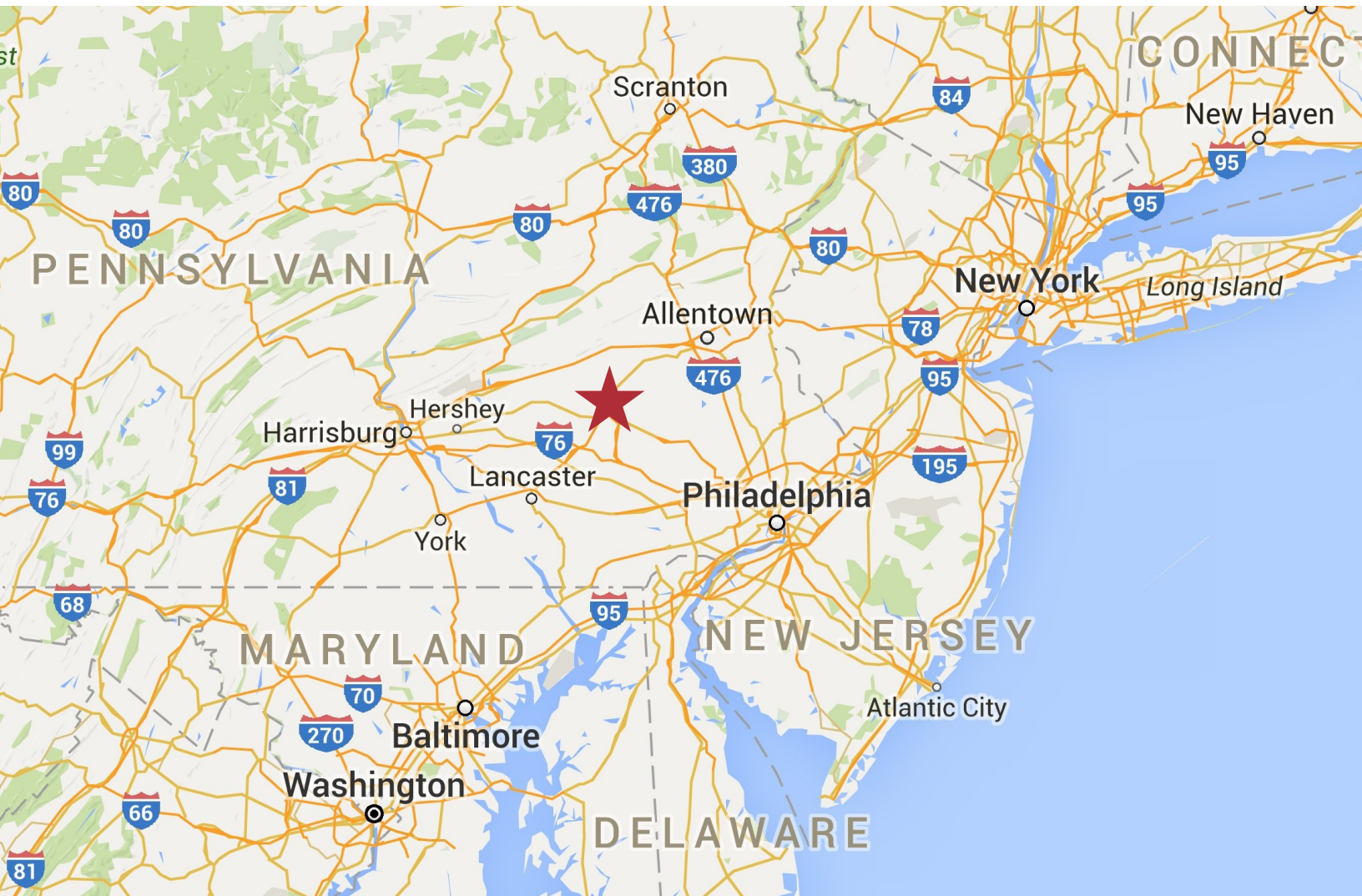
30,000 SF

52,000 SF

StonePointe Business Campus

Muhlenberg Twp., Reading PA

Location



Mileage and driving times to nearby cities and marine terminals

Major City	Mileage	Driving Time
Allentown, PA	31 miles	46 minutes
Philadelphia, PA	69 miles	1 hour, 16 minutes
Harrisburg, PA	63 miles	1 hour
Baltimore, MD	108 miles	2 hours
New York, NY	118 miles	2 hours, 6 minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	72 miles	1 hour, 14 minutes
Delaware River Port Authority	69 miles	1 hr, 15 minutes
Port of Wilmington	80 miles	1 hour, 30 minutes

Shipping Center	Mileage	Driving Time
Fedex	5.7 miles	12 minutes
USPS	0.5 miles	2 minutes
UPS	4.4 miles	1 minutes
Norfolk Southern Intermodal	2 miles	6 minutes

