



1185 & 1256 Morgantown Rd

1185 & 1256 Morgantown Rd
Reading, Pennsylvania 19607

Property Highlights

- 3,200 SF warehouse
- Billboard on the property with income
- Tenant on the property with income(can stay or vacate)
- Zoned General Industrial
- Great for IOS, truck parking, or a contractor

Property Overview

Conveniently located along PA-Route 10 in Cumru Township, Berks County PA, this 3200 SF contractor's warehouse with additional land serves many purposes. Close proximity to major highways in the county, ie: PA-RT 176 and PA-RT 422.

Offering Summary

Sale Price:	call agent for details
Building Size:	3,200 SF
Available SF:	
Lot Size:	4 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
Total Households	68	216	849
Total Population	167	534	2,564
Average HH Income	\$134,852	\$135,310	\$103,506

For More Information

Brian McCahon

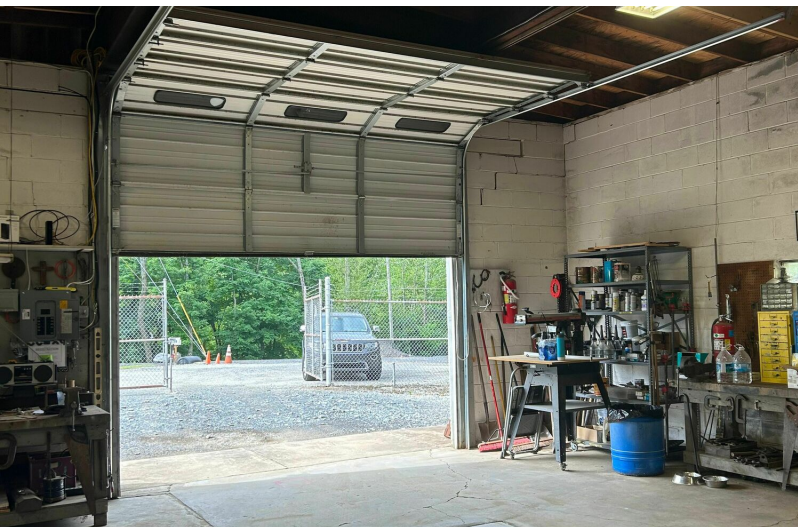
O: 610 370 8510 | C: 610 207 0955

bmccahon@naikeystone.com

For Sale

Industrial Building & Land for Sale

Contact Agent for Details



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875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

Section 410: General Industrial (GI) Zoning District

- (A) **Purpose:** The GI Zoning District generally contains areas with a mixture of commercial and industrial uses located within close proximity of highways. The purpose of the GI Zoning District is as follows:
- (1) To accommodate commercial and industrial uses, which may be conducted on individual lots with sufficient infrastructure.
 - (2) To protect the residents within the community from excessive traffic volume on local roads by locating these uses in close proximity to expressways and arterial roads.
 - (3) To locate and cluster certain non-residential uses that may be considered offensive to residential uses.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the GI Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Business and Professional Office, subject to Section 808 of this Zoning Ordinance.
 - (4) Business and Professional Office Parks, subject to Section 809 of this Zoning Ordinance.
 - (5) Construction Services, subject to Section 817 of this Zoning Ordinance
 - (6) Fabrication and Finishing Uses, subject to Section 822 of this Zoning Ordinance.
 - (7) Food Processing Facilities, subject to Section 823 of this Zoning Ordinance.
 - (8) Home Center, subject to Section 827 of this Zoning Ordinance.
 - (9) Industrial Parks, subject to Section 830 of this Zoning Ordinance.
 - (10) Manufacturing Uses, subject to Section 834 of this Zoning Ordinance.
 - (11) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (12) Printing or Publishing Establishment, subject to Section 842 of this Zoning Ordinance.
 - (13) Commercial Recreation Uses, subject to Section 844.2 of this Zoning Ordinance.
 - (14) Restaurants, subject to Section 846 of this Zoning Ordinance.
 - (15) Retail Business Uses, subject to Section 847 of this Zoning Ordinance.
 - (16) Truck Service Establishment, subject to Section 851 of this Zoning Ordinance.
 - (17) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.
 - (18) Warehousing and Freight Terminal Uses, subject to Section 854 of this Zoning Ordinance.
 - (19) Wholesale and Distribution, subject to Section 855 of this Zoning Ordinance.

- (C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the GI Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
 - (2) Adult Business Uses, subject to Section 803 of this Zoning Ordinance.
 - (3) Airports, Heliports and Helistops, subject to Section 603 and 805 of this Zoning Ordinance.
 - (4) Commercial Composting, subject to Section 811.1 of this Zoning Ordinance.
 - (5) Commercial Water Resource Use, subject to Section 815 of this Zoning Ordinance.
 - (6) Junk Yards, Salvage Yards and Impoundment Facilities, subject to Section 831 of this Zoning Ordinance.
 - (7) Commercial Kennels, subject to Section 832.2 of this Zoning Ordinance.
 - (8) Mini-Warehouse and Self-Storage Units, subject to Section 837 of this Zoning Ordinance.
 - (9) Quarry and Mining Operations, subject to Section 843 of this Zoning Ordinance.
 - (10) Research Facility, subject to Section 845 of this Zoning Ordinance.
 - (11) Solid Waste Disposal and Reduction Facilities, subject to Section 849 of this Zoning Ordinance.
 - (12) Telecommunication Facilities, subject to Section 850 of this Zoning Ordinance.
 - (13) Private Utilities, subject to Section 852.2 of this Zoning Ordinance.
 - (14) Veterinary Hospitals or Animal Clinics, subject to Section 853 of this Zoning Ordinance.
 - (15) Undefined Uses, subject to Section 856 of this Zoning Ordinance
- (D) **Utility and Dimensional Requirements:** Matrix Chart 9 on the following page provides the basic utility and dimensional requirements for all permitted uses within the GI Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 9, the provisions contained within the text shall prevail.
- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the GI Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Cumru Township Code, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the GI Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.

- (G) **Master Site Plan:** The permitted uses within the GI Zoning District may be designed as individual uses on separate lots and/or multiple uses within buildings designed as a commercial or industrial campus. All permitted uses within the GI Zoning District shall be considered by Cumru Township as part of an overall master site plan.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the GI Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the GI District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the GI Zoning District.
- (K) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the GI Zoning District.

GI Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 and Section 804.7 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Business and Professional Offices	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Business/Professional Office Parks	By Right	Public	Public	10 acres	Refer to Section 809 for additional requirements						
Construction Services	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Fabrication and Finishing	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Food Processing Facility	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Home Center	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Industrial Parks	By Right	Public	Public	10 acres	Refer to Section 830 for additional requirements						
Manufacturing	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Printing or Publishing Establishment	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Commercial Recreation Use	By Right	Public	Public	1 acre	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Restaurants	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Retail Business Use	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Research Facility	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Truck Service and Washing Facility	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Warehouse and Freight Terminal	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %

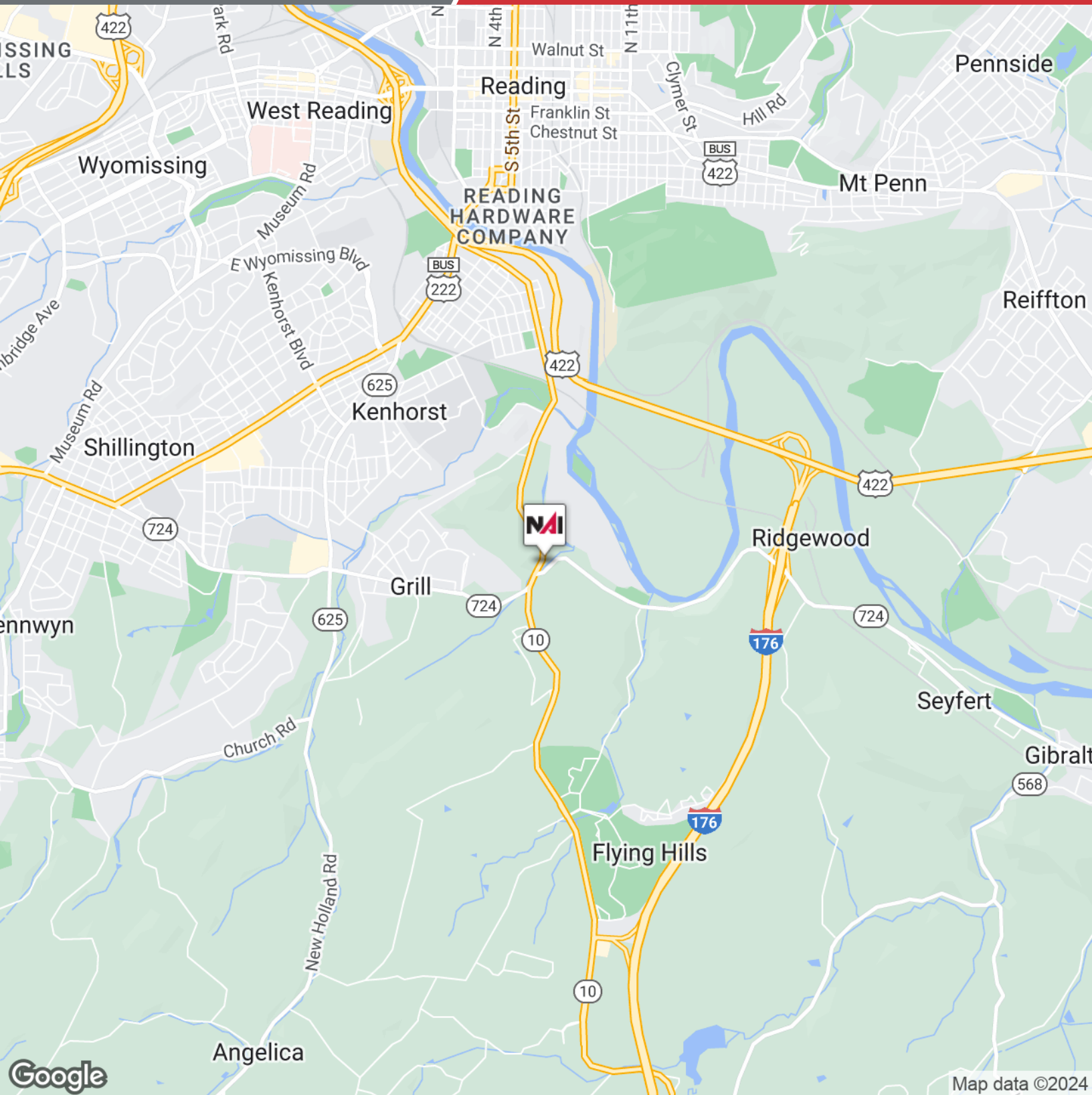
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Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Wholesale and Distribution	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Adaptive Reuse and Redevelopment	Special Exception	Public	Public	Variable	Refer to Section 602 for additional requirements						
Adult Business Use	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Airports, Heliports and Helistops	Special Exception	Public	Public	10 acres	Refer to Sections 603 and 805 for additional requirements						
Commercial Composting	Special Exception	Public	Public	10 acres	Refer to Section 811.1 for additional requirements						
Commercial Water Resource Use	Special Exception	Public	Public	10 acres	Refer to Section 815 for additional requirements						
Junk/Salvage Yards, Impoundment Facility	Special Exception	Public	Public	25 acres	Refer to Section 831 for additional requirements						
Commercial Kennels	Special Exception	Public	Public	25 acres	Refer to Section 832.2 for additional requirements						
Mini-Warehouse and Self-Storage Units	Special Exception	Public	Public	5 acres	Refer to Section 837 for additional requirements						
Quarrying and Mining Operation	Special Exception	Public	Public	50 acres	Refer to Section 843 for additional requirements						
Research Facility	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Solid Waste Disposal and Reduction	Special Exception	Public	Public	50 acres	Refer to Section 849 for additional requirements						
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						
Private Utilities	Special Exception	Public	Public	25 acres	Refer to Section 852.2 for additional requirements						
Veterinary Hospital or Animal Clinic	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Undefined Uses	Special Exception	Public	Public	5 acres	Refer to Section 856 for additional requirements						

For Sale

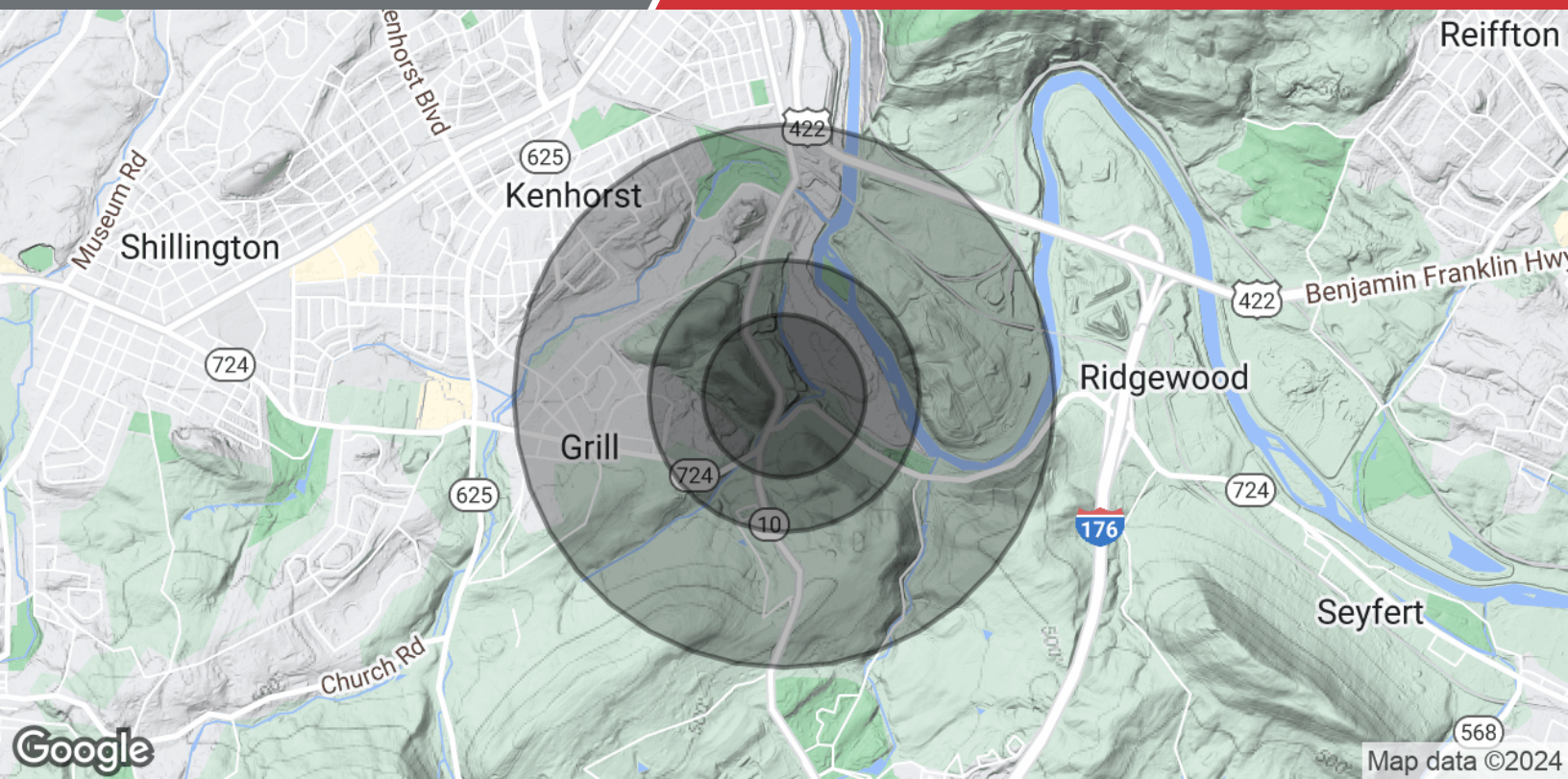
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	167	534	2,564
Average Age	43	43	40
Average Age (Male)	42	42	38
Average Age (Female)	44	44	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	68	216	849
# of Persons per HH	2.5	2.5	3
Average HH Income	\$134,852	\$135,310	\$103,506
Average House Value	\$276,546	\$280,549	\$217,863

Demographics data derived from AlphaMap