



280 GRAND ST
HAMBURG, PA 19526

INDUSTRIAL PROPERTY AVAILABLE





OFFERING SUMMARY

ADDRESS	280 Grand St Hamburg, PA 19526
PRICE GUIDANCE	\$4,500,000
BUILDING SIZE	30,000 SF
PRICE PER SF	\$150.00
OCCUPANCY	Vacant
TENANCY	Single
CLASS	B
LOT SIZE	2.88 Acres
YEAR BUILT	1977
YEAR RENOVATED	2021
SUB MARKET	Lehigh Valley West
COUNTY	Berks
MUNICIPALITY	Hamburg Borough
ZONING	Business Development (BD)
APN	46-4494-05-08-1247
TAXES	\$17,656 (2023)

PROPERTY HIGHLIGHTS

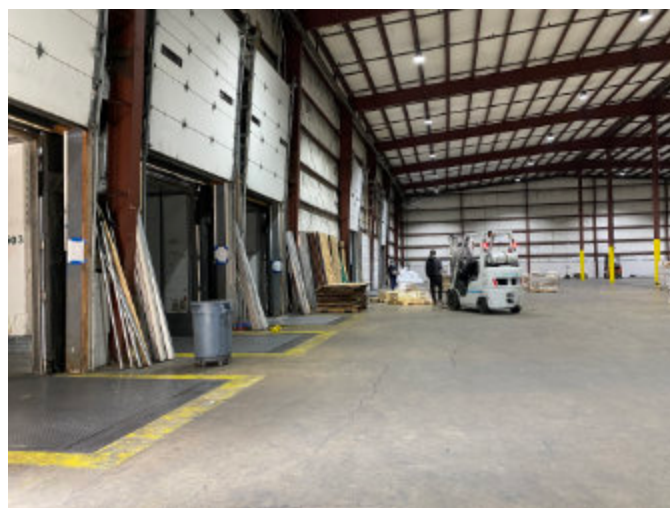
- Rare opportunity to acquire a 30,000 SF industrial property in Lehigh Valley West submarket
- The property is fully gated and sits on a 2.88 acre lot with ample space for trailer staging & exterior material storage
- Building was recently renovated and features 25' clear height, 1 drive-in door, and 12 dock doors with levelers
- Berks County is a strong logistics hub due to close proximity to major east coast ports and abundant blue collar labor force
- Join corporate neighbors Niagra Bottling, KMX International, NAPA Auto Parts Northeast Group, Cabela's, IWCO, Wausua Supply Co, Camping World, & Keystone Landscape Supply
- Immediate access to just off nationally recognized corridor with easy access to

PROPERTY DETAILS

Property Address	280 Grand St Hamburg, PA 19526
Property Type	Industrial
Lot Size	2.88 Acres
Building Size	30,000 SF
Year Built	1977
Year Renovated	2021
Ceiling Height	22'-25'
Dock Doors	12 (with levelers)
Drive-In Doors	1 (14'x14')
Parking	Ample
Construction	Pre- Engineered Steel Frame & Block
Roof	Standing Seam Metal
Electric	3 Phase
Water/Sewer	Public
HVAC	Gas
Sprinkler System	Yes (Dry)
Submarket	Lehigh Valley West
County	Berks
Municipality	Hamburg Borough
Zoning	Business Development (BD)
APN	46-4494-05-08-1247
Property Taxes	\$17,656 (2023)



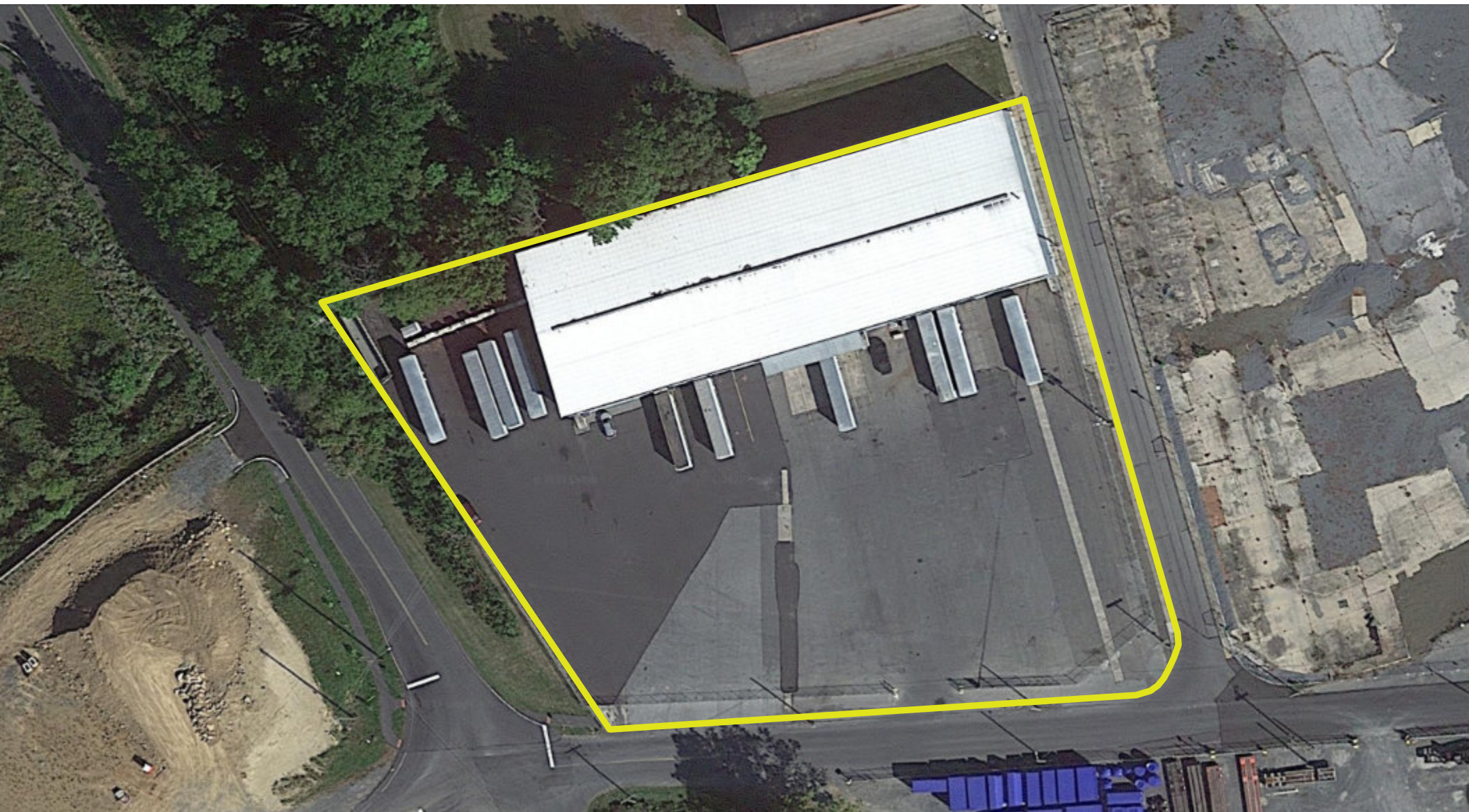
INTERIOR PHOTOS



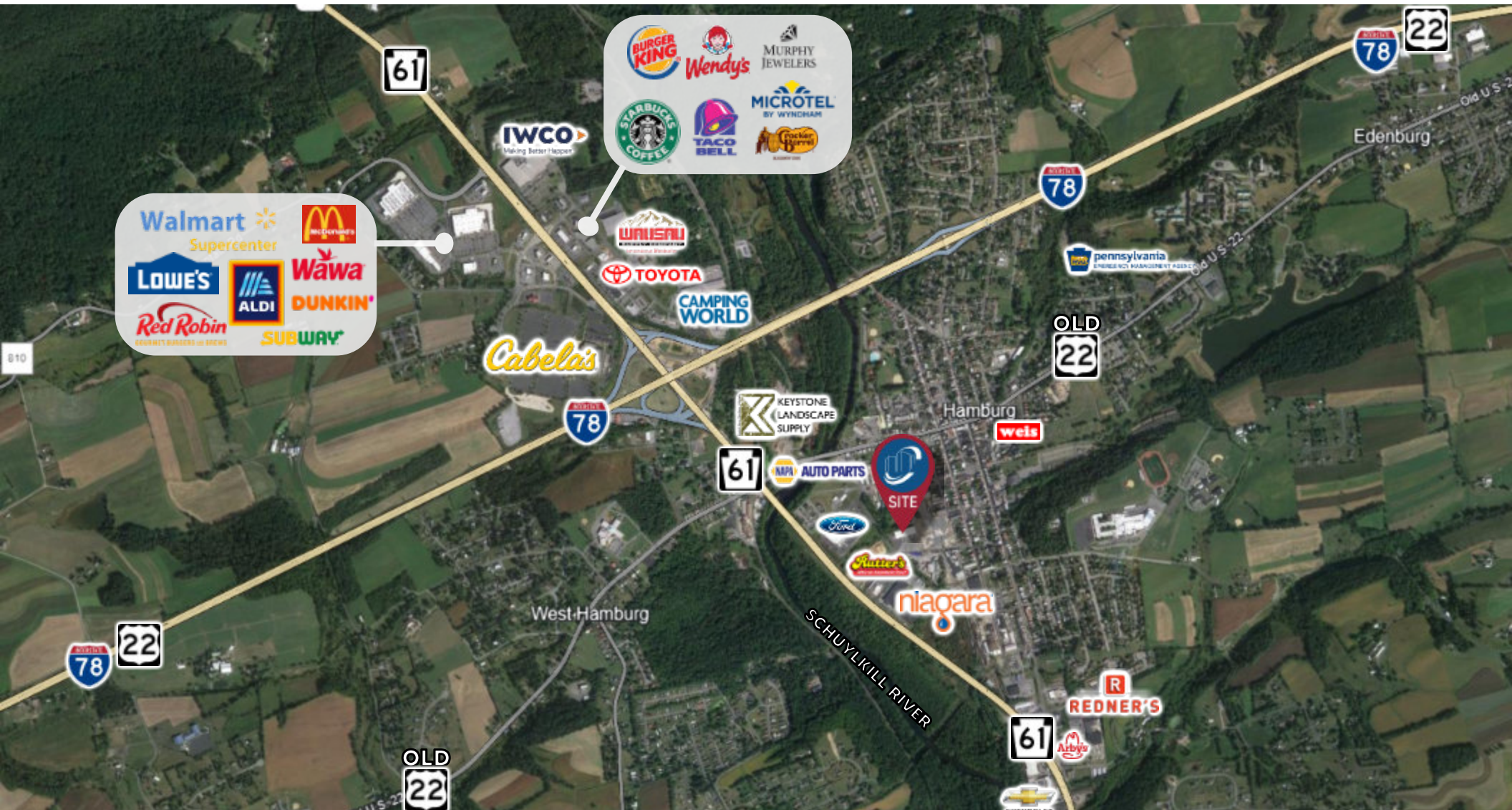
EXTERIOR PHOTOS



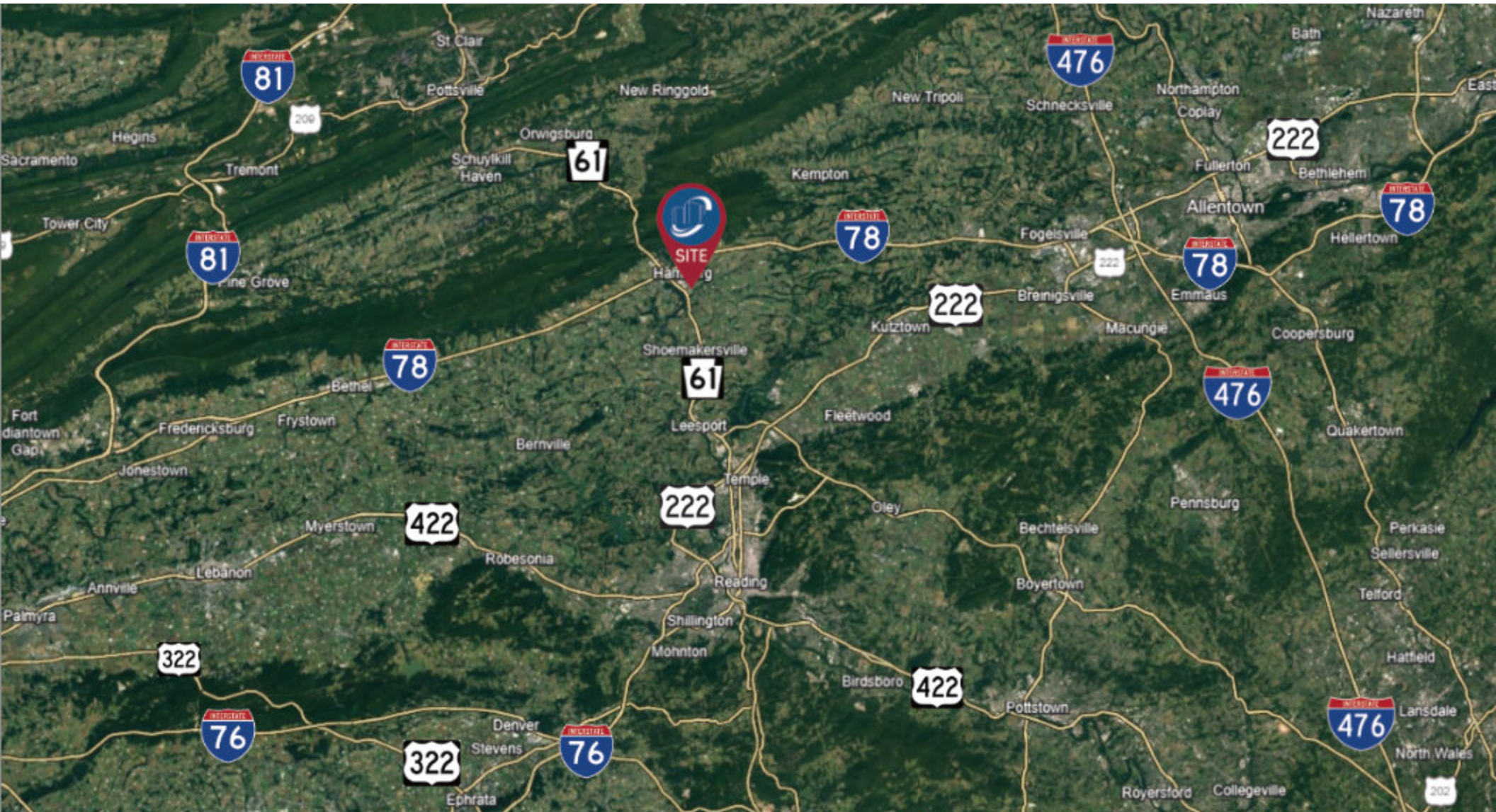
PARCEL MAP

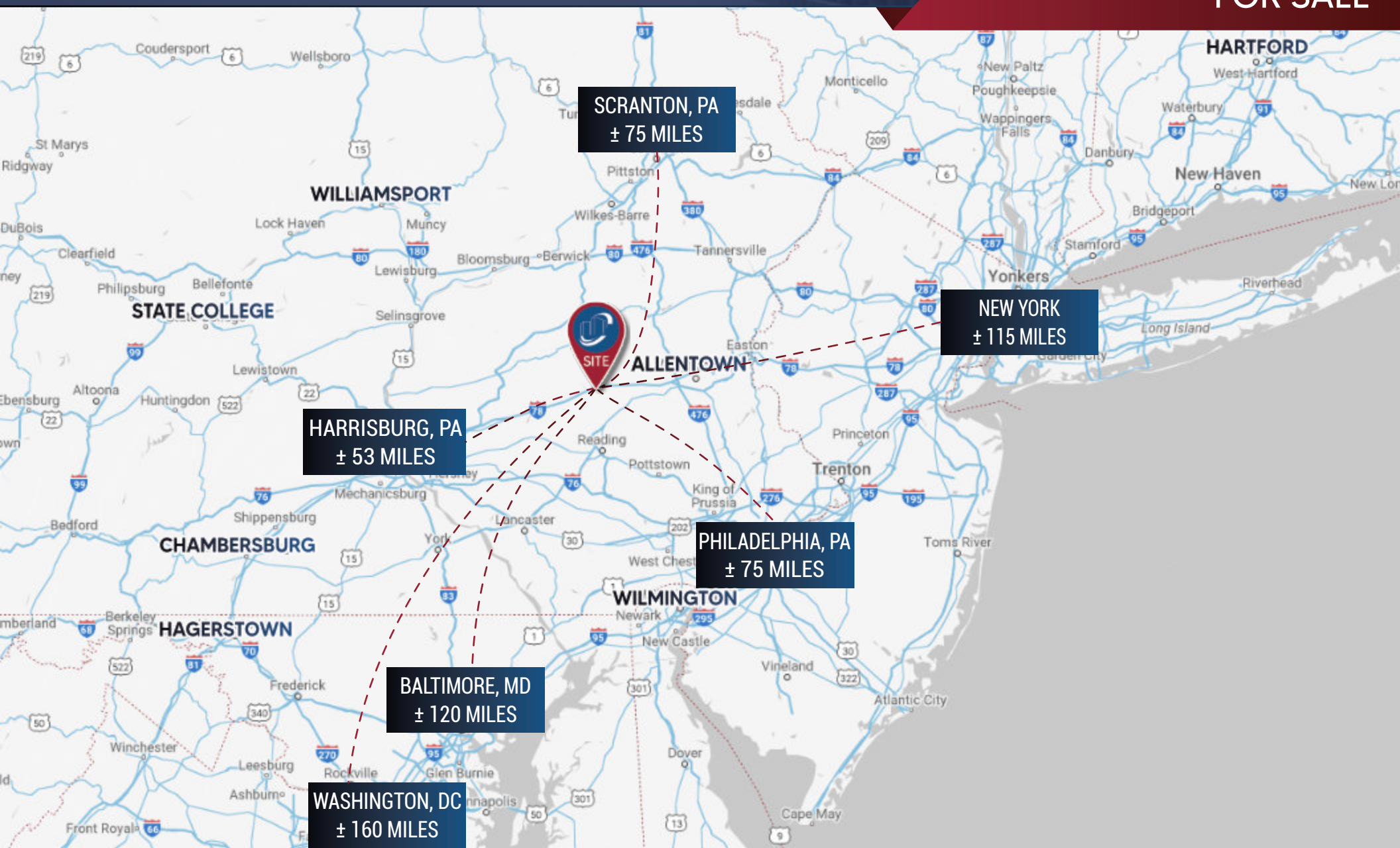


TRADE AERIAL



REGIONAL MAP





AREA OVERVIEW

BERKS COUNTY is located in the southeastern portion of Pennsylvania. The County is a diamond-shaped area of 864 square miles. The County seat, which is the City of Reading, is 56 miles northwest of Philadelphia. Berks County is bordered by Schuylkill County to the north, to the west by Lebanon and Lancaster Counties, to the east by Lehigh County, and to the south by Chester and Montgomery Counties. Despite its closeness to the Philadelphia Metropolitan Area, it is considered part of Pennsylvania's Dutch Country. Through numerous Federal and State highways and turnpikes, the County is linked to other major cities such as New York (125 miles) and Baltimore (97 miles). Sections of the Blue and South Mountains, which are ridges of the Appalachian Mountain chain.

Reading is the fifth most populated city in the state, after Philadelphia, Pittsburgh, Allentown and Erie, and the sixth most-populous municipality. Reading was founded in 1733 as it was at the intersection of two great valleys. In 1748, the town was laid out by Thomas and Richard Penn, the sons of William Penn. The name was chosen after Penn's own county seat, Reading, in Berkshire, England. In 1752, Reading became the county seat of Berks. During the French and Indian war, Reading became a military base for a chain of forts along the Blue Mountains. In 1833 the Philadelphia & Reading Railroads was incorporated and provided a century of prosperity for the area.

Today, Reading is a city pulsating with industrial life. It is also well equipped with agencies that represent civilization at it's best—churches, hospitals, clubs, fraternal societies, recreational centers, schools and colleges, a historical society, an art institute as well as a daily newspaper. Reading claims the distinction of a symphony orchestra, two choral societies, a chamber musical ensemble, a civic opera company and many other excellent music groups that have contributed to the city's prestige as a center of art and culture.



2022 ESTIMATED POPULATION **430,449**

DEMOGRAPHICS



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.