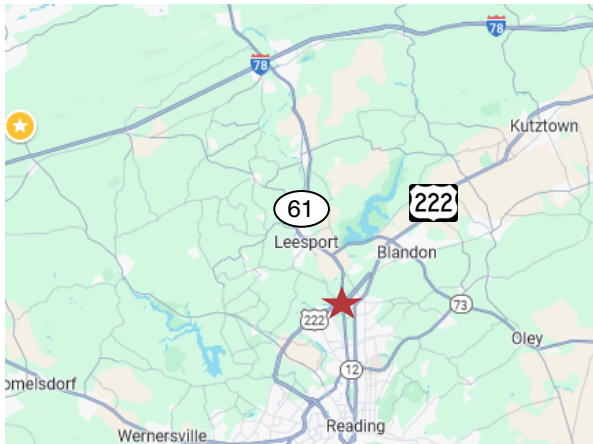


For Lease
Muhlenberg
Industrial Mall

Mall West



Mall East



4201 Pottsville Pike

Reading, PA 19605

Property Features

- Mall East: Five Buildings
- 447,634 SF Total
- Mall West: Two Buildings
- 138,775 SF Total
- 29,440 SF Suite Available Now
- Located on Route 61 (Pottsville Pike), 1 mile from Rt. 222 ramp. Easy access to I-176, Route 422 & PA Turnpike

For more information, contact

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For Lease
4201 Pottsville Pike
Reading, PA 19605

Data Sheet

GENERAL DATA

Property Type:	Industrial/Warehouse
Lot Size:	40 Acres Total
Zoning:	LI - Light Industrial District
Lease Type:	NNN
CAM/Taxes:	Building 1, CAM \$1.10, Taxes \$1.08 = \$2.18 total (2025 Budget)

AVAILABILITIES

Building Size (SF):	Mall East: Building #1 - 93,440 SF Building #2 - 30,844 SF Building #4 - 34,150 SF Building #5 - 214,000 SF Building #6 - 75,200 SF Total Mall East - 447,634 SF Mall West: Building #7 - 61,192 SF Building #8 - 77,583 SF Total Mall West - 138,775 SF Total for Property - 586,409 SF
Availabilities:	Mall East: Building #1 - 29,440 SF Available Now aka 4201 Pottsville Pike



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For Lease
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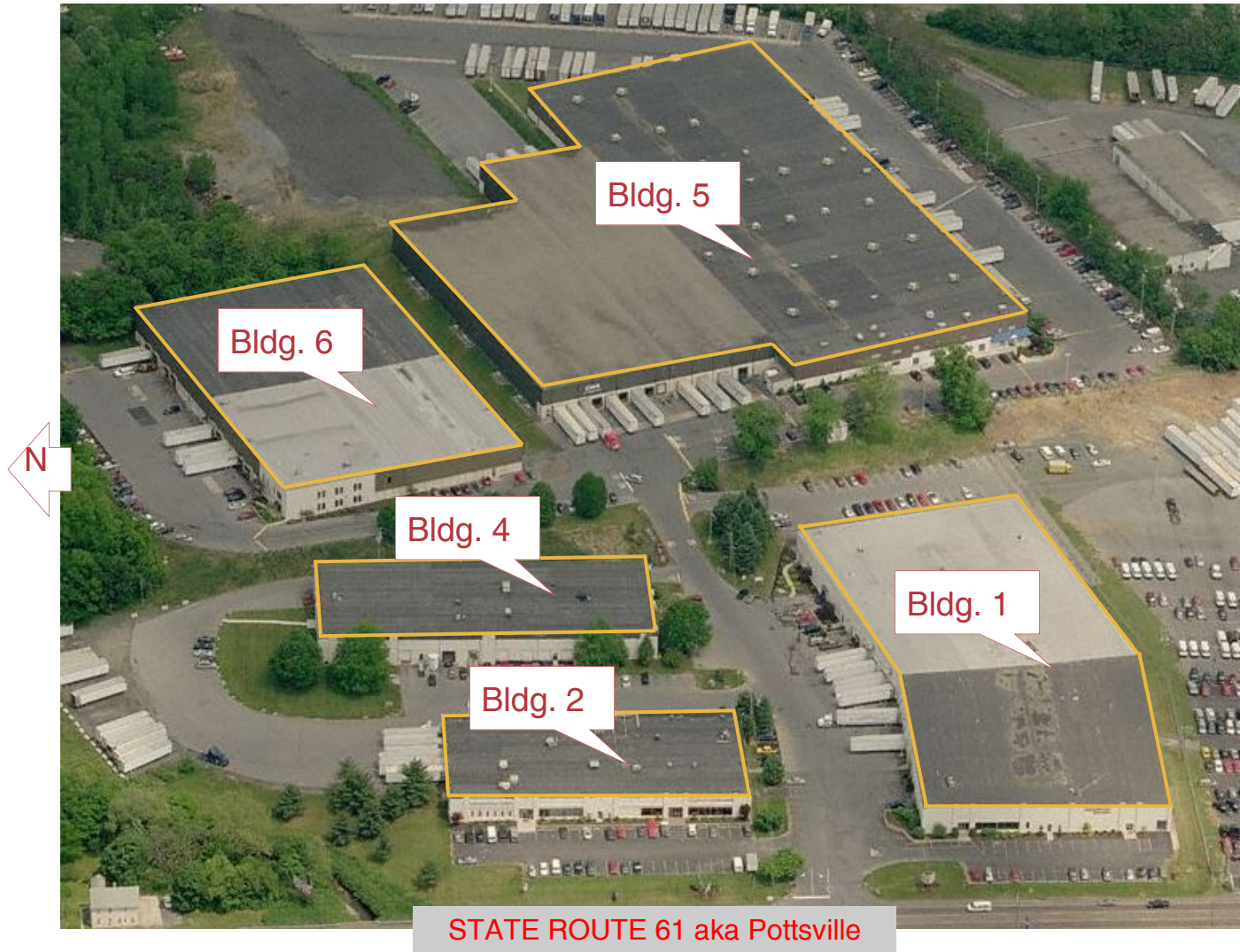
Data Sheet, continued

DESCRIPTION	
Construction:	CMU/block exterior wall up 8' then architectural steel panels to the roof. All feature a steel superstructure w/ open web steel trusses, steel roof deck covered w/ rigid insulation and rubber membrane. Smooth sealed concrete floors. Lighting is T-5 energy efficient.
Ceiling Height:	Building #1 is 21' 6" clear.
Truck Doors:	Varies by Unit. Typical 12' x 12' OH at-grade doors. Each Unit has Dock high doors, insulated, typical 30,000 LB leveler, lights, seals, bumpers. Building #1 has four dock positions; Building #8 has six docks and one drive-in door.
Truck Access:	Direct access from Pottsville Pike which is State Route 61. This 4-Lane connects to State Route 222 one-half mile to the north. Easy access to all major routes from this intersection.
HVAC:	Gas Fired Unit Heaters, Offices have split-systems w A/C.
Water:	Public via Muhlenberg Township Water Authority
Sewer:	Public via Muhlenberg Township Sewer Authority
Electric:	Met-Ed provides the power. Directly metered. Building #1, 120/240 volt 200 amp single phase service
Gas:	Units are served by UGI Energy and are directly metered.
Rail:	No rail to the Mall. Norfolk Southern operates an intermodal yard at N. 6th Street in Reading approximately 3-miles from the site.
Sprinkler:	All Units are wet Sprinklered. Unless otherwise noted, they are rated for Normal Hazard and are inspected annually.
Municipality:	Muhlenberg Township is widely regarded as the heart of the industrial area within Berks County. The Township administration is well educated and "in-tune" to the needs of manufacturers and industrial users. Please see www.muhlenbergtownship.com for a directory of departments and individuals that can assist in your business operation and relocation to the Township.



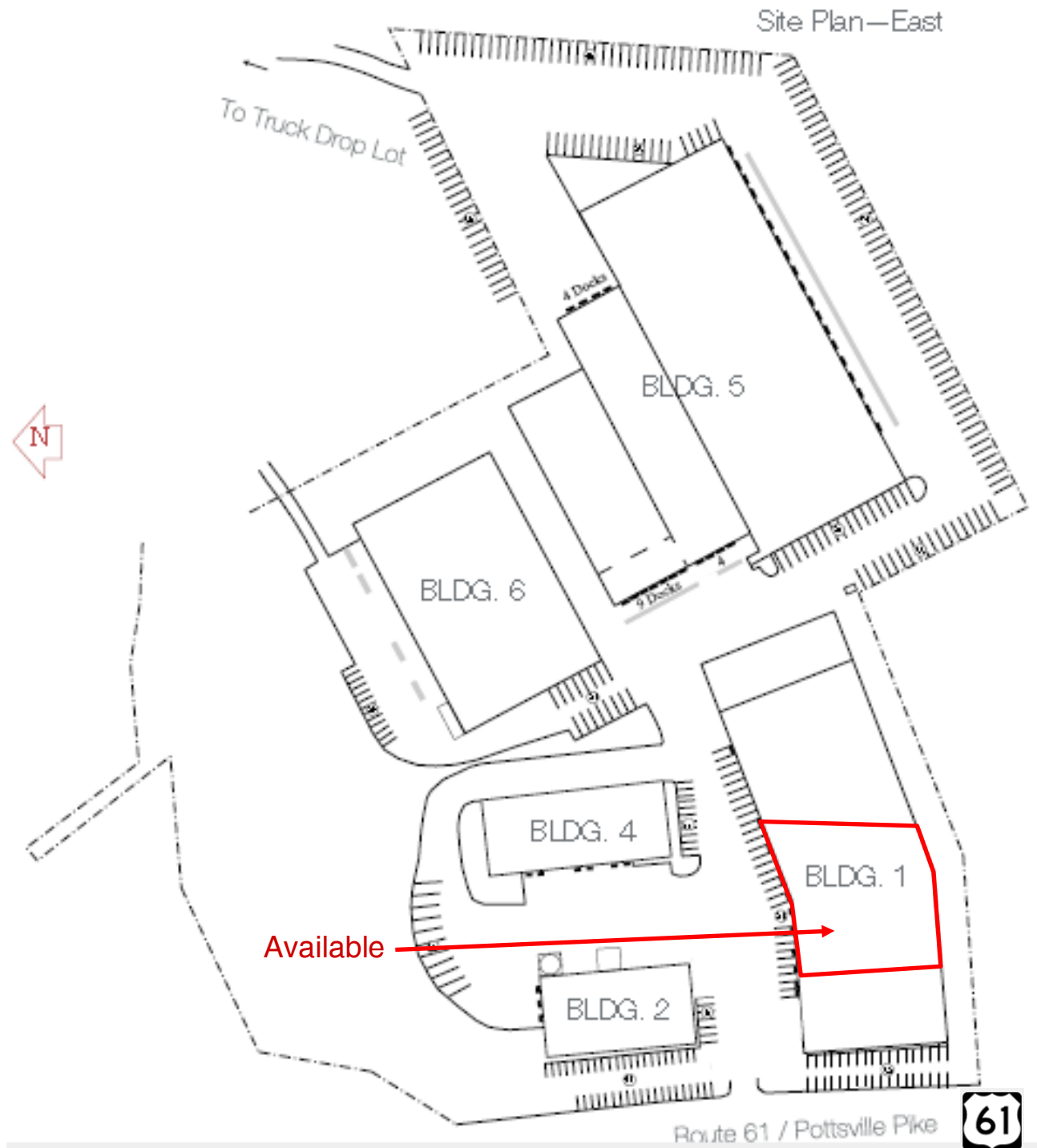
4201 Pottsville Pike
Reading, PA 19605

Muhlenberg Industrial Mall East



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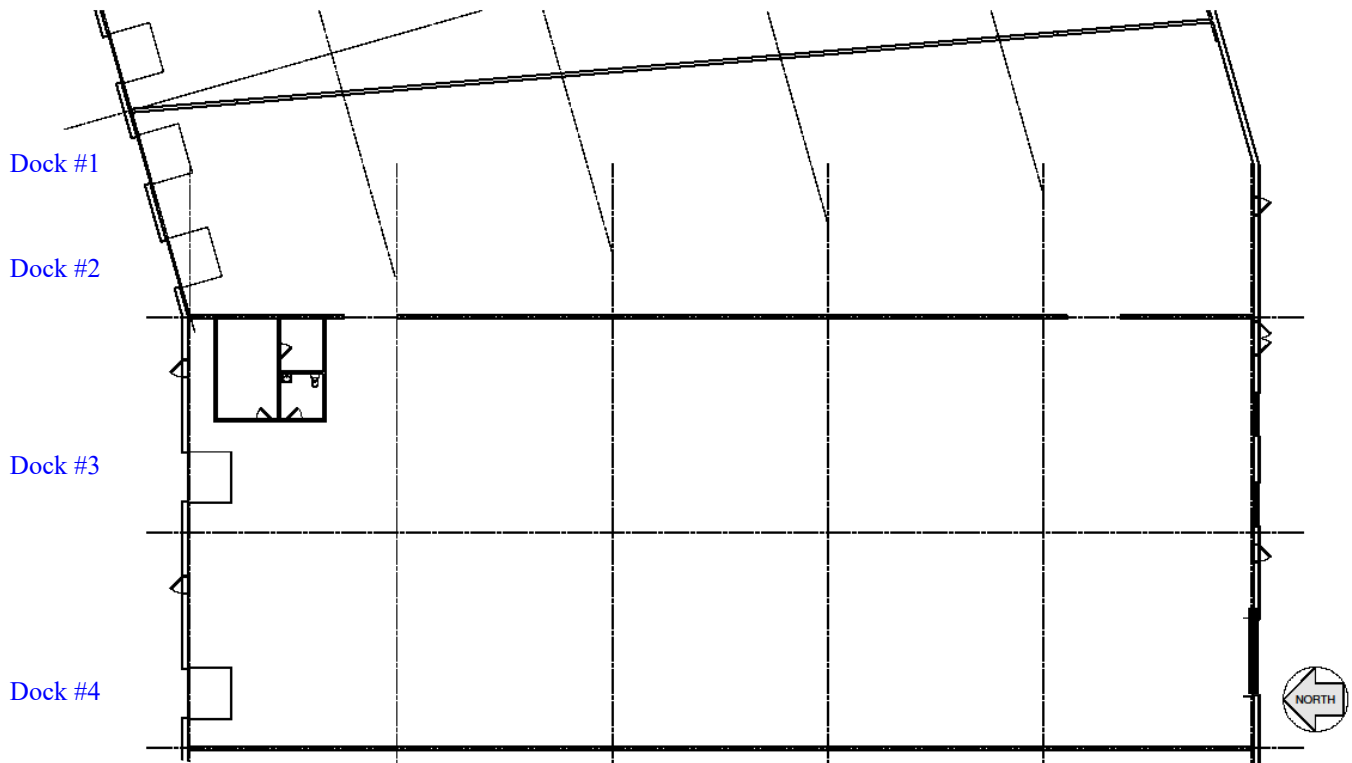
Muhlenberg Industrial Mall East
Available Suite, Bldg. #1



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For Lease
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Muhlenberg Industrial Mall East
Building #1, 29,440 SF
Available January 1, 2025



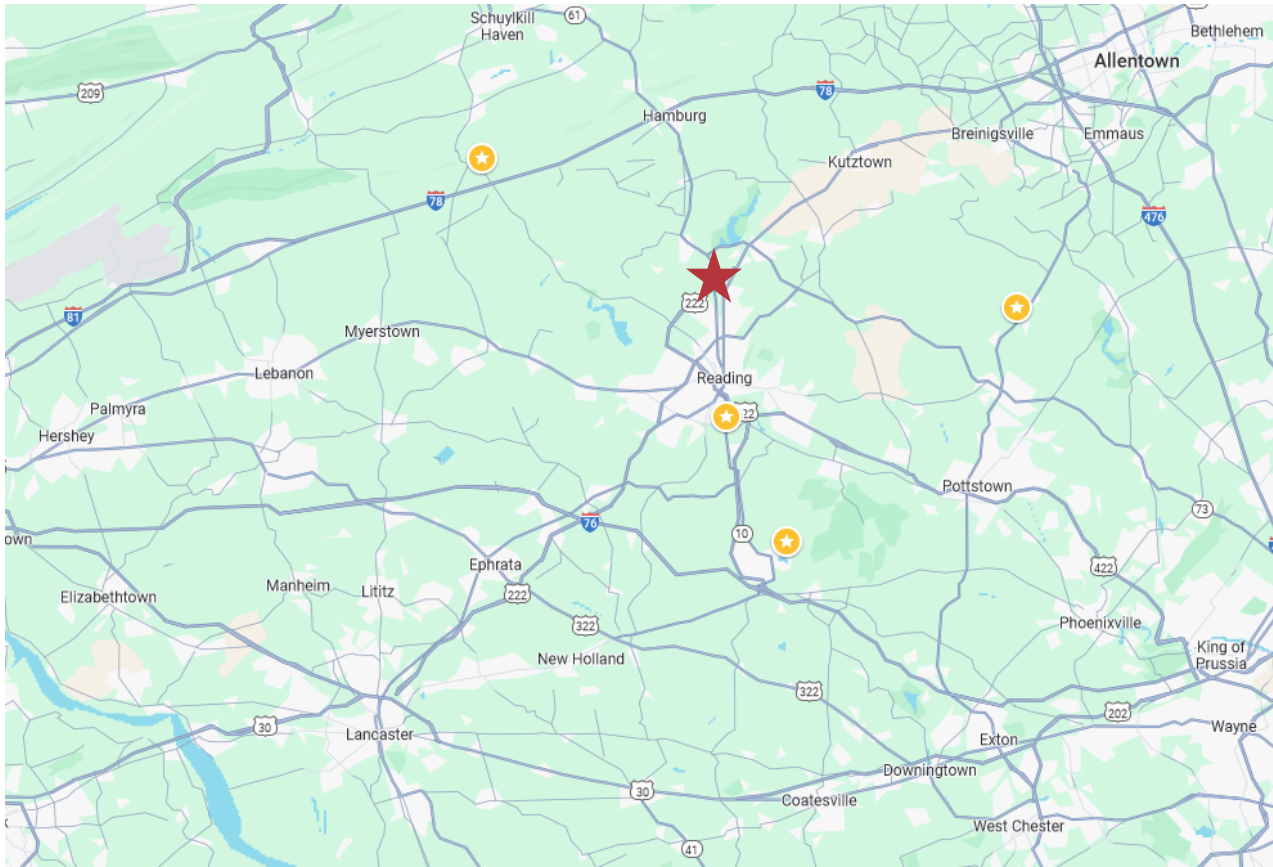
ALLIANCE architecture, LLC
111 South Spruce Street, Suite 101
Nazareth, Pennsylvania 18064-2155
voice 610.746.2310 fax 610.746.2313
www.alliancearchitecture.biz

- 29,440 SF Total
- 400 SF Office
- 21' 6" Clear Height
- Four dock positions w/ edge of dock levelers and bumpers/seals



For Lease
4201 Pottsville Pike
Reading, PA 19605

Mileage and Driving Times



Major City	Mileage	Driving Time
Allentown, PA	31 miles	39 minutes
Philadelphia, PA	69 miles	1 hour, 16 minutes
Harrisburg, PA	66 miles	1 hour, 11 minutes
Baltimore, MD	114 miles	2 hours, 5 minutes
New York, NY	118 miles	2 hours, 6 minutes

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

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	72 miles	1 hour, 14 minutes
Delaware River Port Authority	73 miles	1 hour 12 minutes
Port of Wilmington	66 miles	1 hour, 27 minutes

Shipping Center	Mileage	Driving Time
FedEx	5 miles	8 minutes
USPS	1.2 miles	4 minutes
UPS	0.9 miles	3 minutes
Norfolk Southern Intermodal	2 miles	5 minutes

