

**700 W 1ST STREET**  
BIRDSBORO, PA

AVAILABLE  
**INDUSTRIAL PROPERTY**

141,985 SF  
9.05 Acres

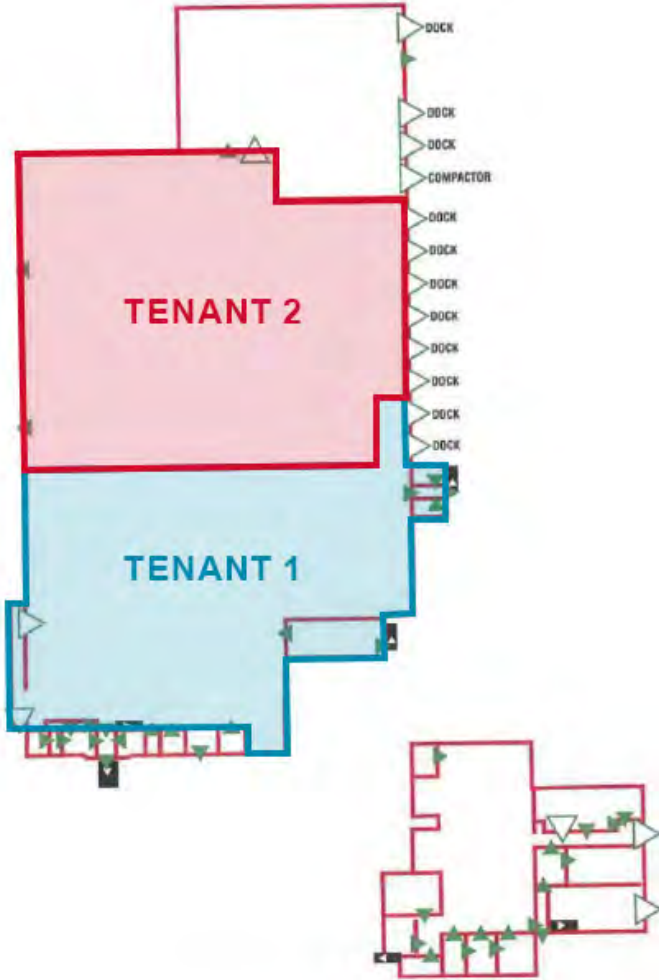


## PROPERTY HIGHLIGHTS

- 90,000 SF leased producing \$605,000/year
- 141,985 SF Industrial Building on 9.05 Acres
- 19,000 - 51,985 SF Available for Lease
- Recently Renovated
- Varying Approximately 12'-22' Clear Height
- 12 Dock Doors
- 4 Drive-Ins
- 3-Phase 120/240V 1200 Amp Power
- Flat Rubber & Metal Panel Roof
- Wet & Dry Fire Suppression System
- Public Water and Sewer
- Built in 1929
- \$95,585.00 Taxes (Estimated 2023)
- Zoned Industrial (Borough of Birdsboro)
- Tax ID: 31-5334-12-85-4243
- The property is located in Birdsboro Borough, Berks County, Pennsylvania and is in close proximity to Routes 422, 222, and 100, which provide access to I-76, I-78, and I-476



# FLOOR PLAN



# ADDITIONAL PHOTOS



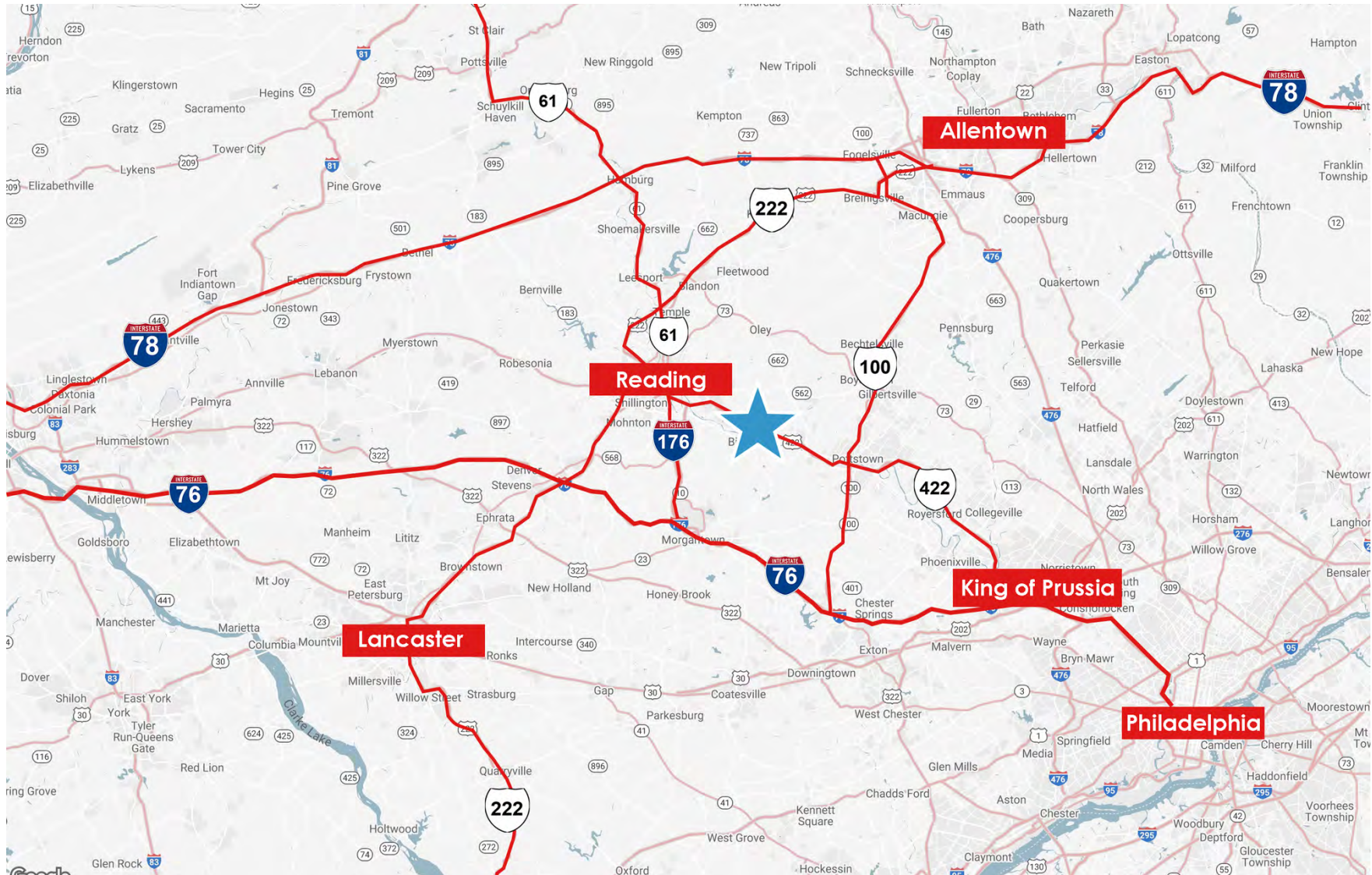


# AERIAL PHOTO





# AREA MAP



# DEMOGRAPHICS MAP & REPORT

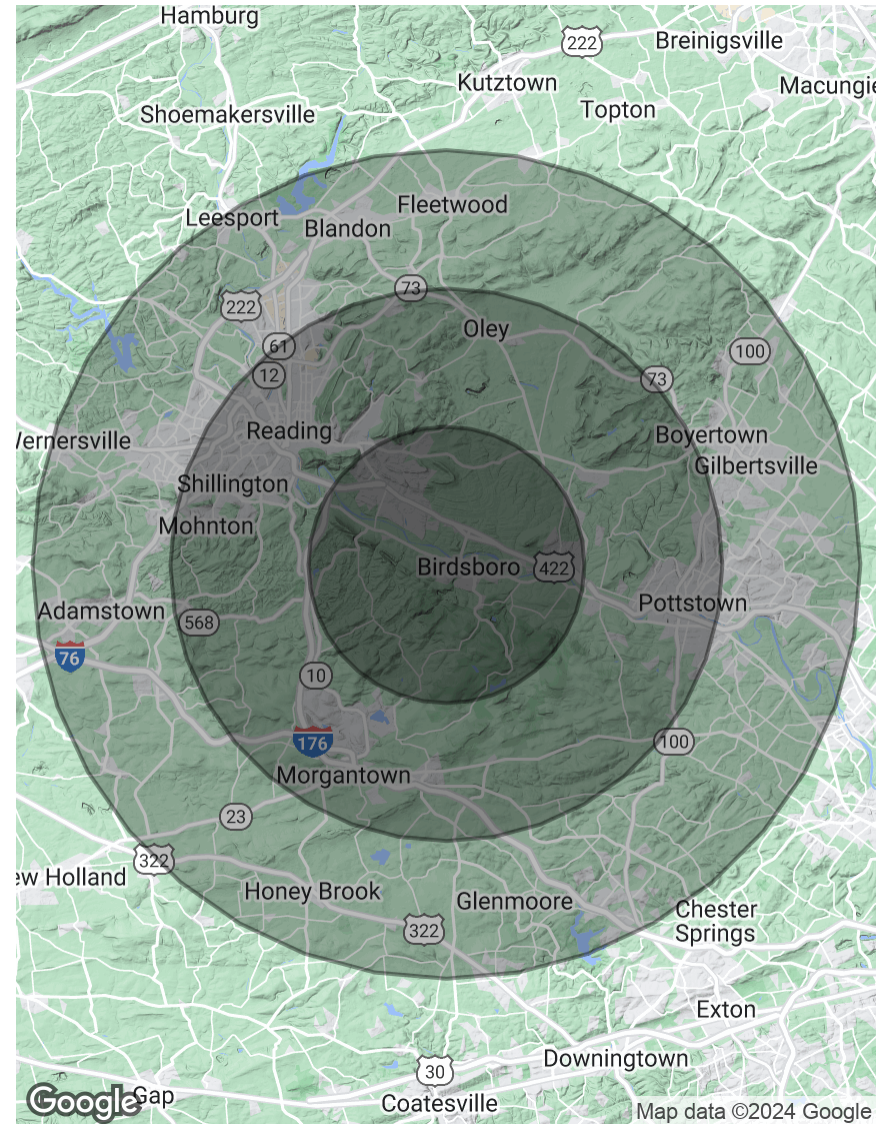
## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	45,759	269,738	493,200
Average Age	42.2	38.8	40.6
Average Age (Male)	41.3	37.4	39.2
Average Age (Female)	42.6	40.4	42.0

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	17,999	109,894	194,984
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$91,775	\$73,721	\$88,145
Average House Value	\$220,623	\$170,353	\$213,095

2020 American Community Survey (ACS)





# CONTACT



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