

FOR SALE
600 Valley Road
Hamburg, PA 19526



600 Valley Road
Hamburg, PA 19605
Berks County, Edenburg Industrial Park

For more information, contact
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Property Features

- Climate Controlled Industrial
- 61,907 SF on 13.5 Acres
- Deep Labor Pool Available
- Access via Lenhartsville or Hamburg Exits on I-78
- Expansion Possibilities Exist
- Cranes & Hoists are Present Subject to Prior Auction Sale

NAI Keystone Commercial
& Industrial, LLC
Commercial Real Estate Services, Worldwide.

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Wyomissing, PA 19610
610-779-1400
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FACT SHEET

GENERAL DATA

Property Type:	Industrial Flex
Tax Parcel No.:	Pin # 94-4495-12-85-4785
Lot Size:	13.53 Acres gross & net
Zoning:	I - Limited Industrial Zone
Delivery:	Via Special Warranty Deed and Bill of Sale in the event any equipment accompanies the Purchase
Municipality:	Windsor Township, Berks County
Flood Information:	Does not appear to be in a designated flood zone per FEMA MAP Panel 42011C0154G dated July 3, 2012
Real Estate Taxes:	\$55,166.17 or \$0.89 per SF (2026)
Year Built:	1977 & 1984
Land to Building Ratio Floor Area Ratio (FAR):	9.45:1 0.11

PROPERTY DATA

Site Description/ History:	<p>The Site consists of two interconnected industrial buildings situated on 13.5 acres of land. Paved driveways, loading docks, and cryogenic gas storage areas occupy the developed portion; remaining areas are reserved for future growth which has traditionally been planted with corn. The farmer has harvest rights through the end of the 2026 season.</p> <p>The Site has been industrial since the original construction in 1977 by Hood & Company. EMS Engineered Materials Solutions, LLC purchased in June of 2008 and is the Seller.</p>
Building Description:	<p>7,300 SF of Office/non-industrial support area, 54,607 SF Industrial space. Each building has an open layout. Building A has two rows of columns, 39' 11" x 25'; Building B is Clear span. Brick veneer on the offices, balance has anodized vertical steel wall panels.</p> <p>Constructed w/ concrete block / CMU walls with a combination of masonry block and steel columns. Steel bar joists and open web truss roof system with steel deck, insulation and a mechanically fastened Carlisle TPO roof (2017) on "A" Building, The "B" Building is standing seam metal. Smooth sealed reinforced concrete floors (6" to 7" thick) with numerous pits for existing equipment in the industrial areas. The building has over 200-Tons of Air Conditioning Capacity. Both buildings have limited second floor office, Bldg. B has 2,500 SF of Industrial on the second floor. Building A floors are epoxy coated. The SE corner room in Bldg. B. has a grid ceiling set at 12' AFF.</p>
Size:	<p>Two interconnected Buildings totaling 61,907 SF. The North Building "A" is 37,027 SF. The South Building "B" is 24,880 SF.</p>



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Current Use:	The property currently supports metal-cladding and bonding operations, including rolling, slitting, and heat-treating of metals.
Loading:	6 Loading Docks 5 At-Grade Doors
Industrial Mezzanine:	50' x 50' Mezzanine with structural concrete floor and 6' doors on each end allowing a fork lift to deliver or pick items.
Lighting:	LED throughout
Electric:	Service by Met-Ed via Constellation Energy. Low rates! \$0.08318/kWh; \$4.07415 KW Bldg. A has 1,200 Amps @ 480-volts, 3-phase. Building B has 1,600 Amps @ 480-volts, 3-phase. One 225 and one 750 kva Transformer on-site.
Sewer:	Public Sewer via the Hamburg Municipal Authority. The line enters Building B and serves the industrial portions of the buildings. A standard in-ground septic tank and drain field is located at the northwest corner of Building A which serves the offices.
Water:	One deep well provides water. PA Dep records show a new well pump was installed 11/19/2021. Water quality tests are on-file. Note - two or more additional wells are present on the property. One is active and used for cooling water.
Misc:	Fire Alarm system though out with central station connection. Altronix Key-fob operated doors. Fiber Optic served. Eye Wash Stations are provided. Ceiling Fans in both buildings. Small Generac back-up generator for the fire alarm and IT systems. Sheds and compressor rooms are un-heated. Copper air-lines throughout.
Parking:	64 Surface Spaces
Environmental:	A Phase I Site Assessment was conducted October 15, 2026 which reported no (zero) Recognized Environmental Conditions (REC's). This report can be made available for a qualified Buyers review. No underground storage tanks (UST's) are present or registered to the Site. EPA and PA DEP databases confirm no active, inactive, or closed UST or LUST listings. Three above ground storage tanks serve the property: <ol style="list-style-type: none"> 1. An 11,000 gallon liquid hydrogen tank - vendor-owned and maintained by Messer Gas. 2. An 8,646 gallon liquid nitrogen tank - vendor-owned and maintained by Messer Gas. 3. Propane Tank which fuels the emergency generator.

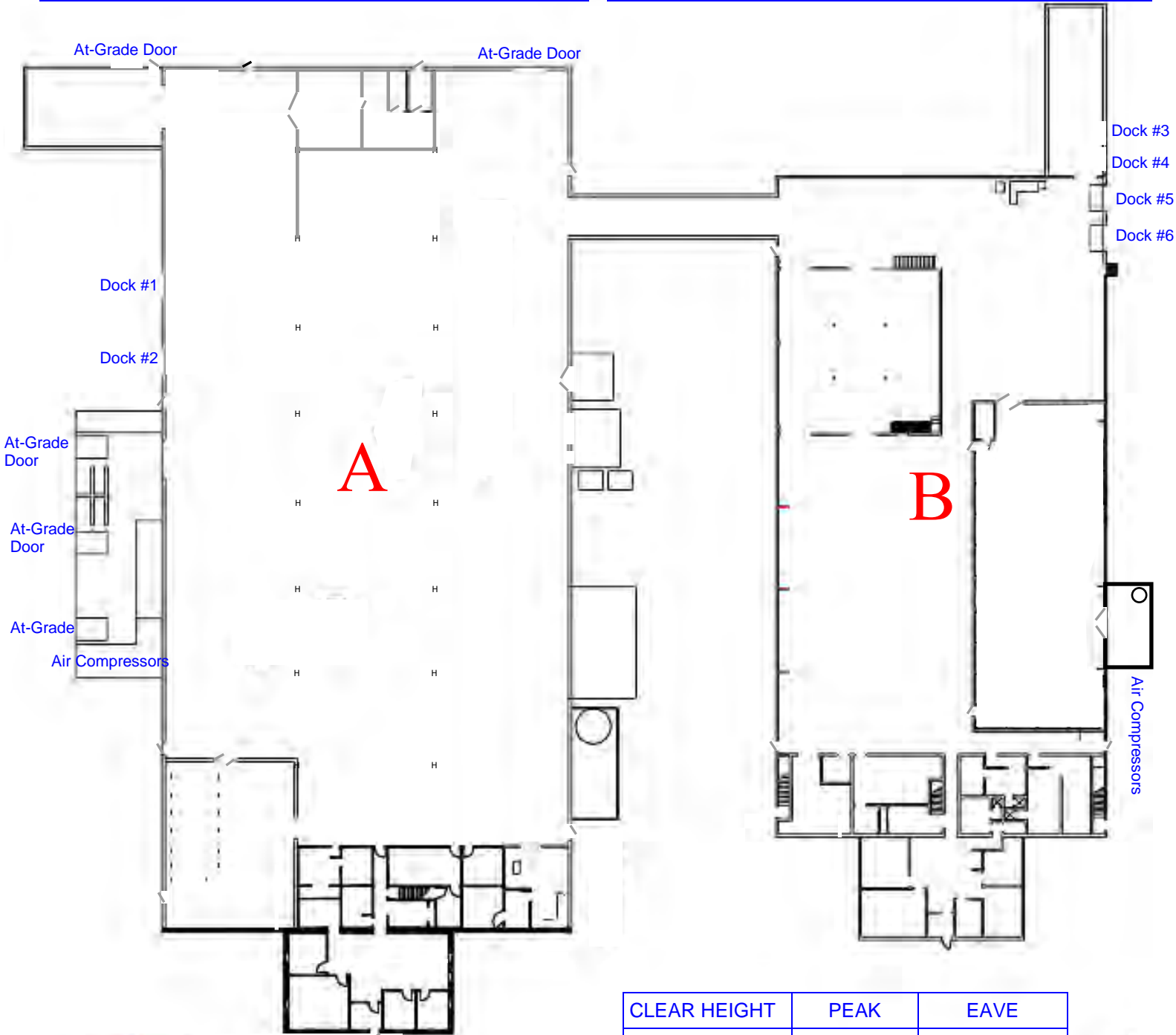


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Floor Plan

"A" Building	Office SF	Industrial SF	Total
1st Floor	3,480 SF	18,000 SF	21,480 SF
2nd Floor	920 SF	2,500 SF	3,400 SF
	4,400 SF	20,500 SF	24,880 SF

"B" Building	Office SF	Industrial SF	Total
1st Floor	3,900 SF	29,227 SF	33,127 SF
2nd Floor	1,000 SF	2,900 SF	3,900 SF
			37,027 SF



CLEAR HEIGHT	PEAK	EAVE
"A" Bldg.	20'	16' 2"
"B" Bldg.	18' 11"	13' 4"

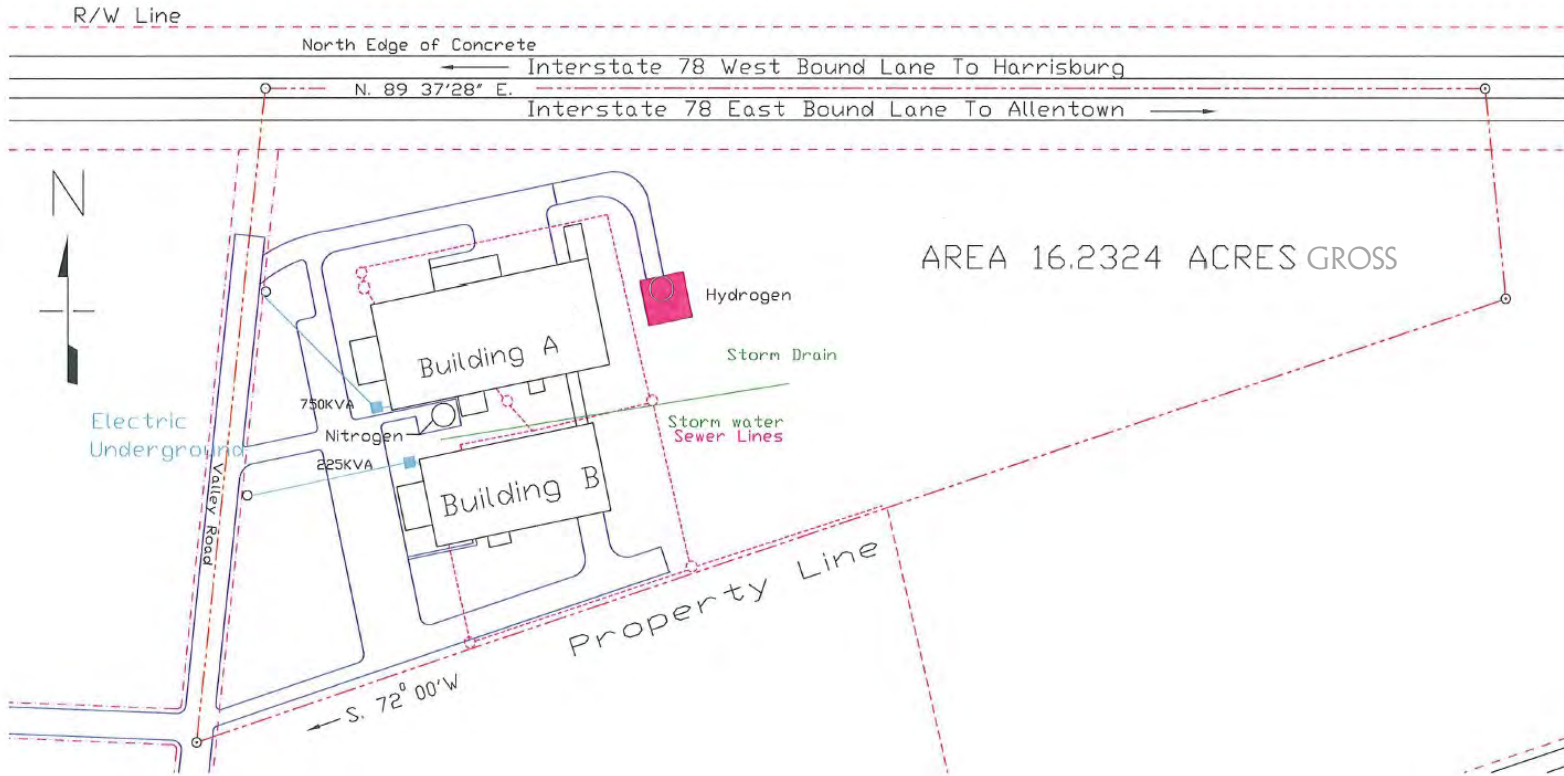


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Site Plan

← 1.9 Miles to Rt. 61 at I-78 Hamburg Exit

4 Miles to I-78 Lenhartsville Exit →



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Building "A" Photos



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Building "B" Photos



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Photos



Mezzanine Area



Machine Room
SE Corner Bldg. B



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Photos



Bldg. A
1,200 Amps at 480 Volts
3-Phase



Bldg. B
1,600 Amps at 480 Volts
3-Phase



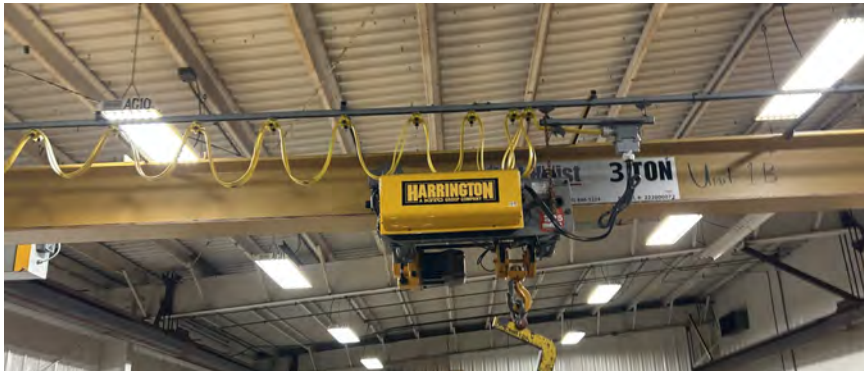
Fire Alarm System



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Equipment Scheduled for Auction



12-Cranes and Hoists - see detailed list

Crane Rails to remain.
Hoists and Travel Carriages all to be sold.

Air Compressors:

Kaeser Model ASD 40 (2015) 191 cfm / 40-H.P.

Kaeser Refrigeration Dryer TR 76

LeRoi International Model LR400

Two - Leroi International Model A219-152-3 G7 100 H.P.

Auction is thought to be held in May 2026



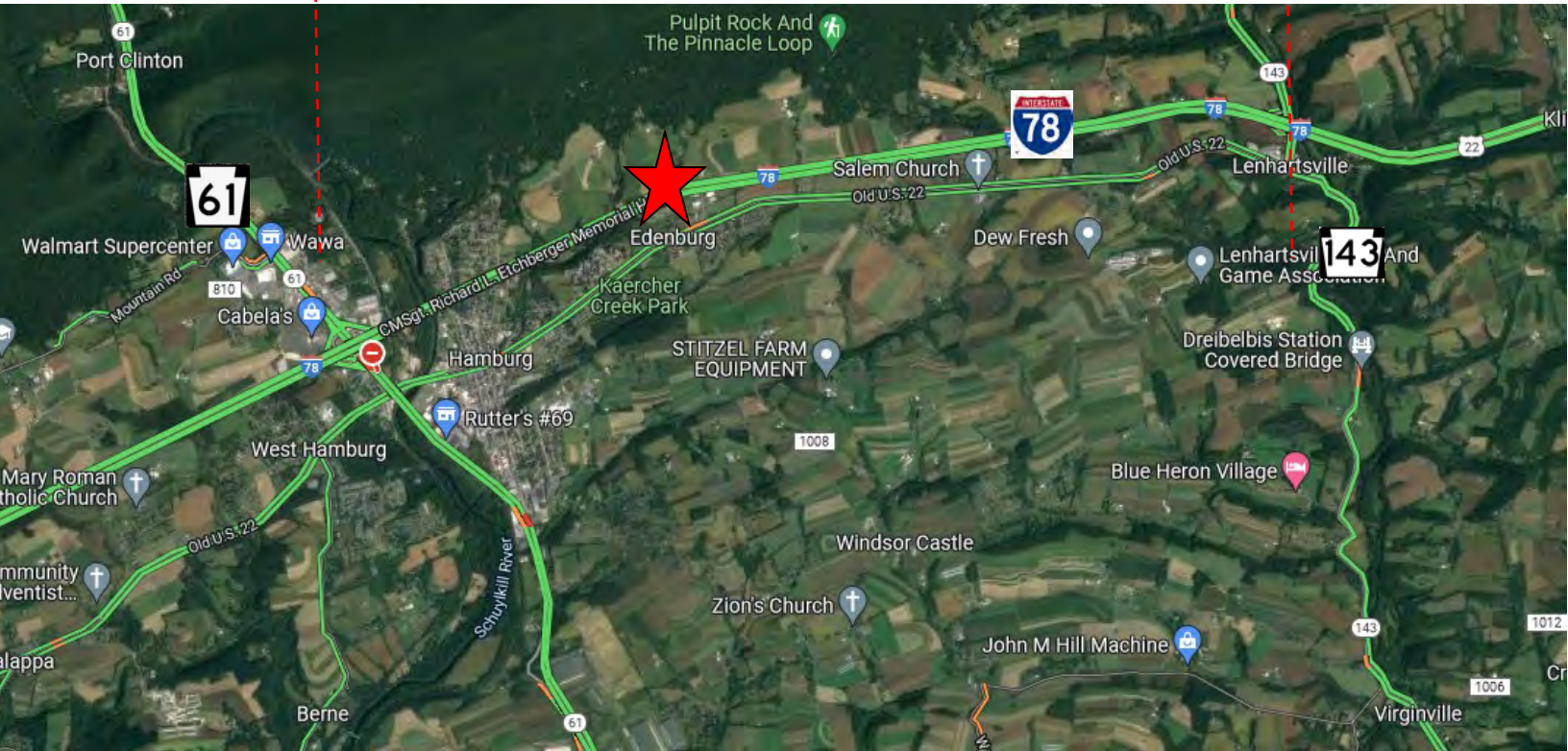
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Aerial/Location

← 1.9 Miles to Rt. 61 at I-78 Hamburg Exit

4 Miles to I-78 Lenhartsville Exit →



Shipping Center	Mileage	Driving Time
FedEx	7 Miles	3 Minutes
USPS	1.9 Miles	5 Minutes
UPS	1 Mile	3 Minutes
Reading Blue Mountain Railroad	4.7 Miles	8 Minutes

Major City	Mileage	Driving Time
Allentown, PA	29 Miles	40 Minutes
Philadelphia, PA	78 Miles	1 Hour, 38 Minutes
Harrisburg, PA	56 Miles	56 Minutes
Scranton	80 Miles	1 Hour, 39 Minutes
New York, NY	116 Miles	2 Hours, 27 Minutes

Contact information

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