

FOR LEASE
749 Commerce Street
Sinking Spring, PA 19608



749 Commerce Street
Sinking Spring, PA 19608
Spring Township, Berks County

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Property Features

- Office / Flex Space,
Commercial / Retail Uses
- 9,526 SF Total
- Value priced, first time
on the Market
- The Façade can be
Updated w/ Term

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FACT SHEET

SITE DATA	
Address:	749 Commerce Street Sinking Spring, PA 19608 Spring Township Berks County
Property Type:	Office / Flex
Latitude / Longitude:	40.3216, -76.02764
Lease Type:	NN, Double Net
CAM & Taxes:	Real Estate Taxes budgeted at \$0.32 per SF annually. CAM is included in the base rent.

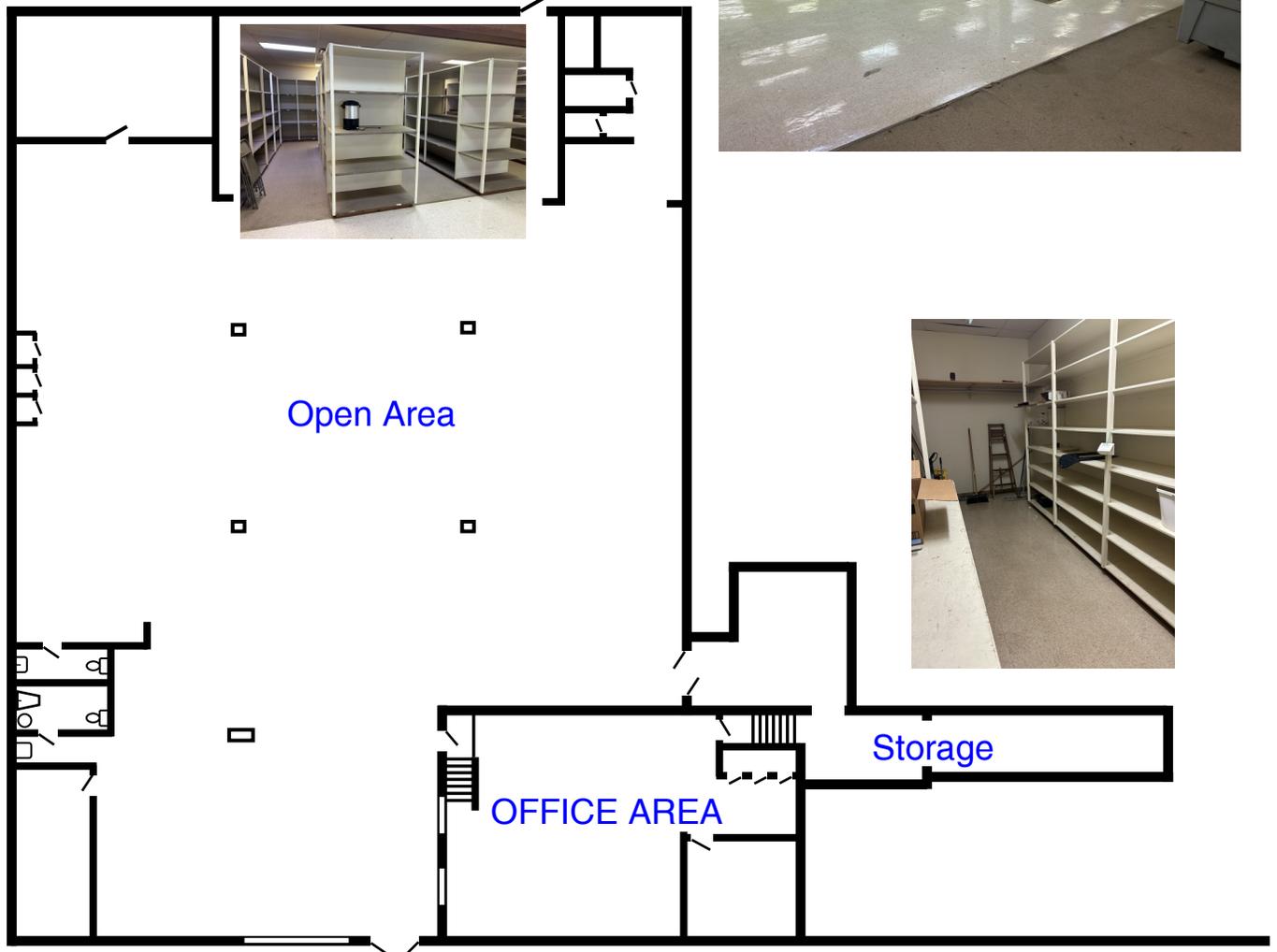
GENERAL DATA	
Available Space:	9,526 SF which is part of a 50,770 SF property.
Description:	Single story brick w/ wood façade and double door entrance. The space is broken into three areas, the main open area, a 750 SF elevated office and a storage component. Mix of VCT Tile and commercial carpet. Grid style ceiling set at 10' +/- Fluorescent lighting set inside the grid. Fully air conditioned.
Utilities:	HVAC is natural gas fired heat and electric A/C. Natural gas provided by UGI Energy, meter to be in the Tenants name. Electric via PPL Energy, meter to be in the Tenants name. Water and Sewer are public and will be prorated by usage.
Parking:	19 Surface Spaces
Misc.:	Racking and shelving can remain or be removed.



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FLOOR PLAN

Racking and Shelving can remain or be removed.



MAIN ENTRANCE

PARKING

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FLOOR PLAN w/ Dimensions



MAIN ENTRANCE

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PHOTOS



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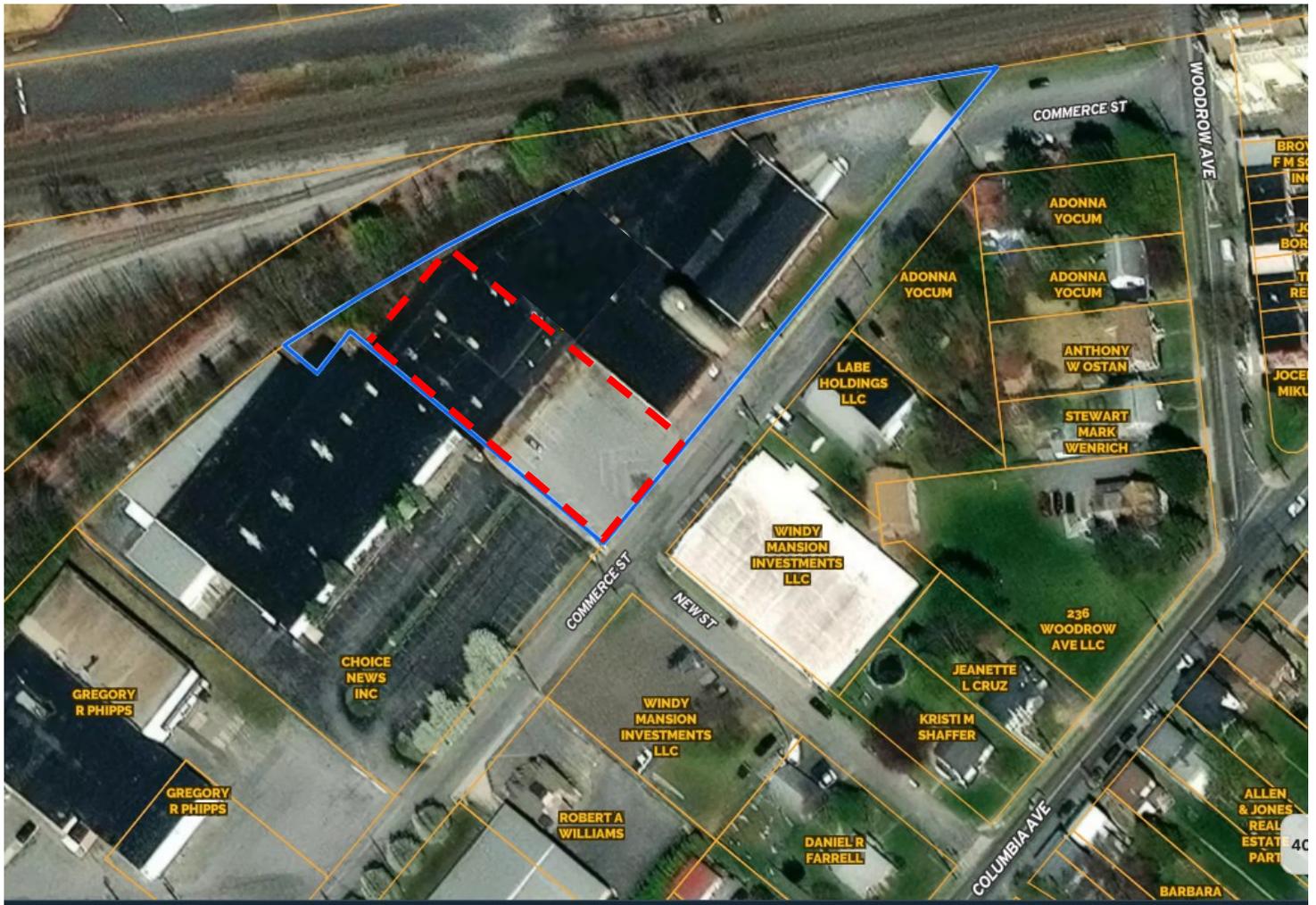
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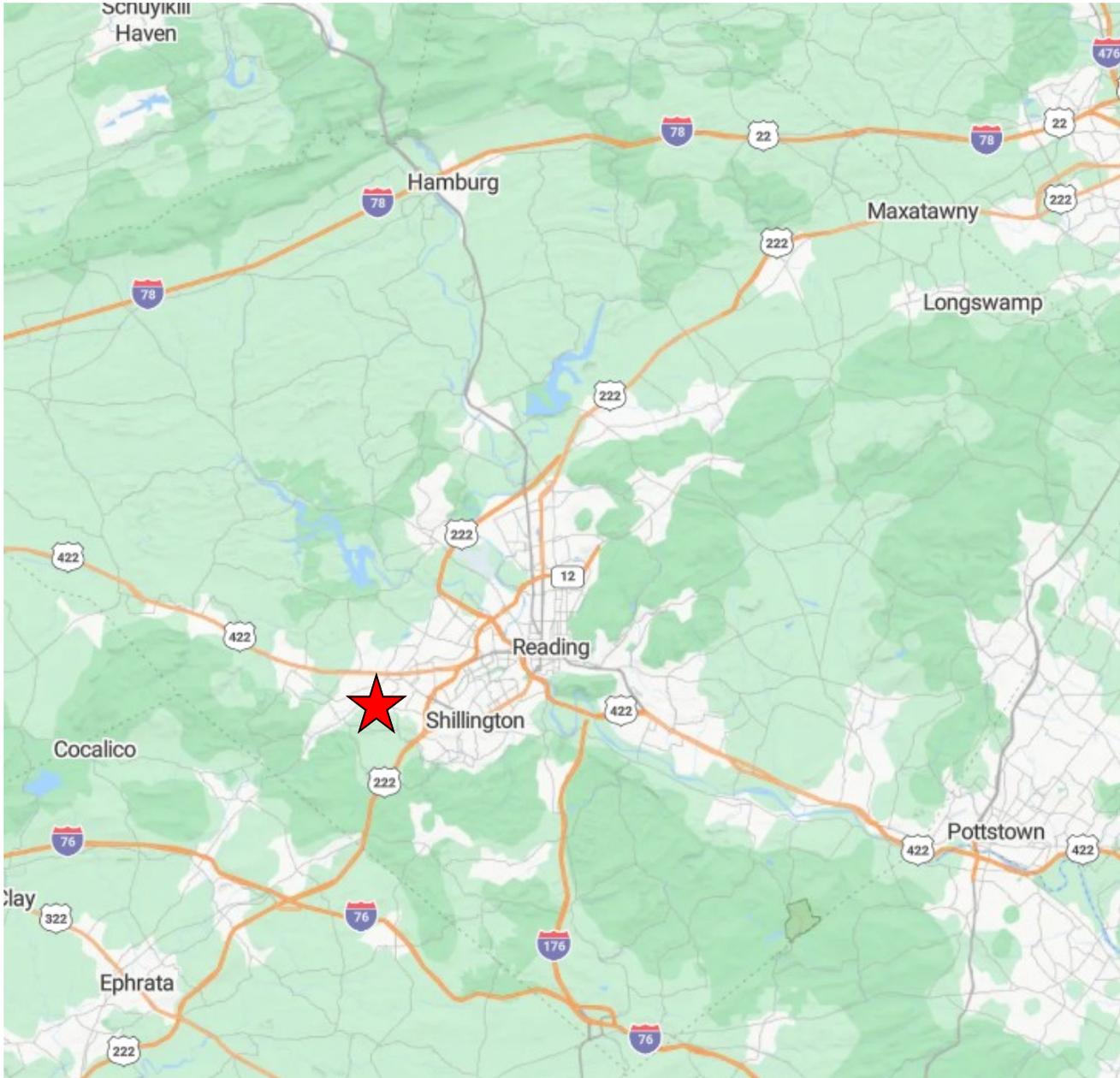
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SITE PLAN



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LOCATION



Shipping Center	Mileage	Driving Time
FedEx	2.4 miles	5 minutes
USPS	1.1 miles	4 minutes
UPS	0.5 mile	3 minutes
Restaurants, Banks, Service Locations	0.2 to 1 mile	

Major City	Mileage	Driving Time
Business Route 422	0.4 mile	2 minute
Pottstown, PA	16 miles	29 minutes
I-176 Interchange	4.5 miles	10 minutes
Wyomissing, PA	6.6 miles	15 minutes



Mileage and driving times to nearby cities, and shipping centers.