



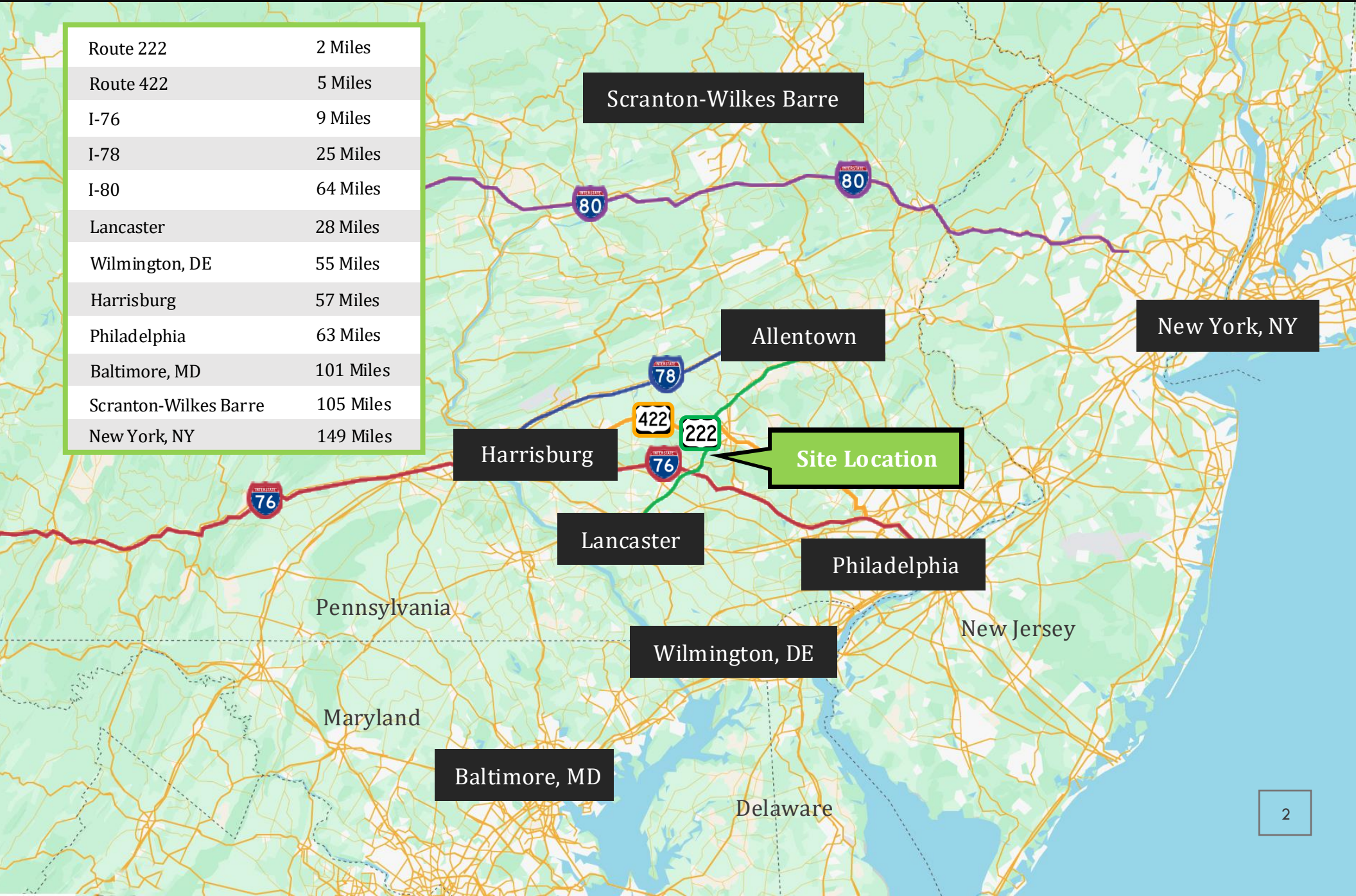
**HUNTER  
DURANT**

**Warehouse for Lease or Sale  
+/- 5,000 – 44,068 Sq Ft.**

4 Front Street Plaza, Mohnton, Berks County, PA

# Access

Route 222	2 Miles
Route 422	5 Miles
I-76	9 Miles
I-78	25 Miles
I-80	64 Miles
Lancaster	28 Miles
Wilmington, DE	55 Miles
Harrisburg	57 Miles
Philadelphia	63 Miles
Baltimore, MD	101 Miles
Scranton-Wilkes Barre	105 Miles
New York, NY	149 Miles

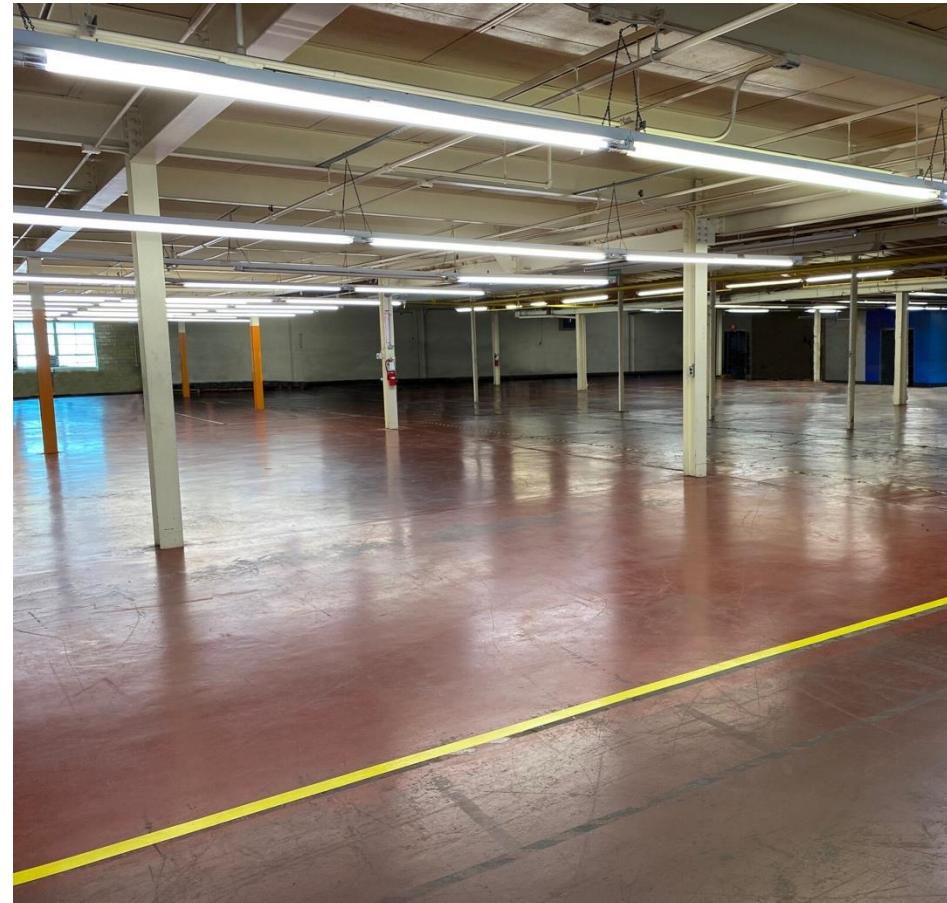


# Property Information



- ▶ Transaction Type: For Sale or For Lease
- ▶ Address: 4 Front Street Plaza, Mohnton, PA
- ▶ Square Feet: 5,000 - 44,068
- ▶ Acres: 2.56
- ▶ Clear Height: 14' and 12'  
(Can raise to 40')  
(roughly 50% of each)
- ▶ Power: 2,000 Amps, 3-phase, 4-wire, 120/208-volts
- ▶ Sprinkler: Fully sprinklered. Wet sprinkler
- ▶ Loading: 4 Docks (on dock platform), 2 Drive-Ins
- ▶ Other: 100% hvac / air-conditioned warehouse





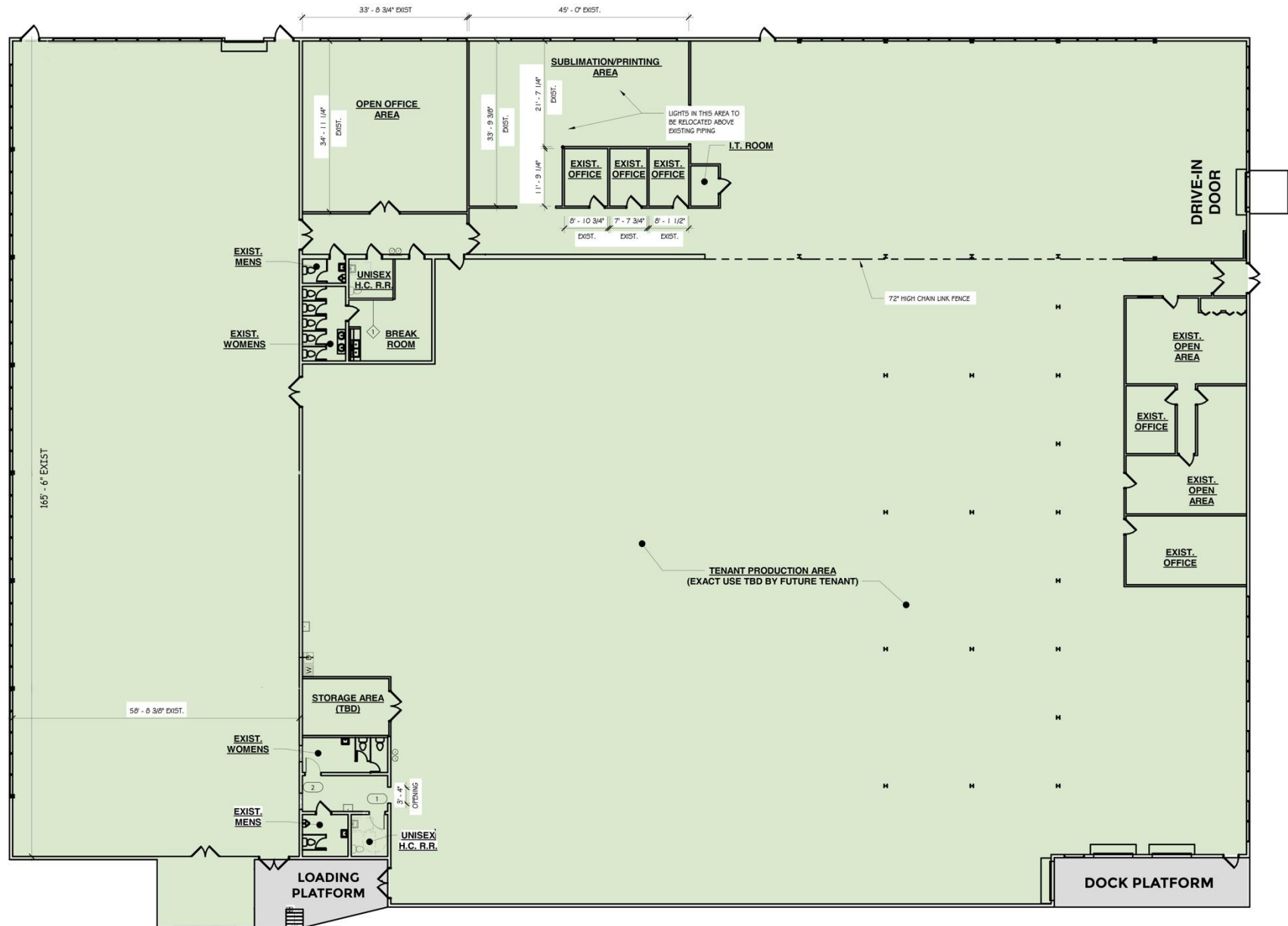
## Contact Us Today:

Jack Miles

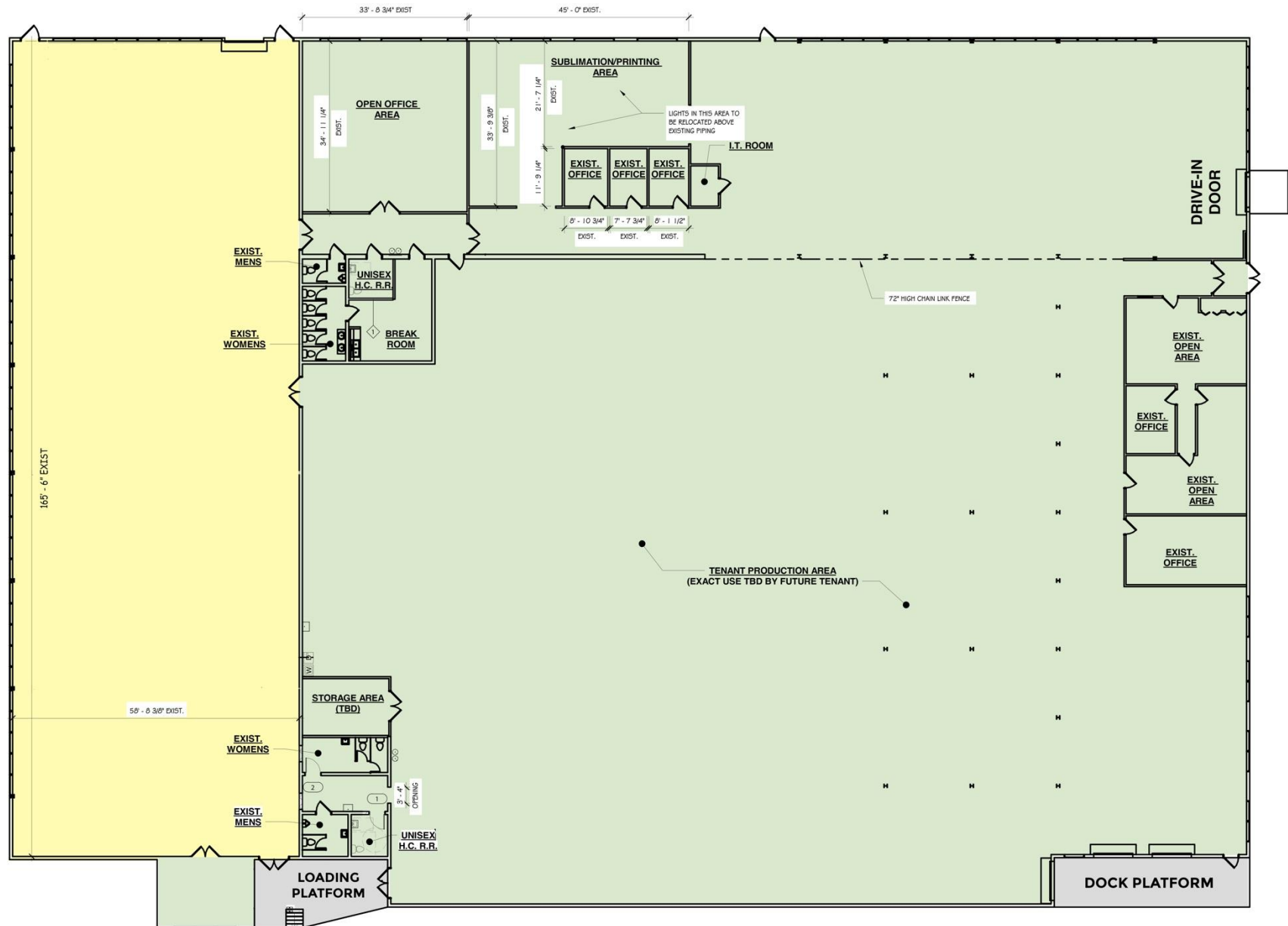
610-222-5500 x 4

[jmiles@hunterdurant.com](mailto:jmiles@hunterdurant.com)

# Floor Plan: Full Building Availability



# Floor Plan: Demising Concept / 2 Tenants





# Aerial View



# Call Us

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JACK MILES

610-222-5500 x 4

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[www.HunterDurant.com](http://www.HunterDurant.com)