

For Sale

Flex Office / Warehouse

\$4,955,000



Fromuth Racquet Sports

1100 Rocky Drive
West Lawn, Pennsylvania 19609

Property Highlights

- Former headquarters of Fromuth Racquet Sports
- 43,038 sf
- Unique Flex Space with fully fit out office, retail and warehouse spaces over two floors
- A perfect fit for light distribution with a devoted shipping station, 1 loading dock, freight elevator, and 2 surface level garage doors
- An easily accessible location, located off State Hill Road, a major artery in Berks County.
- Zoned Planned Business / Office in Spring Twp.

Property Description

Located in West Lawn, PA just off of State Hill Rd. in Berks County. The building is a remarkable 43,038 SF flex building with a 7,650 sf of retail / office space, a 2nd floor 7,650 office space, and 28,306 of flex warehouse space.

OFFERING SUMMARY

Sale Price	\$4,955,000
Lot Size	2.02 Acres
Building Size	43,058 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,906	\$131,228
5 Miles	174,836	\$90,048
10 Miles	321,362	\$96,865

VIEW PROPERTY VIDEO

For more information

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PROPERTY ADDRESS:	1100 Rocky Drive West Lawn, PA 19609
PROPERTY TYPE:	Flex Office / Warehouse
APN:	80438719720273
LOT SIZE:	2.02 Acres
BUILDING CLASS:	A
ZONING:	Planned Office / Business
PARKING SPACES:	75
YEAR BUILT:	2001
CONSTRUCTION TYPE:	Metal Framing
NUMBER OF STORIES:	2
POWER	3 Phase 240V 800 Amps
HVAC	5 Rooftop Units
LOADING	1 Loading Dock, 2 surface level drive in doors
FOUNDATION:	Cement
CEILINGS:	14 feet in warehouse / retail, 9 feet in 2nd floor office 10.5 ft 2nd Floor warehouse
POWER:	3 phase 120 Volts 800 Amps
ROOF:	Nucor Concealed Fastener Standing Seam Metal Roof, 60 Mil Fully Adhered EPDM Roof System
HVAC:	4 roof top HVAC units
ELEVATORS:	2



For Sale

Industrial Property

\$4,955,000



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NAIKeystone

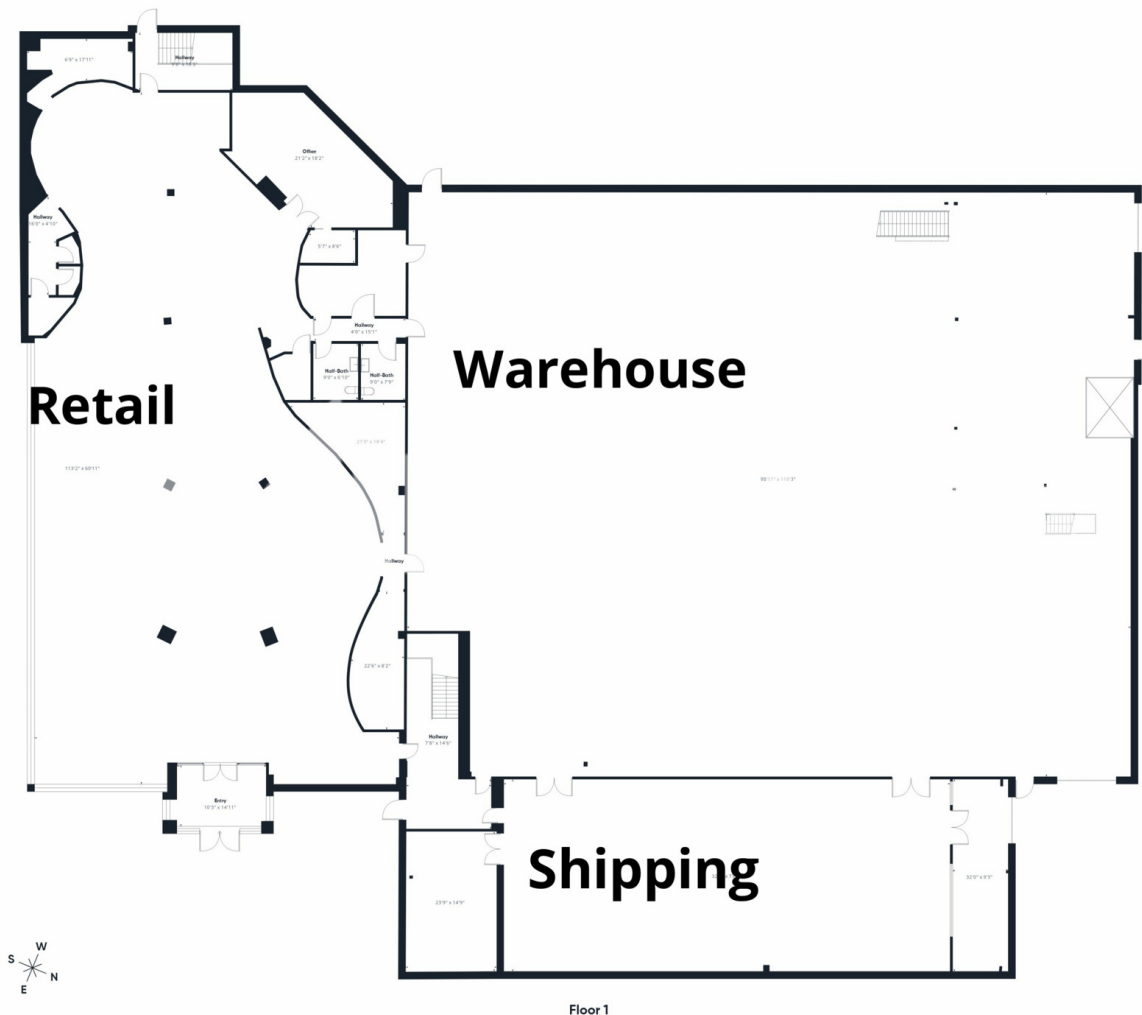
GLA⁽¹⁾
21894.52 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 6 in

Reduced headroom
..... Below 5 ft
Areas with headroom below 5 ft are
excluded

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Floor 1

Flex Office / Warehouse

The floor plan is divided into two main sections: an Office area on the left and a Warehouse area on the right. The Office area contains several individual offices, a central kitchen, restrooms, and a landing. The Warehouse area is a large, open rectangular space. A compass rose in the bottom-left corner indicates that North is oriented towards the top-left of the page.

Office Section:

- Office: 10'7" x 16'7"
- Office: 12'0" x 16'7"
- Office: 10'0" x 16'0"
- Office: 11'2" x 16'0"
- Office: 10'0" x 11'1"
- Office: 10'0" x 13'7"
- Office: 11'0" x 9'7"
- Office: 10'0" x 10'0"
- Kitchen: 21'7" x 14'0"
- Hallway: 17'7" x 3'6"
- Hallway: 17'0" x 3'4"
- Rest-bath: 12'0" x 12'0"
- Rest-bath: 12'0" x 13'4"
- Landing: 10'0" x 11'0"

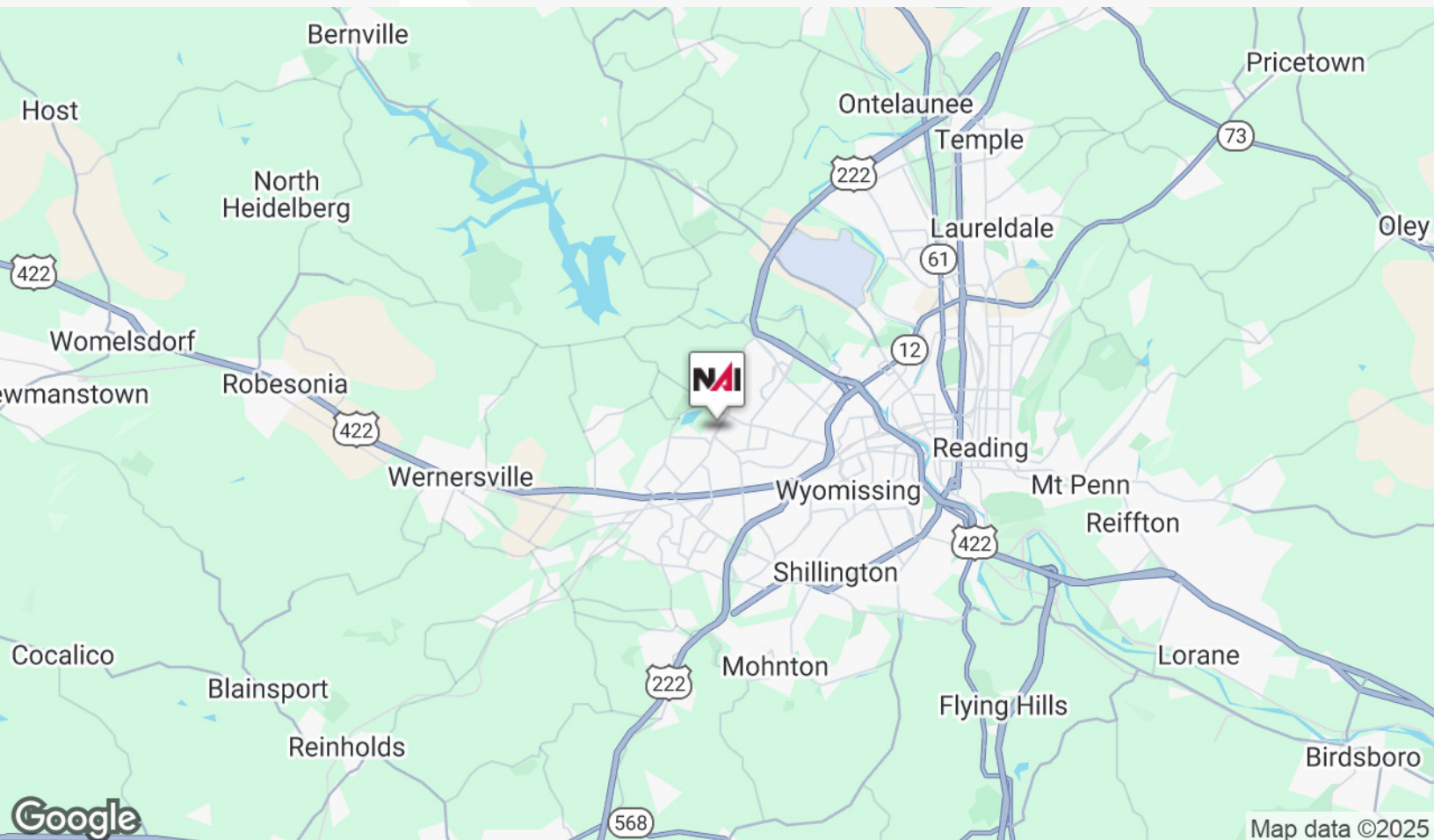
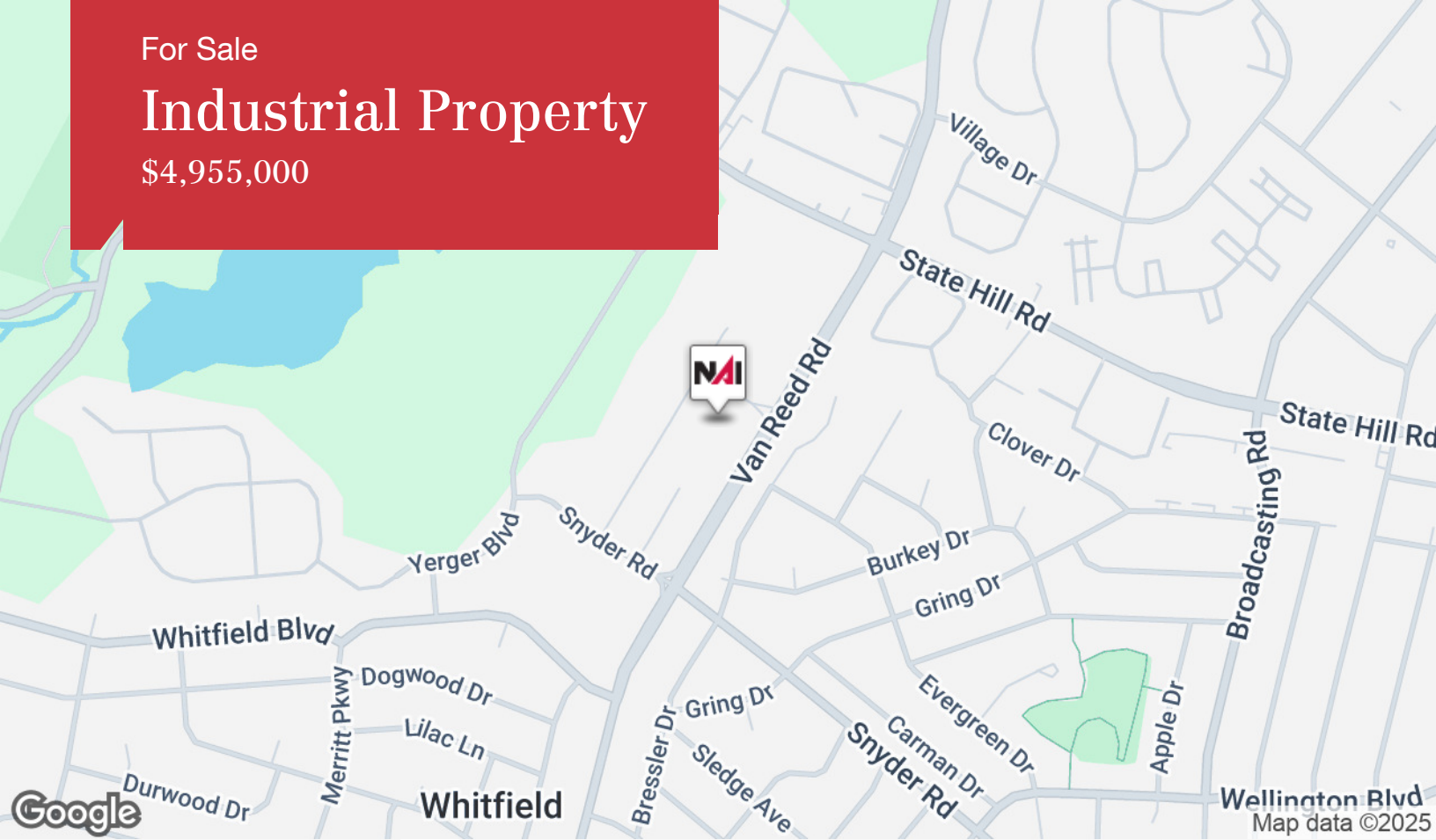
Warehouse Section:

- Warehouse: 90'0" x 90'0"

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Industrial Property

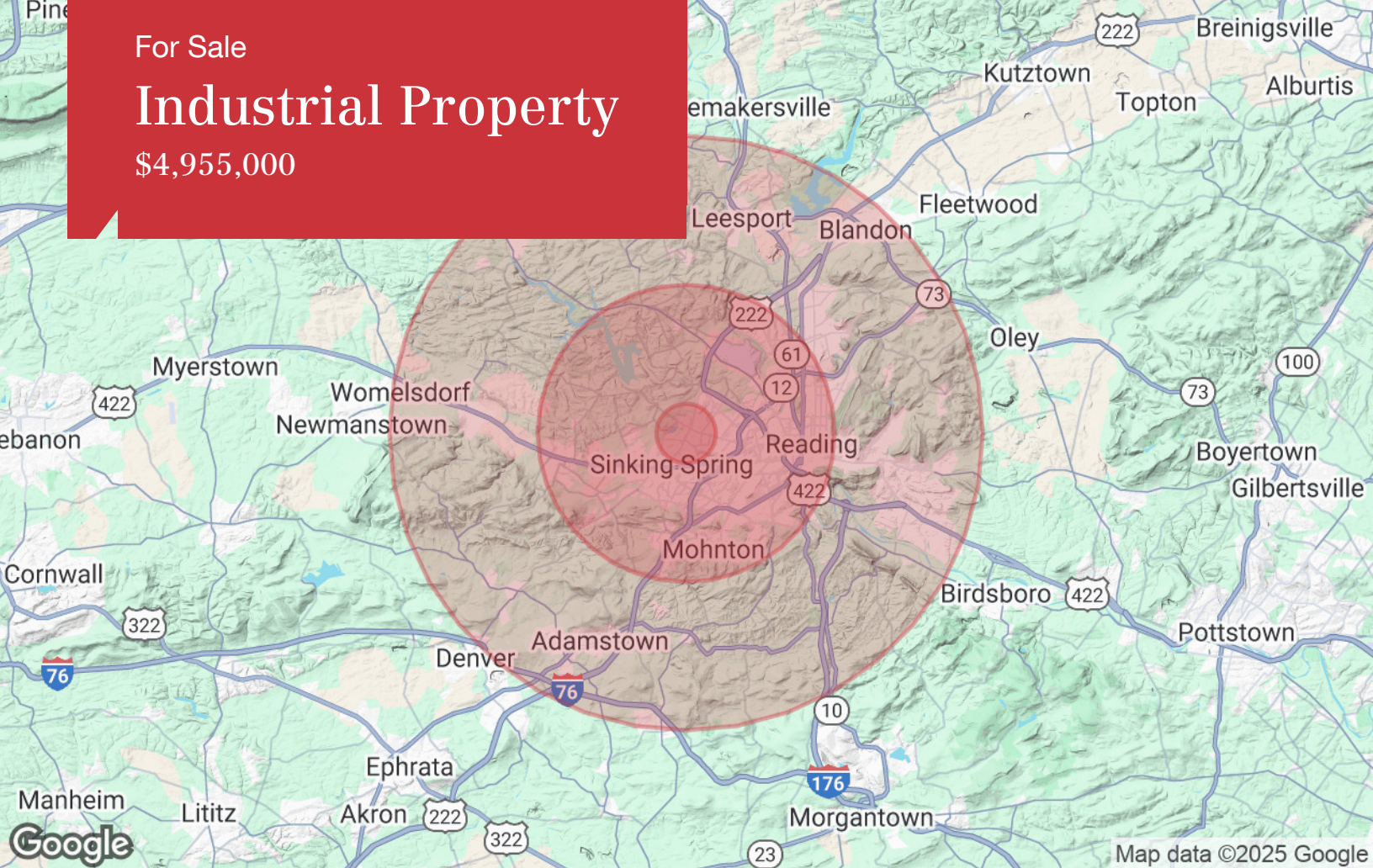
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	8,906	174,836	321,362
MEDIAN AGE	46	40	40
MEDIAN AGE (MALE)	45	39	39
MEDIAN AGE (FEMALE)	47	41	41

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,693	64,688	119,589
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$131,228	\$90,048	\$96,865
AVERAGE HOUSE VALUE	\$355,524	\$228,304	\$247,122

Race

	1 Mile	5 Miles	10 Miles
% WHITE	85.0%	61.5%	70.5%
% BLACK	4.0%	9.7%	7.6%
% ASIAN	5.0%	2.4%	2.0%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	1.0%	0.8%
% OTHER	5.4%	25.3%	19.1%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	13.3%	41.8%	32.8%

* Demographic data derived from 2020 ACS - US Census