

4708 PENN AVENUE

SINKING SPRING, PA 19608

BUILDING FOR LEASE

BUILDING INFORMATION

Gross Leasable Area 61,316 SF

Age of Building 1986

Water & Sewer Public

HVAC 9 - Gas Fired
Roof Top Units

Restrooms 2 - Private Restrooms

Dock Doors 2 - 8' x 9'

Sprinkler System 100% Wet System

Lot Size 7.12 Acres

Parking Area 226 Spaces

Zoning C-2 General Commercial



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AVAILABLE SUITE DESCRIPTION

The available suite encompasses approximately 61,316 square feet and features a prominent double glass entrance opening into a spacious showroom with 15-foot ceiling heights, complemented by a customer service area and additional office spaces. An independent showroom positioned to the west of the suite offers ceilings up to 17 feet and provides access through mechanical and storage rooms to the loading docks. The suite boasts an open floor plan throughout and is fully equipped with a comprehensive wet fire suppression system. Parking accommodations include 226 shared spaces for all tenants, with an additional 33 spaces designated for the bank.

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ABOUT BERKS COUNTY

Berks County, located in southeastern Pennsylvania, is a dynamic urban area characterized by its rich diversity and strategic positioning. With a population of 428,849 recorded in the 2020 Census, it spans 864 square miles in a distinctive diamond shape. Its county seat, the City of Reading, lies 56 miles north-west of Philadelphia, making it a critical junction between urban and rural landscapes. Though adjacent to the Pennsylvania Metropolitan Area, Berks County is firmly rooting in Pennsylvania's Dutch County and embodies the cultural uniqueness of the region.

Surrounded by Schuylkill County to the north, Lebanon and Lancaster Counties to the west, Lehigh County to the east, and Chester and Montgomery Counties to the south, Berks County offers both connectivity and a sense of identity. Its strategic location enables direct access to major cities like New York (125 miles away) and Baltimore (97 miles away) via an extensive network of Federal and State highways and turnpikes.

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S. HEIDELBERG TOWNSHIP

Central Penn Business Journal named South Heidelberg Township as one of Pennsylvania's Best Places to Work. The award, in partnership with Best Companies Group, recognizes top workplaces in the state in three categories: small, medium, and large employers. Eligible companies must be based in Pennsylvania, have at least 15 employees, and have operated for at least one year. South Heidelberg Township has over 7,000 residents.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	3,734	33,684	76,5945
Income	\$144,916	\$124,452	\$122,272
Age	44	43	43
Homes	1,313	13,432	31,272
Median Home Value	\$336,919	\$283,802	\$268,682



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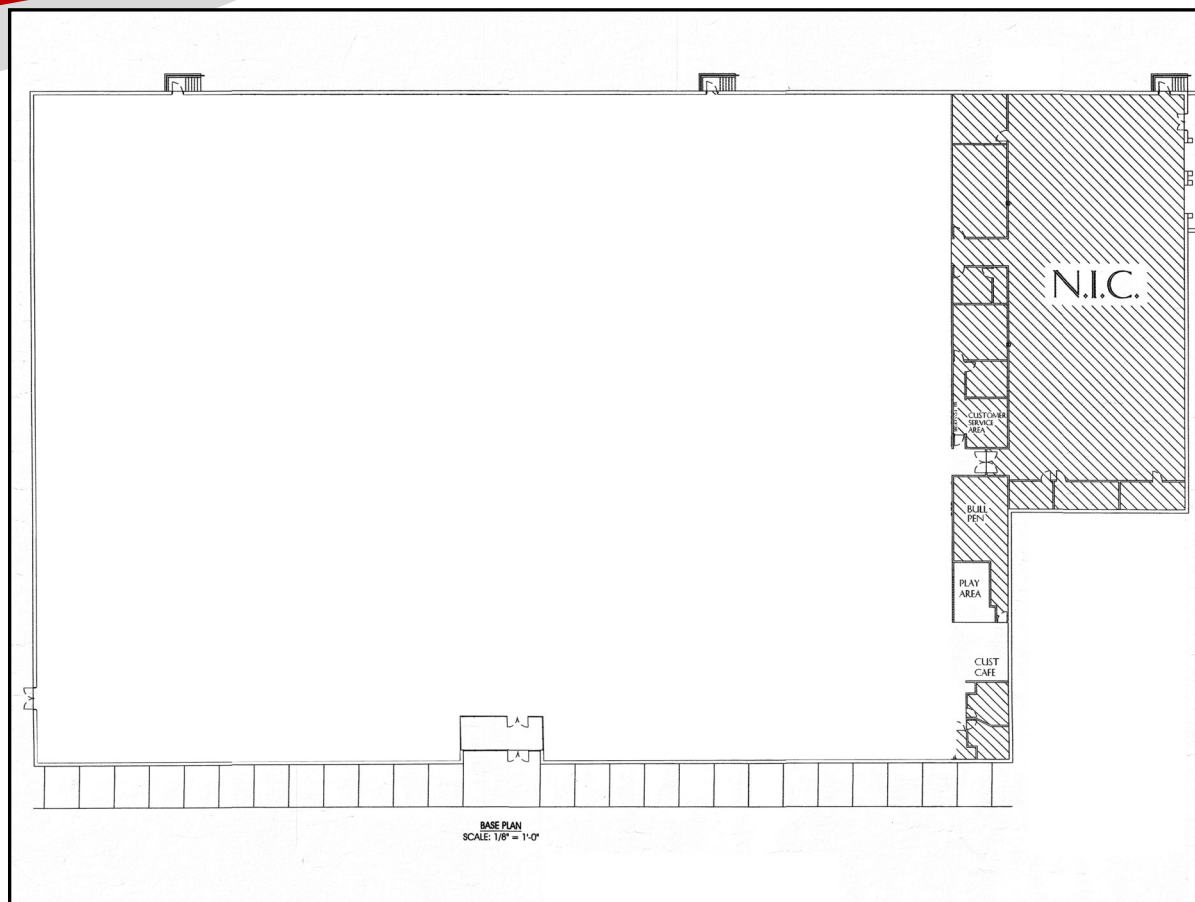


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FLOOR PLAN



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