

**For Lease
Warehouse / Industrial
Reading, PA 19605**



1062 MacArthur Road
Reading Regional Airport
Reading, PA 19605
Bern Twp., Berks County

For more information, contact

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Property Features

- New to the Market
- Up to 349,400 SF Available
- Well Located Rt.222 & Rt. 183
- Desirable Airport Access
- Strong local workforce
- Strong Infrastructure
- Division Possible

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FACT SHEET

GENERAL DATA	
Address:	1062 MacArthur Road Reading Airport Industrial Park West Reading, PA 19605 Bern Twp. Berks County
Property Type:	Industrial / Warehouse
Building Size:	349,400 SF total; the Industrial area is broken into three areas: 140,000 SF; 117,000 SF and 98,000 SF (all approximate sizes). Two stories of office space totaling 12,600 SF per floor. The second story office is not included in the total number shown above.
Description:	Industrial building w/ steel superstructure and vertical architectural concrete wall panels. Smooth concrete floor. Two demising walls create three sections which currently have 12' W x 10' H wall openings w/ roll-down fire doors separating the spaces. A stand-alone maintenance building is present. Both truck dock areas have gates to control vehicle access. Lighting is mixed, from florescent to HPS, all of which can be upgraded as part of a Tenant package negotiation.
Lot Size:	20.5 Acres
Site Description:	Located a block away from the Route 222 / 183 interchange, it's one exit away from Route 61 north to I-78, or head south on 222 to connect to Route 422 / I-76 PA Turnpike. This is superior a location. If your business requires air cargo, access to Reading's FBO is a block away. Barta Bus serves the area which is immediately west of the City of Reading which has a rich blue collar labor force available.
Zoning:	Limited Industrial
Year Built:	1984
Truck Access:	14 - Dock positions; 8' x 8' w/ seals, bumpers, trailer lights, trailer blowers, trailer restraints and dock position lights. The 35,000 lb. dock levelers are pneumatically operated. The docks have a 50' deep concrete dock apron. 1-12' x 14' Drive In door w/ electric lift
Real Estate Taxes:	Est. at \$0.82 per SF
HVAC:	Johnson Air Rotation Units in the industrial areas, natural gas fired. The 140,000 SF area has vintage A/C units, condition unknown. Office areas have gas heat and A/C.
Electric:	2,500 Amps at 480 Volts, 3-phase. Secondary service supplied by Met-Ed. To be sub metered or directly metered to Tenant.
Gas:	Natural gas is provided by UGI Energy. To be sub metered or directly metered to Tenant.
Water & Sewer:	Water is provided by the Bern Twp. Water Authority and Sewer service by the Reading Airport Authority Plant. Normal service to be included in CAM.



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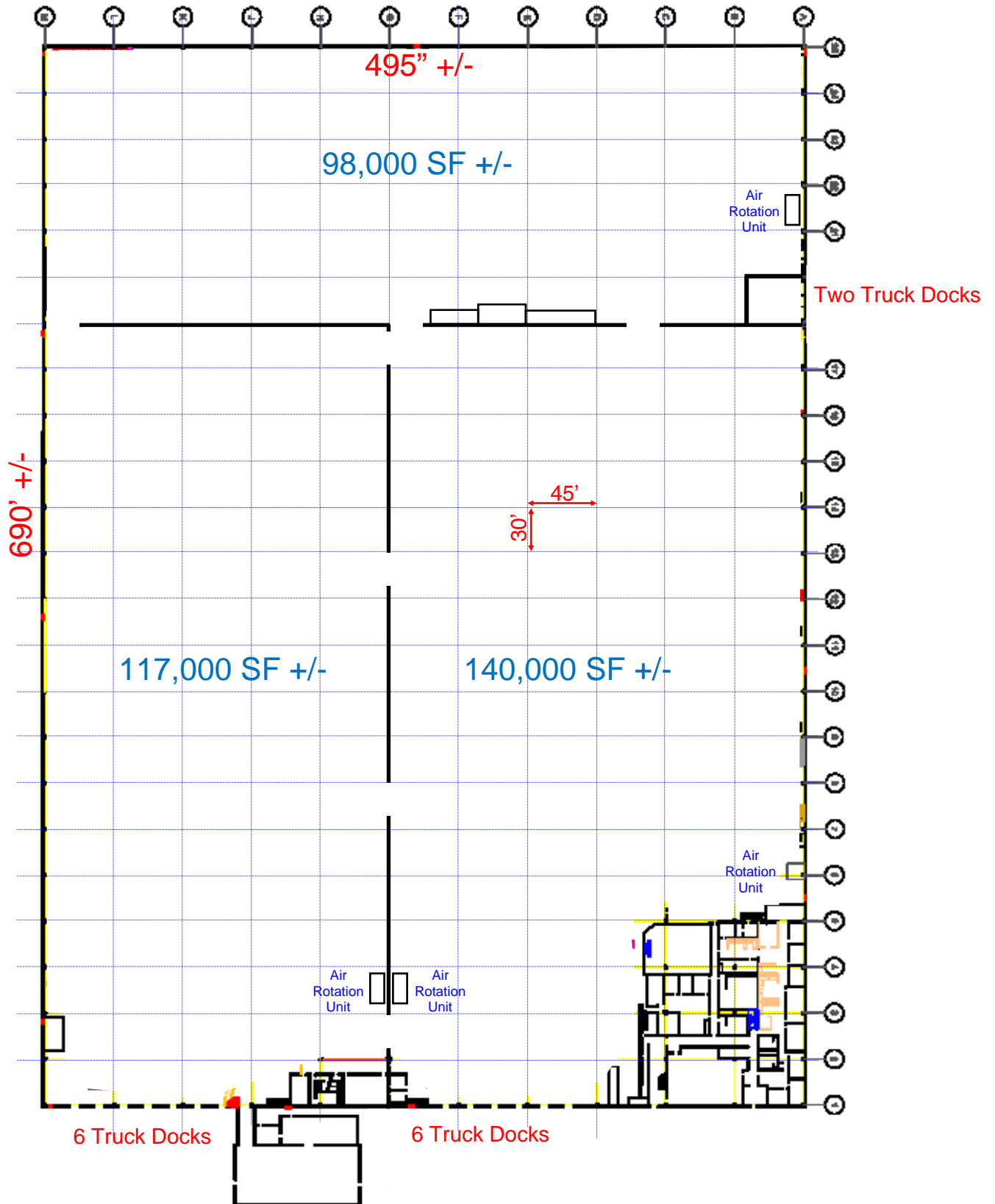
FACT SHEET

GENERAL DATA	
Clear Height:	22' 5" under steel; 24'3" under bar joists.
Column Spacing:	45' x 30'
Bathrooms:	Two bathrooms in the 117,000 SF area; two elevated bathrooms in the 98,000 SF area and multiple bathrooms available to the 140,000 SF and Main Office areas.
Data / Telecom:	Served by redundant Fiber Optic lines. Note: DirectLink is a major communications and data processing hub and is located immediately to the west of the Property.
Fire Sprinkler:	100% Fire Sprinklered with a wet style "normal hazard" system which is central station monitored for smoke, fire & heat.
CAM:	To be determined. Historical records indicate \$0.66 per SF plus insurances.
Parking:	186 Surface Spaces; 29 Trailer stalls



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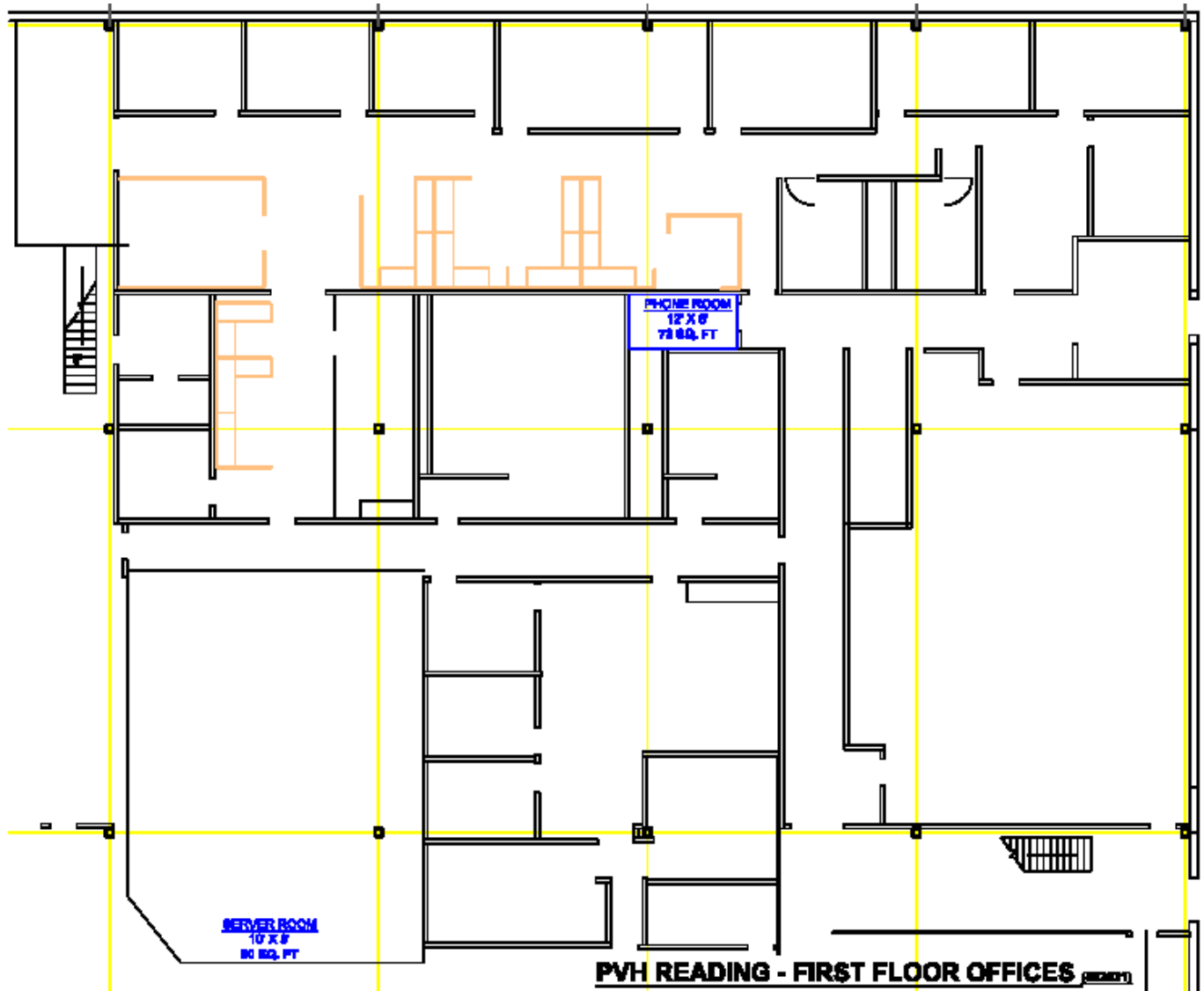
IND. FLOOR PLAN



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OFFICE FLOOR PLAN

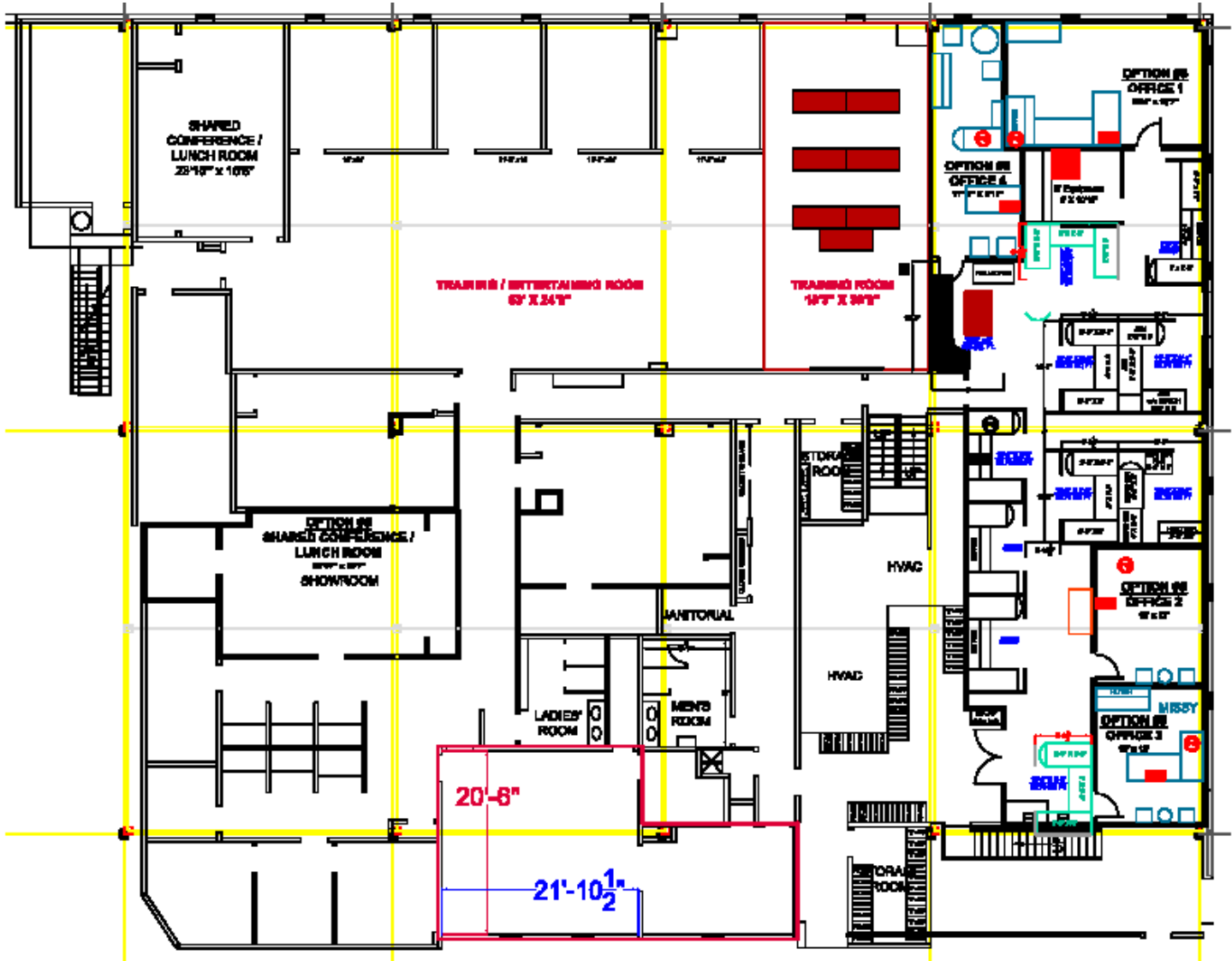
First Floor
12,600 SF +/-



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OFFICE FLOOR PLAN

Second Floor
12,600 SF +/-



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AERIAL PLAN



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PHOTOS



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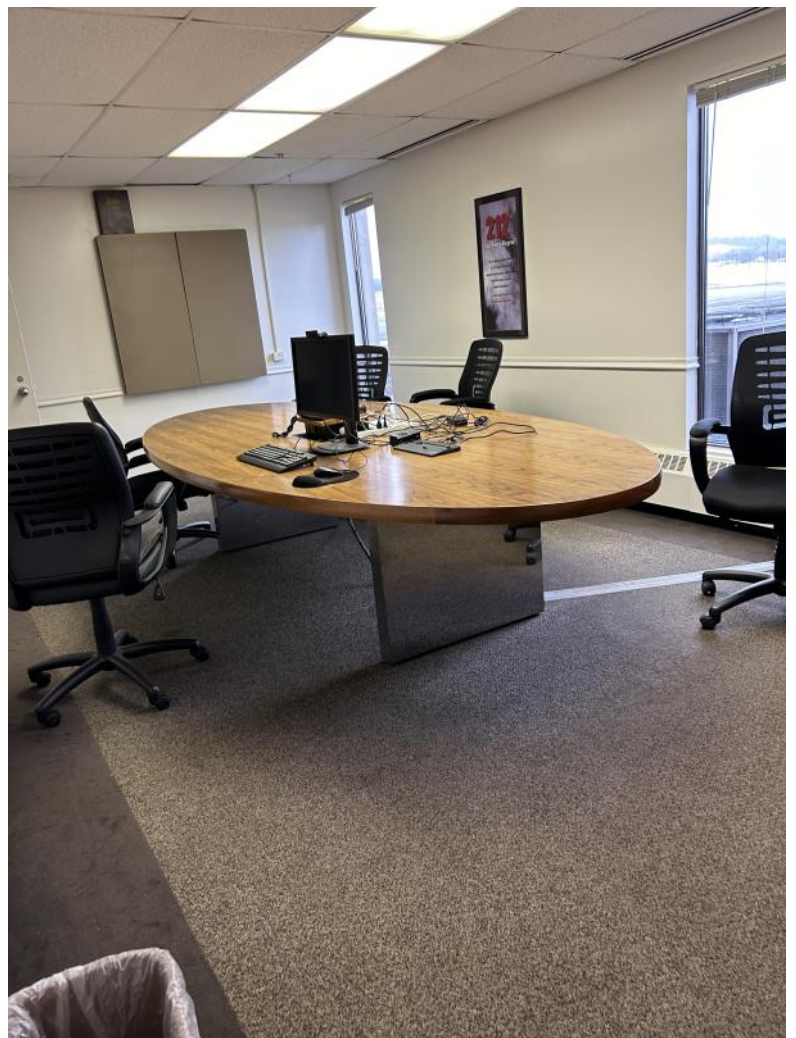


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OFFICE PHOTOS

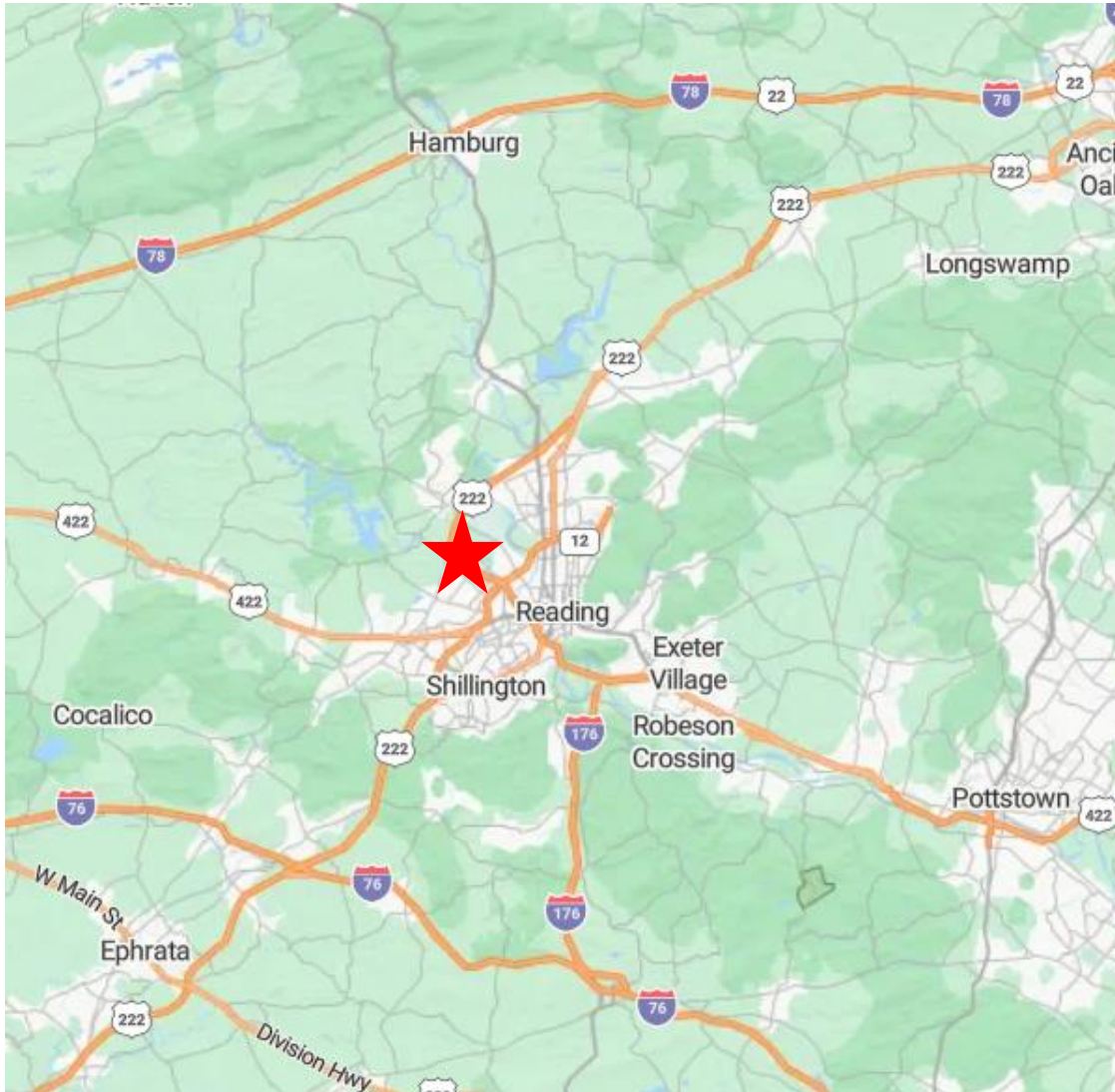


Mix of Open & Private Offices



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LOCATION



Shipping Center	Mileage	Driving Time
FedEx	0.5 Mile	1 Minutes
USPS	4.5 Miles	10 Minutes
UPS Hub	4.5 Miles	104 Minutes
Restaurants, Banks, Service Locations	1 to 4 miles	

Location	Mileage	Driving Time
Route 61 & Route 222 Interchange	4 Miles	9 Minutes
I-78, Hamburg Interchange	25 Miles	33 Minutes
Allentown, PA	33 Miles	52 Minutes
Philadelphia, PA	68 Miles	1 Hour 30 Mins.
New York, NY	123 Miles	2 Hours 45 Mins.

Contact information

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