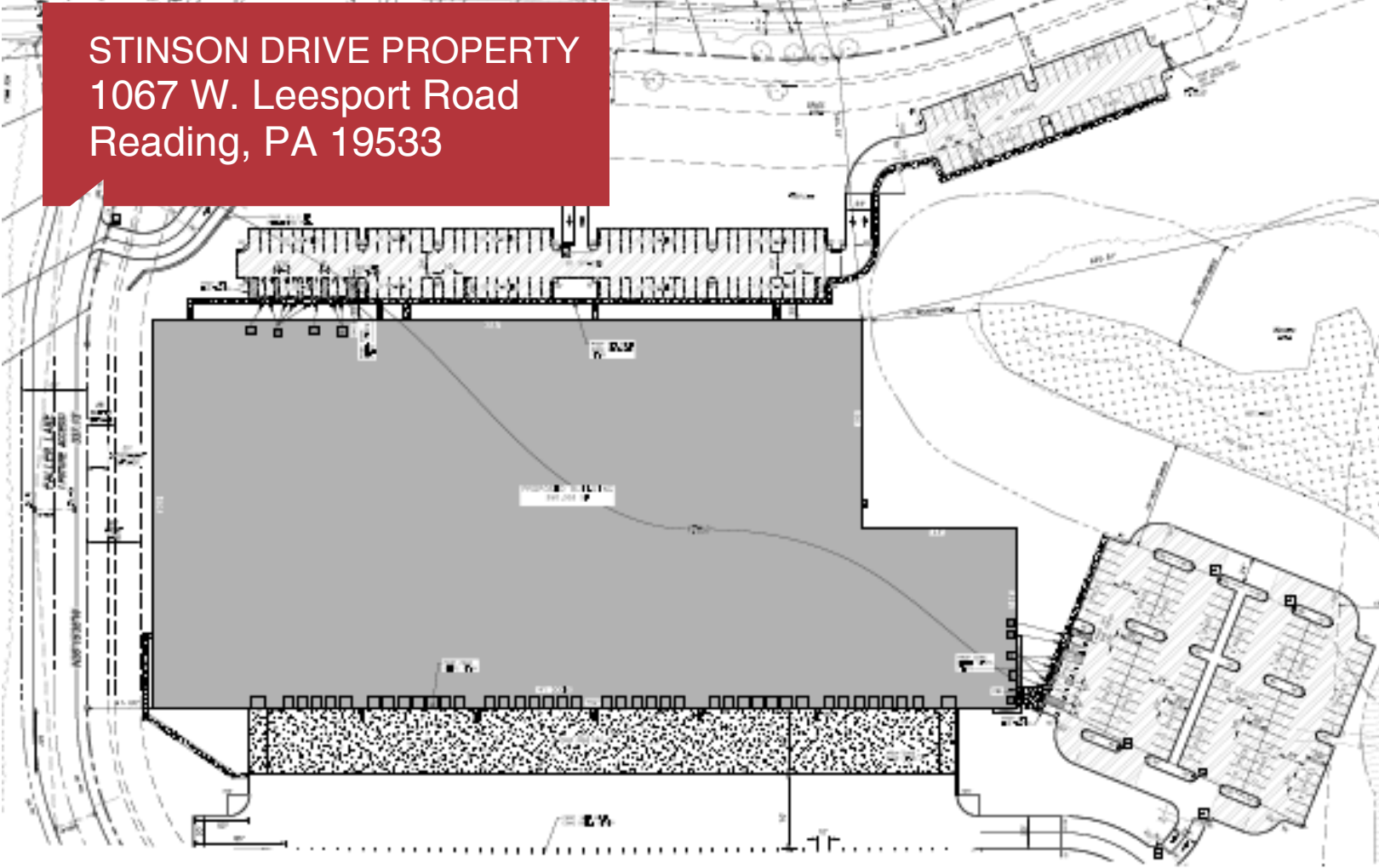


STINSON DRIVE PROPERTY
1067 W. Leesport Road
Reading, PA 19533



1067 West Leesport Road

Reading, PA 19533

Bern Township, Berks County

AKA Stinson Drive Land Development

For more information, contact

Steve Willems, SIOR

+1 610 370 8506

swillems@naikeystone.com

Property Features

- 260,352 SF Industrial / Manufacturing Building Planned
- 26.48 Acre Site
- Offered For Sale or Design-Build-For-Lease
- Close to Rich Labor Pool and Amenities

NAI Keystone Commercial
& Industrial, LLC

Commercial Real Estate Services, Worldwide.

875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610

610-779-1400

www.NAIKeystone.com

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Reading, PA 19533

FACT SHEET

GENERAL DATA

Property Type:	Industrial / Manufacturing / Distribution
Tax Parcel No.:	UPI: 27 4399 03 01 2116 (Premises A) & 27 4399 03 01 2777 (Premises B)
Lot Size:	26.48 Acres
Zoning:	Limited Industrial LI Zoning District
Delivery:	Estimated to be the 2nd Qtr. 2028
Municipality:	Bern Township, Berks County
Flood Information:	Not in a Flood Hazard zone
Real Estate Taxes:	To be determined by the Tax Assessor
Latitude & Longitude:	40.3949, -75.98855

PROPERTY DATA

Conveyance:	<p>The site can be delivered in the present condition with the Buyer completing the entitlement process or post completion, fully entitled.</p> <p>Open to a DESIGN-BUILD-FOR-LEASE where the building would be constructed to a users specifications and delivered Turn-Key.</p>
Site Description:	<p>Located off the northwest quadrant of the State Routes 222 and 183. This corner has 17 other manufacturing / industrial buildings totaling +/- 500,000 square feet. The Reading Berks Airport Industrial Park immediately to the east of Rt. 222 has +/- 2 million square feet. The site is situated near a rich employee base.</p> <p>The abutting property owner PENSKE TRUCK LEASING CO. has plans to construct and erect a large industrial building.</p> <p>100 Million people within an overnight drive.</p> <p>Berks County is home to over 400 company headquarters and is ranked 4th in the State for Manufacturing.</p> <p>The property is served by I-76, I-78 and I-176 Interstates. The I-78 logistic corridor is immediately to the north.</p>



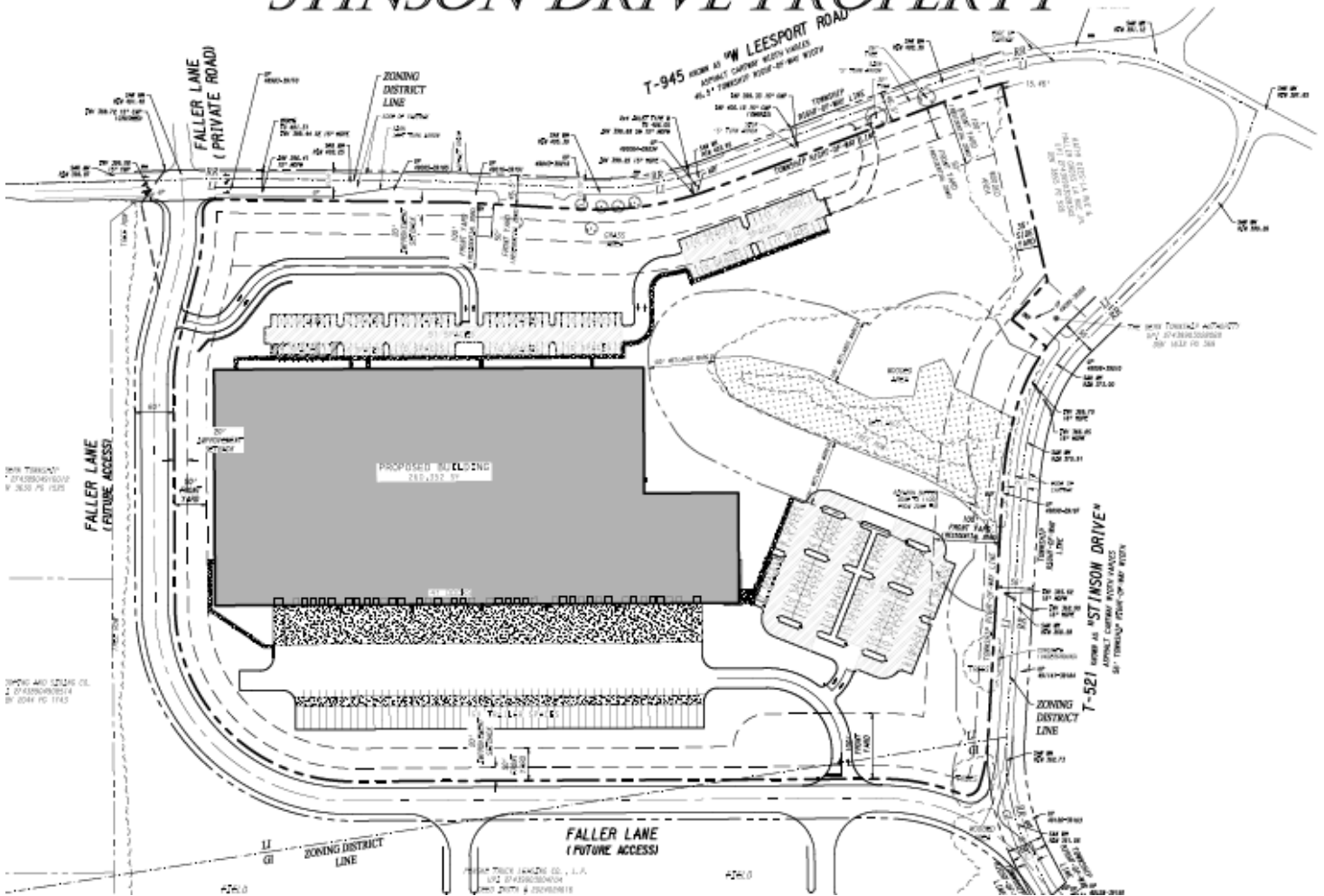
PROPERTY DATA					
Proposed Improvements:	<p>Construction of a 260,352 SF Industrial / Manufacturing Building.</p> <p>261 Parking Spaces (16 ADA and 245 other) and 52 Trailer Spaces.</p> <p>Single Sided Loading with 41 Dock Positions planned.</p> <p>Two entrances off Faller Lane and one emergency access from West Leesport Road.</p> <p>Stormwater will be handle offsite on the Penske Truck Leasing site.</p> <p>ESFR (early suppression fast response) rated fire sprinkler system.</p>				
Construction Details:	<p>12" Wall panels by FABCON, R-24 Insulated factor. Painted Exterior.</p> <p>Floor is 6" Concrete Floor Slab over 10 mil. PVB and 6" compacted stone. 8" Concrete under Dock Levelers and 12" Concrete Slab in the "Speed Aisle" around the Levelers.</p> <p>Roof system features open web 32" steel joists topped with a Steel 1 1/2" roof deck with 3 1/2" of Polyisocyanurate rigid roof insulation delivering an R-20 insulation factor. This is topped with white .060 Fully Adhered EPDM Roof Membrane. Eleven (11) BristolLite #4646-ALB-CM Skylights are spec'd.</p> <p>(Up to 41) Loading docks are protected by a 4' deep rain guard set at 12' high from dock level. Dock Doors are 9' W x 10' H Power Operated Hi-Lift Doors.</p> <p>Dock Equipment to include: SERCO S-3000 Dock Seals; SERCO Dock Bumper VB420-11 Steel Faced; SERCO HL8700-50 (50,000 lb.) Levelers; PIT BULL SL60 Trailer Restraints.</p> <p>The 26.48 acre site was subdivided from a larger parcel that Penske Truck Leasing owns and is developing. They have the responsibility to widen and improved the road, create a stormwater retention/detention facility to serve the Subject Property as well as their own.</p>				
Electric:	<p>Service by Met-Ed, a FirstEnergy Company.</p> <p>A Load Study has been paid for and commissioned requesting 4,000 Amps at 480 volts for the site. Met-Ed is in the completion phase of a new \$30 mil. dollar 69kV transmission substation on Leisczs Bridge Road, a quarter mile from the Subject.</p>				
Water & Sewer:	<p>Public water and sewer is available from the Bern Township Municipal Authority (BTMA).</p>				
Professional Team :	<table border="0"> <tr> <td> <p>DESIGN: Olsen Design Studio 2619 Leisczs Bridge Road, Suite 100 Leesport, PA 19533 610-371-9606</p> </td> <td> <p>ARCHITECT: Lee C. Olsen, AIA, NCARB 2619 Leisczs Bridge Road, Suite 100 Leesport, PA 19533 610-371-9606</p> </td> </tr> <tr> <td colspan="2"> <p>SITE ENGINEER and MEP & FP ENGINEER: McCarthy Engineering Associates 1011 North Park Road Wyomissing, PA 19610 610-373-8001</p> </td> </tr> </table>	<p>DESIGN: Olsen Design Studio 2619 Leisczs Bridge Road, Suite 100 Leesport, PA 19533 610-371-9606</p>	<p>ARCHITECT: Lee C. Olsen, AIA, NCARB 2619 Leisczs Bridge Road, Suite 100 Leesport, PA 19533 610-371-9606</p>	<p>SITE ENGINEER and MEP & FP ENGINEER: McCarthy Engineering Associates 1011 North Park Road Wyomissing, PA 19610 610-373-8001</p>	
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Preliminary Land Development Plan

PRELIMINARY LAND DEVELOPMENT " STINSON DRIVE PROPERTY "

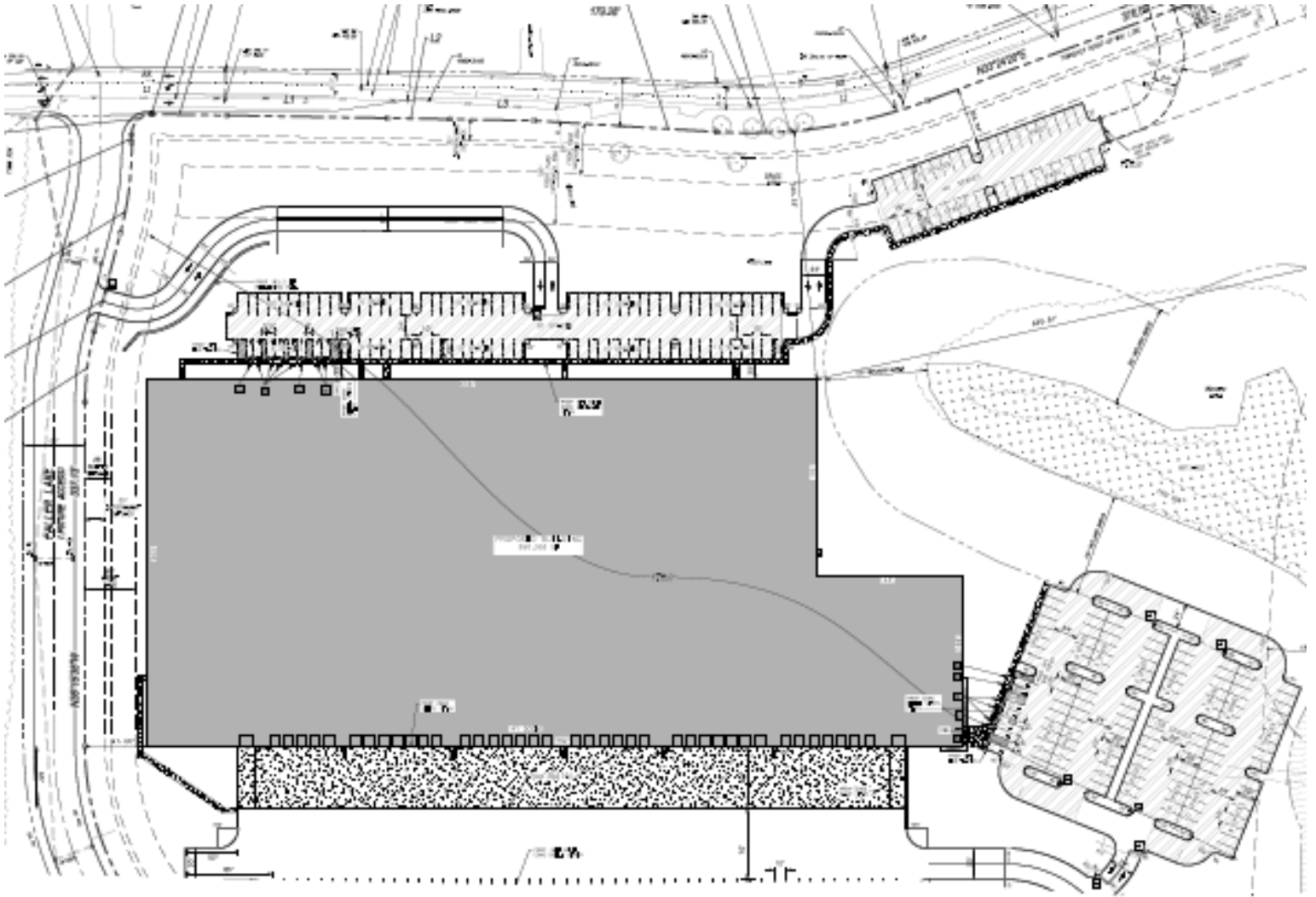


Full Size Plan Set is Available



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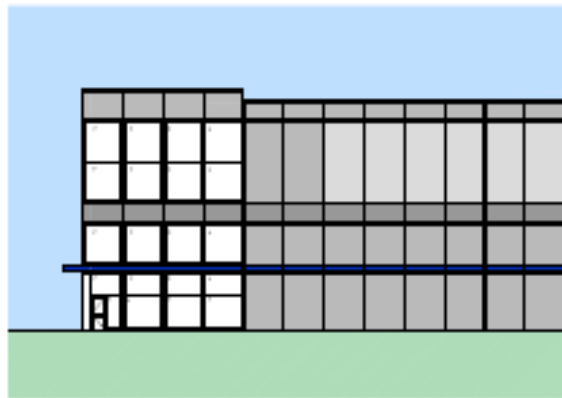
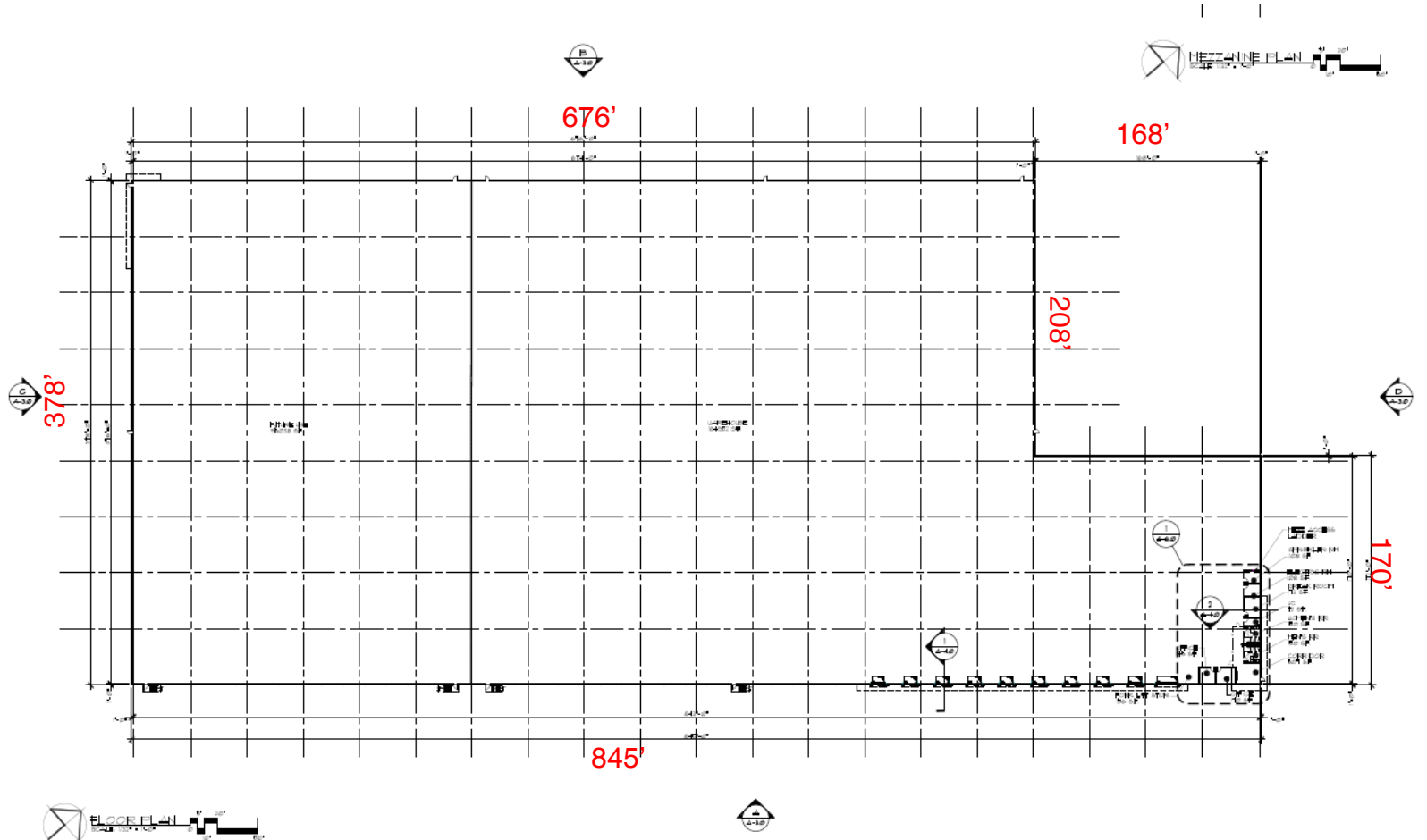
Site Plan



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Building Plan



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Aerial



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TAKE ADVANTAGE OF A HIGHLY SKILLED WORKFORCE



Did you know that there are over 20,000 college and technical school students within 40 miles of Reading? And that's not all, there have been over 4,700 degrees awarded from colleges and universities in the Greater Reading area. This means that you are part of a community that truly values lifelong learning. In Greater Reading, our higher education and workforce training institutions are here to support you. They work closely with our business community to promote entrepreneurship, workforce training, research, innovation, and leadership development. It's all about helping you succeed!

Programs like Career Ready Berks are an example of the community's commitment to workforce development. It is an alliance between the Berks County school districts, post-secondary institutions, businesses and local business organizations, intended to provide information, resources and training programs to Berks County students and facilitate their growth. Internships, partnerships and other programs are always available to students in the Greater Reading area, and this attention to building career pathways functions as an investment in the workforce of tomorrow.

Greater Reading Chamber Alliance has terrific resources, please visit:

MeetGreaterReading.org
or call 610-376-6766

431,000+

a growing population

214,000

Labor Force

4,700+

graduates from Berks College +
Tech Schools

20,000

graduates within 45 miles

In the past 10 years, the Berks County population grew by 4% and the City of Reading's population rose by 8% making it **the 4th most populous city in Pennsylvania**. Our growing and diverse population are what makes our community and workforce unique. The 2020 Census confirmed that not only is the United States more diverse and more multiracial than ever before, but so is the City of Reading and Berks County — 69% of the City's population identifies as Latino and 18.6% identifies as two or more races. Just over 23% of the County of Berks population identifies as Latino and 9% identifies as two or more races.

When you're doing business in the Greater Reading area, you'll find highly skilled and driven members of the local workforce at every turn. From young professionals to seasoned leaders, this community is home to hard-working individuals that span a wide range of industries. Our educational resources and local career development programs give the Greater Reading workforce a unique edge that you'll have trouble finding anywhere else, and with the diversity of not only the workforce but our native industries, business is always booming here.

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WHY DO BUSINESS GREATER READING, PA?

Greater Reading is proud to offer business owners from all backgrounds and experience levels like you the opportunities and support to thrive. The region is the entrepreneurial heartland of southeastern Pennsylvania. With industry-leading transportation companies, a diverse and highly educated workforce, customized business solutions and internationally recognized gourmet options, Greater Reading offers everything growing businesses and people need for local development and expansion. We invite you to join us.

Now is the time to bring or build your business here. Take advantage of our strategic central location, and unlock growth through our strong business network, talented workforce, and vibrant community support.



WORKFORCE + DEMOGRAPHICS

You can utilize the skill sets of our workforce, which are complemented by an exceptional work ethic instilled in our community for many generations. Paired with our distinguished continuing-education and technical training resources at our local colleges and universities, employers like you have access to nearly 5,000 graduates and 29,000 within 40 miles.

100+ million

people within an overnight's drive

95,000+

people in the City of Reading -
4th most populous city in PA

\$3.9 billion

Manufacturing GDP in Berks

60,000

people are employed in the
healthcare and manufacturing
industries

BUSINESS COMMUNITY

You want to be a part of Greater Reading's proactive business community that encourages innovation, creativity and inclusion. Businesses like yours are successful here in large part, due to diversity—diversity of industries, people and amenities. This diversity provides stability to the local economy also while offering a community of cultural and social inclusiveness. What makes Greater Reading unique is our ability to serve and support many industries. With a recent surge in higher learning and strengths in construction, manufacturing, health care, agriculture and services—Greater Reading is growing. Now is the time for you to come join us!



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Aerial/Location



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