

# INDUSTRIAL PROPERTY FOR SALE

**520 CARROLL ST |**  
**READING, PA 19611**

## **Presented By:**

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**CAPSTONE**  
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033



# PROPERTY OVERVIEW

520 Carroll St | Reading, PA 19611



## PROPERTY DESCRIPTION

±22,185 SF industrial building with two loading docks. Built in 1997 on a ±0.91-acre site, with ±0.67 acres of additional adjacent land potentially available. The building includes refrigerated production areas, dry storage, freezer, tempering room, and welfare area with restrooms and locker rooms. Equipped with heavy 3-phase power, boilers (preserved), air compressors, and surveillance and fire protection systems. A decommissioned 200 HP rooftop Frick compressor is also on site. Suitable for food processing, cold storage, or similar industrial use.

## OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	1.54 Acres
Building Size:	22,185 SF
Zoning:	MC - Manufacturing Commercial
APN:	18530667736002
Municipality:	Reading City
County:	Berks



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# PROPERTY DETAILS

520 Carroll St | Reading, PA 19611

Sale Price

**\$5,000,000**

## LOCATION INFORMATION

Street Address	520 Carroll St
City, State, Zip	Reading, PA 19611
County	Berks
Township	Reading City
APN #	18530667736002

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage
Zoning	MC - Manufacturing Commercial
Lot Size	1.54 Acres
Dimensions	221'x239' & 139'x108'
Shape	Irregular

## ALARM/SAFETY SYSTEMS

Fire	Yes, in working order
Smoke	Yes, in working order
Sprinkler	Yes, inspected/certified
Security	Yes, in working order

## BUILDING INFORMATION

Building Size	Approximately 22,185 SF
Tenancy	Owner-Occupied
Number of Floors	1
Year Built	1997
Roof Type	25 yr Rubber
Age of Roof	12 Years
Sump Pump	No
Heating	
Type of Heating Fuel	Natural Gas
Chimneys	No
Water Heater	Gas Capacity: 3.4 million BTU
Plumbing	PVC, Copper, Galvanized, and Stainless Steel
Electric Service	(1) 200 amp 480 V (1) 2000 amp 480 VAC
Transformers	Numerous. 240 VAC & 120 VAC

## CURRENT SERVICE PROVIDERS

Maintenance	Erlich
Alarm/Safety	Johnson Controls Alarm Tech Sprinkler
Utilities	UGI



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## TELECOMMUNICATIONS

Telephone System Included	No
ISDN Lines Included	No
Satellite Dishes	No
Cable TV	No
Fiber Optics Wiring	Yes, building wired for fiber optics

## GOVERNMENTAL ISSUES/ZONING/USE/CODES

OSHA Violations	No known
Health, Fire, or Safety Violations	No known
Building Code Violations	No known
Municipal Ordinance Violations	No known
Federal, State, or Local Violations	No Known
Any improvements done without required permits	No
Zoning Use	Conforming
Occupancy Permit	Yes
Labor and Industry Certificate	Yes
Designated Historic/Archeological Site	No
Residential Units	No

## SITE IMPROVEMENTS

Storm Water	No known problems with storm-water drainage
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## CURRENT SERVICE PROVIDERS

Maintenance	Erlich
Alarm/Safety	Johnson Controls Alarm Tech Sprinkler
Utilities	UGI Met Ed Reading Water Authority

## UTILITIES

Water Source	Public
Sewer System Type	Public
Septic Tank	Yes, cement/concrete
Sewage Pump	Yes, in working order
Natural Gas	Yes
Electricity	Yes
Telephone	Yes

## EQUIPMENT

Exterior Signs	No
Elevators	No
Overhead Doors	Yes, 2
Loading Docks	Yes, 2
At Grade Doors	No



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# EXTERIOR

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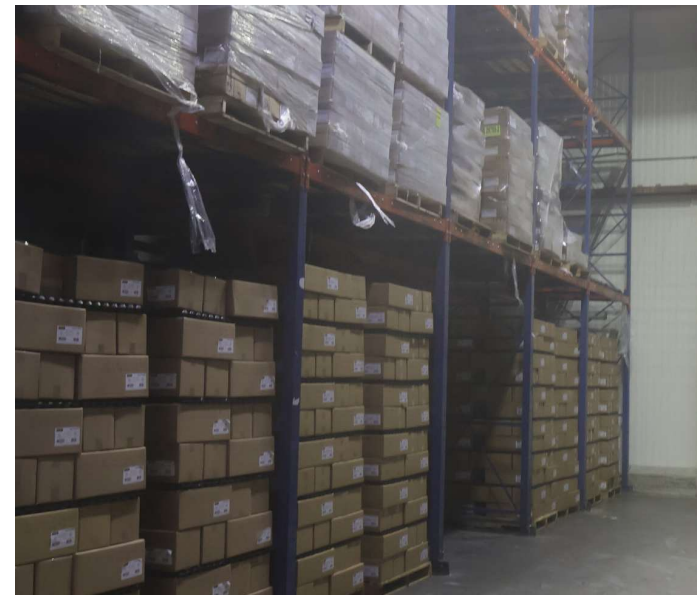
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# INTERIOR

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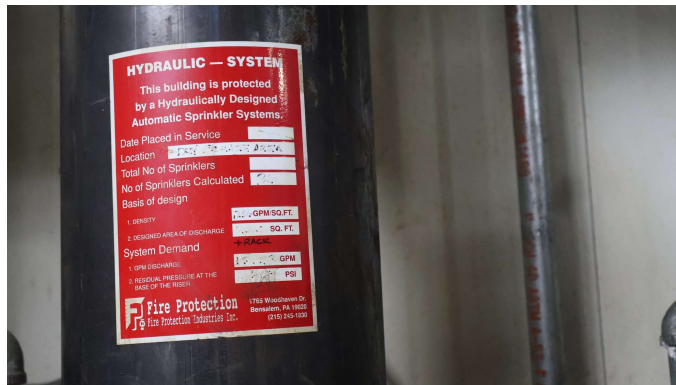
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# UTILITIES ETC

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# PARCEL OUTLINE

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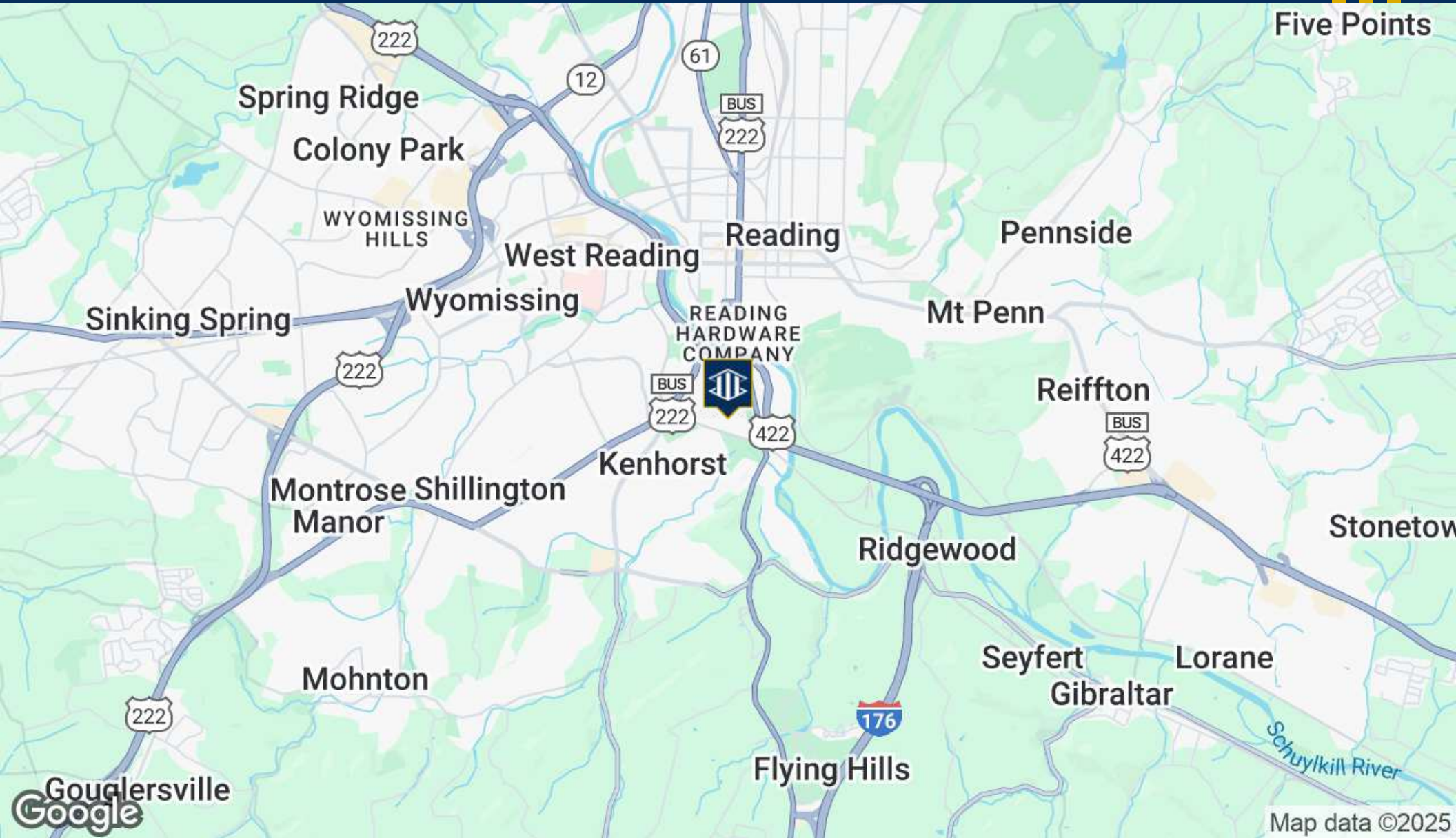
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# AREA OVERVIEW

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# DEMOGRAPHICS

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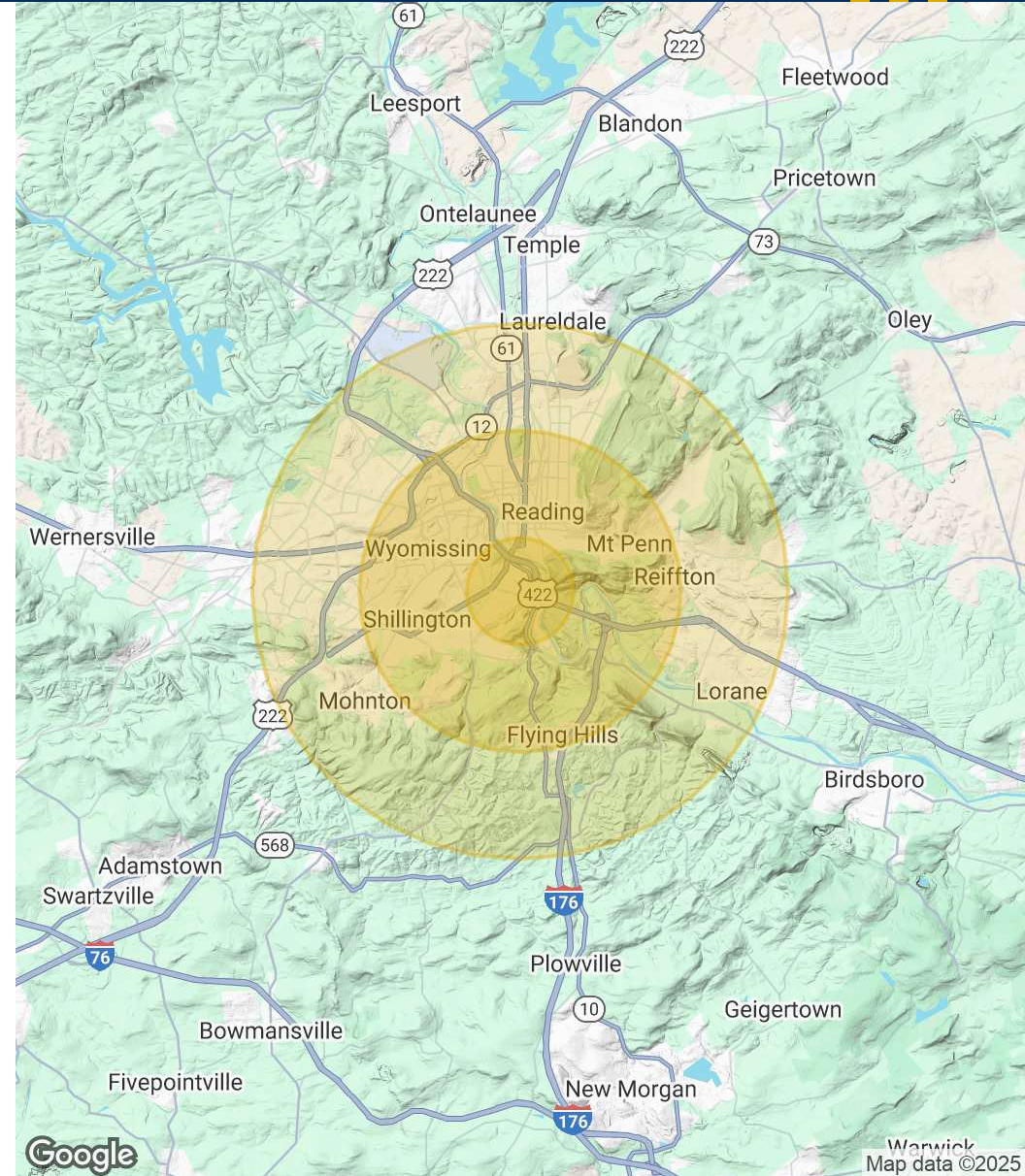
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,857	126,213	202,989
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,824	46,682	75,714
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$68,879	\$72,882	\$84,430
Average House Value	\$146,447	\$173,444	\$210,163

Demographics data derived from AlphaMap



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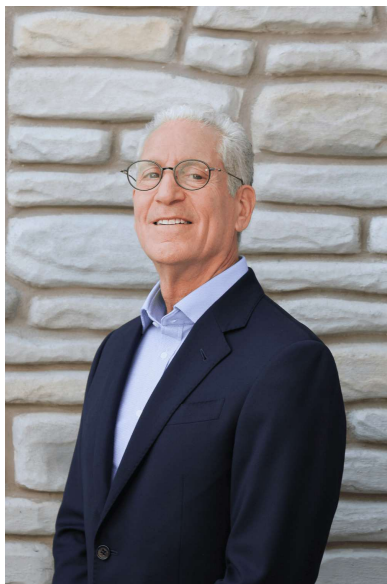
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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle. Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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