



ATLAS
REALTY ADVISORS

LEASE OFFERING

INDUSTRIAL OUTDOOR STORAGE • POTTSTOWN, PA

FOR LEASE

FENCED IOS YARD • DIVISIBLE



±5.6 ACRE FENCED IOS PARCEL • GATED ACCESS

210 S WASHINGTON STREET

POTTSTOWN, PENNSYLVANIA

\$6,000

PER ACRE / MONTH,
NNN

±5.6 AC

PARCEL
OFFERED

Divisible

INQUIRE

**Gas +
Electric**

AVAILABLE

By Right

OUTDOOR STORAGE •
FO

**Rail
Access**

POSSIBLE



COMMERCIAL REAL ESTATE
+ BUSINESS BROKERAGE

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CONFIDENTIALITY & DISCLAIMER

Confidentiality. This Lease Offering Memorandum (the "Memorandum") has been prepared by Atlas Realty Advisors on behalf of the Landlord solely for use by qualified prospective tenants in evaluating a potential lease of the Property. By accepting this Memorandum, the recipient agrees to keep its contents strictly confidential, to use the information only to evaluate the Property, and not to disclose any portion of it to any third party without prior written consent from Atlas, except to the recipient's employees, attorneys, accountants, and financial advisors who have a legitimate need to know and who have agreed to be bound by these same obligations. The recipient agrees not to contact the Landlord, its occupants, lenders, or property vendors directly without prior written consent from Atlas. Upon written request, the recipient will promptly return or destroy the Memorandum and all copies, notes, and derivative materials.

Information Quality. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified. All information is presented "as is" without representation or warranty of any kind, express or implied. Information may include forward-looking statements, projections, and estimates relating to the general economy, market conditions, competition, and other factors which are inherently subject to uncertainty and may not represent current or future performance of the Property. References to acreages, dimensions, surface conditions, and other measurements are approximations and may differ from actual values upon verification by survey.

Lease Terms and Site Conditions. The asking rate, divisibility, term structure, and delivery condition described in this Memorandum are subject to change and are not binding until documented in a lease executed by the Landlord. Potential office, rail, lighting, structure, and build-to-suit arrangements are subject to final design, approvals, and negotiated lease terms. Site improvements, utilities, surface condition, drainage, environmental status, and flood-zone designation have not been independently verified by Atlas and should be confirmed by the prospective tenant through its own inspection, survey, and consultants.

Zoning and Permitted Use. Zoning district information is presented as published by Montgomery County GIS and the Pottstown Borough Zoning Ordinance, and is descriptive only. Nothing in this Memorandum constitutes a representation, opinion, or determination that any particular use is permitted, conditional, or nonconforming at the Property. Prospective tenants are responsible for obtaining their own zoning determination, permits, and approvals from Pottstown Borough for their intended use.

Summary Form. This Memorandum may describe documents and site conditions in summary form. These summaries are not complete or exhaustive descriptions. The recipient is advised to independently verify the accuracy and completeness of all information, to consult with independent legal, tax, and engineering advisors, and to carefully investigate the economics of this transaction and the Property's suitability for the recipient's purposes. Any reliance on the content of this Memorandum is solely at the recipient's own risk.

No Offer; Reservation of Rights. This Memorandum is not an offer to lease and shall not constitute an offer, contract, or commitment of any kind. The Landlord expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or proposals, to negotiate with multiple parties simultaneously, and to terminate discussions at any time with or without notice. Neither Atlas Realty Advisors nor the Landlord shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease signed by the Landlord.

Standard Disclaimer. This Lease Offering Memorandum has been prepared by Atlas Brokerage Services LLC d/b/a Atlas Realty Advisors for the exclusive use of the intended recipient. The information contained herein was obtained from sources believed to be reliable; however, Atlas Realty Advisors makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is not intended to be a solicitation of any interest in any property. Any projections, opinions, assumptions, or estimates are for illustrative purposes only and may not represent current or future performance. Recipients are advised to conduct their own independent investigation and due diligence.



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A ±5.6 acre, fully fenced and gated parcel on the Industrial Highway corridor in Pottstown Borough, with stabilized soil and compacted stone, outdoor storage permitted by right, and flexible occupancy options.

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AT A GLANCE

ASKING RATE

\$6,000 / AC / Mo, NNN

SITE ACCESS

Fully Fenced & Gated

PARCEL OFFERED

±5.6 AC, Divisible

ZONING

F0 • Storage By Right



±5.6 AC • FULLY FENCED & GATED • AVAILABLE NOW

EXECUTIVE SUMMARY & THE OFFERING

LEASE TERMS

TERM	DETAIL
Asking rate	\$6,000 / acre / month (\$72,000 / acre / year), NNN
Parcel offered	±5.6 acres, fully fenced with gated access
Divisibility	Divisible; inquire for minimum lease area
Availability	Immediate
Lease term	Flexible, negotiable
Real estate taxes	Est. \$8,891 / year (2026), NNN tenant reimbursable
Intended use	Equipment, fleet, trailer, and materials storage
Surface	Stabilized soil and compacted stone
Security	Fully fenced perimeter with gated access
Zoning	FO, Flex Office (Contemporary), Pottstown Borough; outdoor storage permitted by right
Municipality	Pottstown Borough, Montgomery County

Rate quoted NNN; tenant responsible for taxes, insurance, and maintenance attributable to the leased area unless otherwise negotiated. Tax figure is an estimate and subject to reassessment. Acreage is approximate and subject to survey.

ASKING RATE

\$6,000 / Acre / Month, NNN
\$72,000 / Acre / Year

Quoted on the leased acreage. **Divisible**; inquire for the minimum lease area.
Immediate occupancy, term negotiable.

THE OFFERING

Atlas Realty Advisors, as exclusive leasing agent, is offering a **±5.6 acre parcel** of industrial outdoor storage land at 210 S Washington Street in Pottstown Borough. The full parcel is **fully fenced with gated access** and surfaced with **stabilized soil and compacted stone**, so a tenant can take usable ground on day one. The parcel sits in the borough's **FO, Flex Office** district, where **outdoor storage is a permitted by-right use**, removing the variance and special exception risk that shadows most yard sites. The site is **divisible**; inquire for the minimum lease area. The property is **available immediately**.

WHY THIS SITE

- **Outdoor storage permitted by right.** Outdoor storage is a listed permitted use in the FO district (Ch. 27 Sec. 336, added by Ord. No. 2183, April 8, 2019). No variance or special exception is required for the use itself.
- **Improved, secured yard.** The full site is fenced and gated, with stabilized soil and compacted stone already in place.
- **Flexible improvements.** Lot lighting, a trailer or pole barn structure, and build-to-suit options will be considered based on the user's requirements and negotiated terms.
- **Office and utilities.** Natural gas and electric are available. Negotiable office space is available within the adjacent building at 210 S Washington Street.
- **Rail and highway access.** Norfolk Southern rail access is possible, with US-422 and PA-100 both nearby. Final rail arrangements are subject to approvals and agreement.

SITE OVERVIEW

PARCEL OFFERED

±5.6 AC

Divisible, inquire

SITE ACCESS

Fully Fenced

Gated access

ZONING

By Right

Outdoor storage · FO

OCCUPANCY

Immediate

No development lead time

SITE SPECIFICATIONS	
ITEM	DETAIL
Address	210 S Washington Street, Pottstown, PA 19464
Parcel offered	±5.6 acre, fully fenced outdoor storage lot
Zoning	FO, Flex Office (Contemporary), Pottstown Borough
Outdoor storage	Permitted by right (Ch. 27 Sec. 336, Ord. No. 2183)
Real estate taxes	Estimated \$8,891 per year (2026), NNN
Surface	Stabilized soil and compacted stone
Security and access	Fully fenced perimeter with gated access
Utilities	Natural gas and electric available
Optional improvements	Lot lighting, trailer or pole barn, and build-to-suit considered
Adjacent office	Available in the adjacent building; size and terms negotiable

Optional improvements, office space, and rail access are subject to negotiated terms, final design, and required approvals. Acreage is approximate and subject to survey.

THE PARCEL

The offering is a separate ±5.6 acre land parcel on its own, not leftover area carved out of an occupied property. The site is fully fenced and gated, with a stabilized-soil and compacted-stone surface and access from S Washington Street. Office space is also available within the adjacent building at 210 S Washington Street, with size and terms negotiable.

ACCESS

- **US-422.** Approximately 1.6 miles, about a 6 minute drive, to the Hanover Street interchange.
- **PA-100.** Approximately 1.0 mile, about a 4 minute drive.
- **Possible rail access.** The Norfolk Southern Pottstown Industrial Track runs within roughly 500 feet of the site. Rail access may be arranged, subject to final design, railroad and governmental approvals, and negotiated terms.
- **Downtown Pottstown.** About one mile to the High Street corridor and the borough business district.
- **Corridor character.** S Washington Street at Industrial Highway is an established industrial pocket of manufacturing, warehouse, and yard users.

TARGET USERS

CONTRACTORS

Site services

FLEET

Trailer parking

EQUIPMENT

Materials storage

LOGISTICS

Overflow yard

WHY THIS YARD WORKS

01

READY ON DAY ONE

The ±5.6 acre yard is fully fenced and gated, surfaced with stabilized soil and compacted stone, and zoned for the use. A tenant can move equipment onto usable ground without first building the basic yard infrastructure.

Day 1 OCCUPANCY READY

02

ZONED FOR YOUR USE

Outdoor storage is a **permitted by-right use** in the FO district (Ch. 27 Sec. 336, Ord. No. 2183). No variance, no special exception, and no conditional use hearing is required for the storage use itself.

By Right FO DISTRICT USE

03

TAKE ONLY WHAT YOU NEED

The ±5.6 acre parcel can be leased in portions; inquire for the minimum lease area. Users can tailor the leased footprint without carrying the entire parcel.

±5.6 AC FLEXIBLE LEASE AREA

04

POSITIONED ON THE NETWORK

US-422 is about six minutes out at the Hanover Street interchange and PA-100 about four. Norfolk Southern rail access is also possible, subject to final arrangements and approvals.

Possible NS RAIL ACCESS

05

SHAPE THE SITE TO YOUR OPERATION

Ownership will consider lot lighting, a trailer or pole barn structure, and broader build-to-suit improvements. Scope, delivery, approvals, and economics will be negotiated around the user's needs.

Flexible SITE IMPROVEMENTS

06

OFFICE & UTILITY SUPPORT

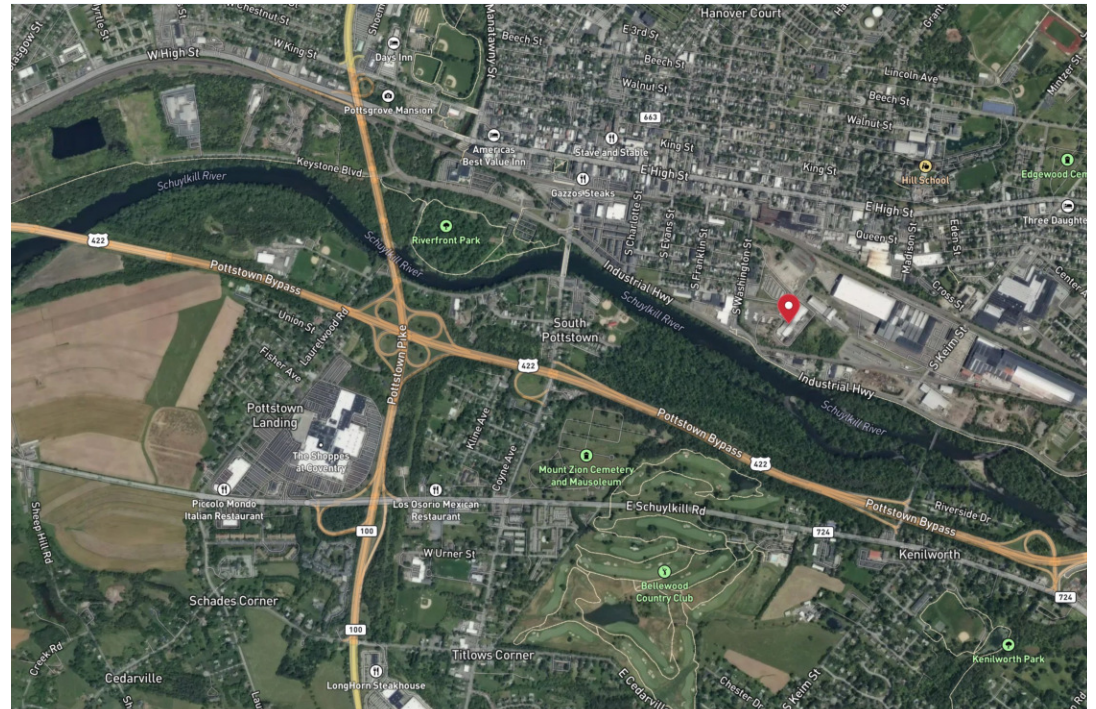
Natural gas and electric are available at the site. Negotiable office space within the adjacent building can pair operating yard and administrative functions at one address.

Available GAS, ELECTRIC & OFFICE

PARCEL & SITE CONTEXT



ILLUSTRATIVE PARCEL AERIAL • NOT A SURVEY



INDUSTRIAL HIGHWAY CORRIDOR • SITE CONTEXT

KEY PARCEL FACTS

PARCEL OFFERED

±5.6 AC

MUNICIPALITY

Pottstown Borough

COUNTY

Montgomery

PARCEL ID

16-00-15869-009

SITE ACCESS

Fully Fenced & Gated

ZONING DISTRICT

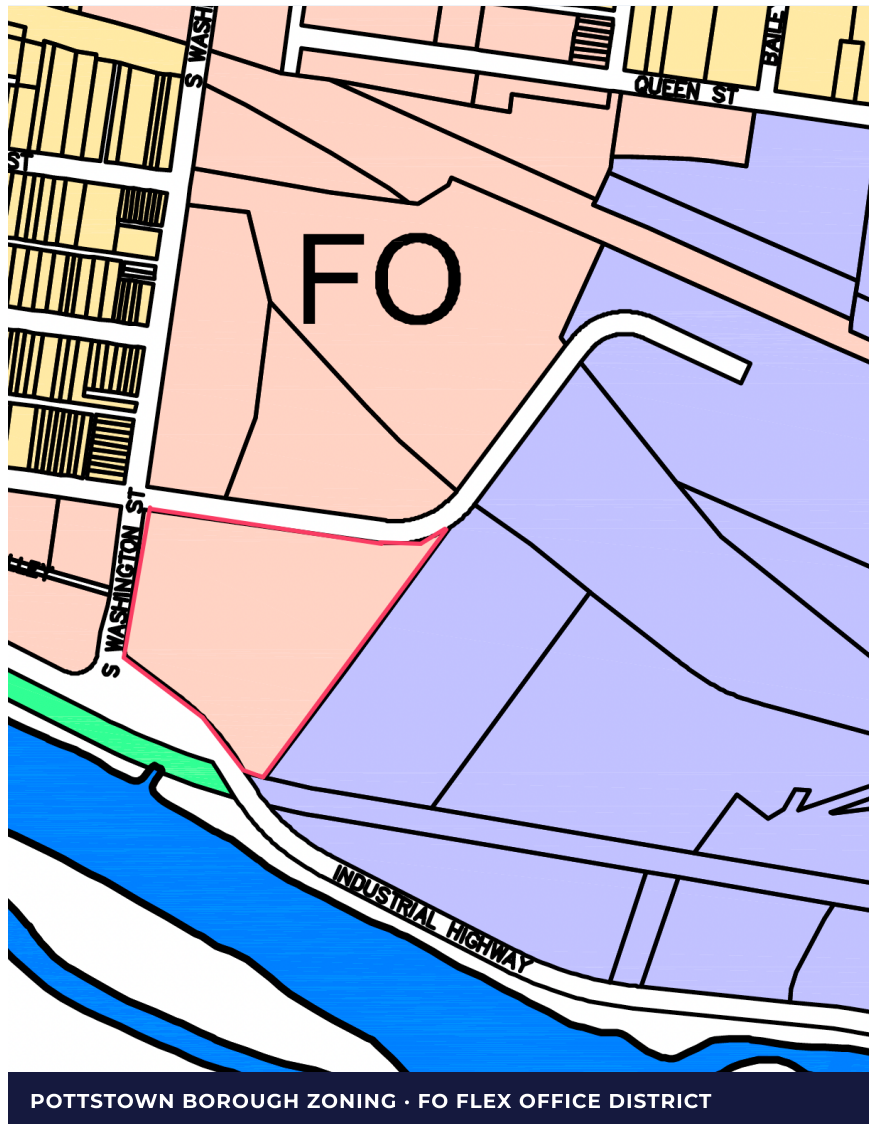
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OUTDOOR STORAGE

By Right

Acreage and boundary overlay are approximate and subject to survey. The parcel aerial is illustrative and is not a survey.

ZONING & LAND USE



POTTSTOWN BOROUGH ZONING · FO FLEX OFFICE DISTRICT

Legend: FO Flex Office district shown in pink; the subject parcel is outlined in red. The Schuylkill River and the Industrial Highway corridor run along the southern edge of the district. Source: Pottstown Borough zoning map.

PERMITTED USE

OUTDOOR STORAGE PERMITTED BY RIGHT

Outdoor storage is a listed permitted use in the FO district, added by Ord. No. 2183, April 8, 2019. No variance or special exception is required for the use itself.

DISTRICT SUMMARY

DISTRICT	ORDINANCE	MUNICIPALITY
FO, Flex Office	Ch. 27 §336	Pottstown Boro
Area and bulk: minimum lot 30,000 SF; minimum open space 20%; maximum building coverage 75%; setbacks 20 ft front, 15 ft side, 20 ft rear; minimum lot width 150 ft; minimum depth 200 ft; maximum height 55 ft.		

PERMITTED USES (BY RIGHT)

- Food processing, not including slaughter
- Health and fitness center
- Health service providers
- Light manufacturing, assembly, and processing
- Medium manufacturing, assembly, and processing (KOZ properties fronting Keystone Blvd only)
- Office, including client-based social service provider
- Outdoor storage (Ord. 2183, 4/8/2019)
- Park
- Printing and publishing
- Research and development laboratories
- Warehouse
- Wholesale facility (Ord. 2183, 4/8/2019)

CONDITIONAL USES

- Utility company operational facility
- Uses of the same general character with the same or lesser impact, as determined by Borough Council

SPECIAL EXCEPTIONS

- Continuing care home
- Criminal housing facility
- Rooming house
- Treatment center

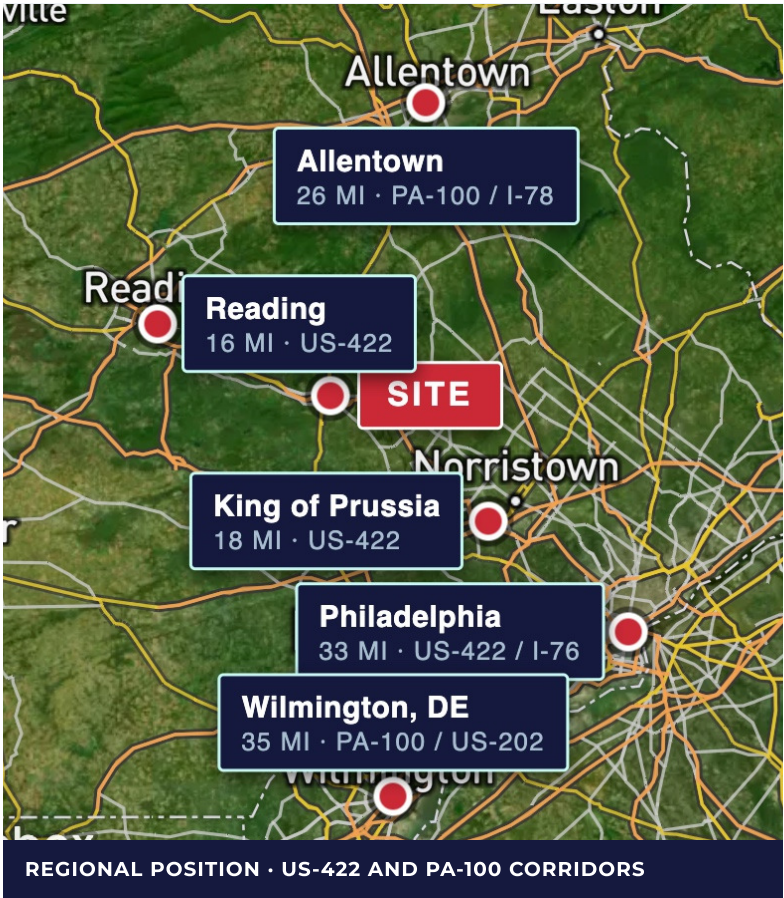
Use lists are reproduced from the ordinance for reference only. Prospective tenants should obtain their own zoning determination and permits from Pottstown Borough for their intended use.

AERIAL & HIGHWAY ACCESS



TO US-422 6 min	TO PA-100 4 min	DOWNTOWN 1.0 mi	NS RAIL Access Possible
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Highway alignments are illustrated for orientation and are not to scale. Highway distances are straight-line proximity to the corridor; drive times reflect access via the Hanover Street (US-422) and PA-100 interchanges. Traffic counts are the most recent published PennDOT and DVRPC counts for the segment shown. Norfolk Southern rail access is possible, subject to final design, railroad and governmental approvals, and negotiated terms. No existing siding or active rail service to the site is represented.



ACCESS SUMMARY		
US-422 0.3 mi	PA-100 1.0 mi	DOWNTOWN 1.0 mi
NS RAIL ACCESS Possible	KING OF PRUSSIA 18 mi	PHILADELPHIA 33 mi

Regional map site marker is set at downtown Pottstown, roughly 0.6 miles from the subject; regional distances are unaffected at that scale.

WHY POTTSTOWN

REGIONAL MARKET AREA

79,000+

8 municipalities · 3 counties

EXPRESSWAY ACCESS

US-422 / PA-100

Two expressways at the borough

CLASS I FREIGHT RAIL

**Norfolk
Southern**

Harrisburg line through the borough

LERTA ABATEMENT

7 Years

Borough and school district

POSITION & LOGISTICS

- **Central between four metros.** Pottstown sits between Reading, Allentown, King of Prussia, and Philadelphia, roughly one hour northwest of center city, at the US-422 and PA-100 interchange served by two expressways plus four major and four minor arterials.
- **Class I freight rail.** Norfolk Southern's Harrisburg line runs through Pottstown along the Schuylkill River and is double-stack capable, with the borough's industrial district built around it.
- **Air and last-mile.** Pottstown Municipal Airport, borough owned, operates a 2,700 foot runway, with the privately owned Pottstown Limerick Airport nearby at 3,400 feet and Philadelphia International roughly an hour away.
- **Industrial land base.** The 5.5 square mile borough carries a mix of industrial, warehouse, and commercial land alongside its traditional downtown, so yard uses sit in an established industrial context rather than an isolated one.
- **Utilities and support space.** Natural gas and electric are available at the site. Negotiable office space is available within the adjacent building at 210 S Washington Street.

REGIONAL REACH

READING
16 mi

K OF PRUSSIA
18 mi

ALLENTOWN
26 mi

PHILADELPHIA
33 mi

WORKFORCE & MOMENTUM

- **Employer commitment.** DYWIDAG, a global steel and geotechnical engineering firm, leased roughly 47,000 SF at the Pottstown Industrial Complex, the redeveloped former Bethlehem Steel footprint, announced in August 2025.
- **Trades pipeline.** Pottstown High School runs career and technical education programs across ten fields of study, and the Montgomery County Community College Pottstown campus operates a workforce development center in the borough.
- **Local labor base.** Approximately 22,000 residents inside the borough itself, within a market area of more than 79,000 people across eight municipalities in Montgomery, Chester, and Berks counties.
- **Incentive framework.** A borough-wide LERTA abatement runs seven years on the added assessment from property improvements, 100% in year one stepping down to 10% in year seven, and three federally designated Opportunity Zone census tracts cover the borough.

LERTA and Opportunity Zone benefit terms change over time and should be confirmed with a tax advisor. Sources are listed on the Sources & Citations page.

DEMOGRAPHICS & LABOR MARKET

POPULATION · 5 MILE

85,660

32,908 households

POPULATION · 3 MILE

50,050

19,868 households

MEDIAN AGE · 3 MILE

40.0

37.5 at one mile

US-422 TRAFFIC

33,945

AADT at the Schuylkill River bridge

RADIUS COMPARISON

METRIC	1 MILE	3 MILE	5 MILE
Population (2025)	15,363	50,050	85,660
Population (2030 proj.)	15,601	51,062	87,625
Growth 2025 to 2030	1.55%	2.02%	2.29%
Households	6,303	19,868	32,908
Average HH income	\$63,572	\$93,175	\$111,293
Median HH income	\$51,159	\$73,057	\$88,371
Median age	37.5	40.0	41.6
Renter-occupied	59.6%	37.6%	28.0%
Median home value	\$148,725	\$252,654	\$328,090
Bachelor's degree or higher	16.8%	24.6%	30.0%

Radii are measured from 258 E High Street in downtown Pottstown, approximately 0.6 miles from the subject site; the offset is immaterial at three and five miles.

TRAFFIC COUNTS (AADT)

ROADWAY	SEGMENT	YEAR	AADT
US-422 Bypass	Schuylkill River bridge	2026	33,945
PA-100 Bypass	Township Line Rd to Mill St	2026	15,030
High Street	Keim Street	2025	7,487
Hanover Street	King to Farmington	2025	6,502

OPERATING CONTEXT

- **Labor within reach.** Roughly 50,000 residents live within three miles of the borough core and 85,660 within five, a practical draw radius for the drivers, operators, and trades staff a yard operation runs on.
- **Anchor employers.** Pottstown Hospital under Tower Health, the Montgomery County Community College Pottstown campus, and The Hill School anchor steady non-cyclical employment in the trade area.
- **Highway volume, not retail exposure.** The US-422 bypass carries 33,945 vehicles per day at the river crossing and PA-100 carries 15,030, which is what matters for a distribution and service yard: throughput, not storefront traffic.
- **Regional reach.** The US-422 and PA-100 corridors connect the borough to Reading to the northwest and King of Prussia and Philadelphia to the southeast, both inside a typical service radius.

Traffic counts are the most recent published count per segment. Full source list appears on the Sources & Citations page.



SALES & LEASING • INVESTMENT ADVISORY
TENANT & LANDLORD REP • BUSINESS BROKERAGE

2020

FOUNDED

25+

YEARS EXP.

3

STATES

"They were instrumental in identifying the perfect 15,000 sq ft building, helping us secure SBA financing, and expertly steering us through the complicated due diligence process. They are more than just a broker; they are also educators and a trusted partner."

CHRISTINE S. • BUYER REP • CHESTER COUNTY, PA

"Their deep market knowledge, strategic approach, and negotiation skills were instrumental in securing the best possible deal. They were not just brokers; they were true partners in the process."

RADHA A. • SELLER REP • MONTGOMERY COUNTY, PA

"I had a successful commercial office space transaction with Atlas. The process was seamless. Their market knowledge was outstanding. They were responsive and detail oriented from execution to closing the deal quickly."

SUZANNE S. • TENANT REP • DELAWARE COUNTY, PA

"I purchased a handful of properties before and never received this type of help from the seller side. I was so impressed and appreciative that I now am trying to work with Atlas to have them find properties for me. They earned a client and referrals from me for life."

BYRON S. • INVESTOR • DELAWARE COUNTY, PA

"Atlas did a great job from start to finish on the sale of our office building. Great, responsive service, would refer them to anyone!"

PAUL B. • SELLER REP • DELAWARE COUNTY, PA

999 Old Eagle School Road, Suite 150
Wayne, PA 19087

BUILT BY BROKERS WHO THINK LIKE OWNERS

Atlas Realty Advisors is a commercial real estate and business brokerage firm founded in 2020, based in Wayne, PA, with an appointment-only office in the Royersford area. The firm is led by Principal & Broker of Record Zachary Lasorsa and Principal Joseph Battaglia, who together hold licenses in Pennsylvania, New Jersey, and Delaware. A particular strength is the combined sale of a business together with the real estate it occupies, a service few local firms offer.

OUR STORY

Both principals come from families with deep roots in commercial real estate investment and development, so they understand how to think like the people who own, build, and operate properties.

Zach and Joe started at a boutique commercial real estate brokerage, were recruited to launch a brokerage division for an investment and development firm, and ultimately bought out their partners to take Atlas fully independent.

The firm operates on its own terms: lean, focused, and accountable only to its clients. Every engagement is different, but the discipline is the same.

WHAT SETS US APART

Senior-level attention. Two principals on every engagement. No junior associates, no hand-offs.

Owner's perspective. Underwriting, lease analysis, and pricing built the way an investor would build it, not the way a listing sheet would.

Dual real estate and business brokerage. Atlas handles commercial real estate and the confidential sale of operating businesses under one roof, including combined business and real estate transactions.

Licensed in three states. Zach and Joe personally hold licenses in Pennsylvania, New Jersey, and Delaware, backed by an advisory bench of attorneys, lenders, engineers, and environmental consultants brought in at the right time.

MORE THAN JUST A BROKER.



ATLAS REALTY ADVISORS • CONFIDENTIAL

SOURCES & CITATIONS

ZONING & LAND USE

- Pottstown Borough Code, Chapter 27 (Zoning), Section 336, FO Flex Office (Contemporary) District, via ecode360.com/PO2428. Retrieved August 24, 2026.
- Outdoor storage and wholesale facility added as permitted uses by Ordinance No. 2183, adopted April 8, 2019.
- Pottstown Borough zoning map, showing the subject parcel within the FO district.

PARCEL & PROPERTY RECORDS

- Montgomery County parcel, assessment, and GIS records, Pottstown Borough.
- Real estate tax estimate of \$8,891 for 2026, provided by ownership through Atlas.
- Acreage, stabilized-soil and compacted-stone surface, full fencing, gated access, natural gas, electric, adjacent office availability, and potential improvement options as reported by ownership.

TRAFFIC COUNTS

- Pennsylvania Department of Transportation (PennDOT) traffic volume data, most recent published count per segment.
- Delaware Valley Regional Planning Commission (DVRPC) traffic count program.
- Segments cited: US-422 Bypass at the Schuylkill River bridge; PA-100 Bypass, Township Line Road to Mill Street; High Street at Keim Street; Hanover Street, King to Farmington.

DEMOGRAPHICS & LABOR

- U.S. Census Bureau and American Community Survey data as aggregated by CoStar Group, 2026.
- Radius data is centered on 258 E High Street in downtown Pottstown, approximately 0.6 miles from the subject site.
- Pottstown Area Economic Development (ipickpottstown.org) toolkit and project announcements, 2023 to 2026; Pottstown Borough economic development pages and LERTA ordinance.

IOS MARKET RESEARCH

- CBRE published industrial and industrial outdoor storage market data, fourth quarter 2025.
- Newmark and other published industrial outdoor storage research, 2025 to 2026.
- Atlas Realty Advisors market survey, August 2026.

IMAGERY & MAPPING

- Aerial and satellite imagery: Mapbox, Esri, and Maxar.
- Parcel outline, highway alignment, and site marker annotations prepared by Atlas Realty Advisors for illustration; annotations are not survey products and are not to scale.
- Regional and corridor base mapping: Mapbox.

QUALIFICATIONS

Market data is presented for context only and is not a representation, projection, or warranty of achievable rent, occupancy, or performance at this property. Published market statistics describe national or metropolitan conditions and may not reflect conditions at the subject site.

All acreages, dimensions, distances, drive times, and surface conditions are approximate and subject to survey and field verification. Real estate tax figures are estimates and subject to reassessment. Zoning information is reproduced from the published ordinance for reference only and does not constitute a zoning determination; prospective tenants are responsible for obtaining their own determination, permits, and approvals from Pottstown Borough for their intended use.



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