

For Lease
7,270 +/- SF
Flex Space
Wyomissing PA



220 N. Park Rd., Bldg 7b

Wyomissing, PA 19610



Property Features

- Flex Space – Former Fitness Center.
- Unit 7B 7,270 +/- Sq. Ft.
- Nice Office / Lobby Area
- Approx 5,000 Sf of open area
- 16' Clear Ceilings
- 2 Roll Up Doors

FOR LEASE

7,270 +/- SF

BUILDING SIZE

20,000 +/- SF

AVAILABLE

Immediately

For more information:

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General Data			
Bldg Size (RSF):	20,000 +/- Rentable Square Feet	Lot Size:	11 acres
Property Type:	Warehouse/Industrial/Flex	Water/Sewer:	Public
Zoning:	C-2 Commercial	Year Built:	1995
Building Description			
Stories:	One	Unit 7B	7,270 RSF
Office Sq. Ft :	Approx 1,664 SF		
Open Floor Area:	Approx. 5,000 SF		
Common Area:	Approx. 1,144 SF (shared w another tenant)	Insulation:	Fully Insulated Walls & Roof
Ceiling Hgt:	16'		Batting and Filled panels
Electricity:	240v , 400Amp		
Number of restrooms:	2 restrooms in common area		
Air conditioning:	In office	Floors:	Concrete
Heating:	Natural Gas Units Throughout		
Lighting:	Combination of High Efficiency T-5 Florescent Fixtures and Metal Halide		
Fire Suppression System:	Yes – standard wet system	Access:	N. Park Rd, near 422 Hwy
Drive in Doors:	2 Drive-in Doors		
Docks:	NA		
Parking:	35 +/- Spaces. Parking is common		
Base Rent:	\$8.50 /sf		
Cam & Taxes:	approx. \$2.50 /sf		

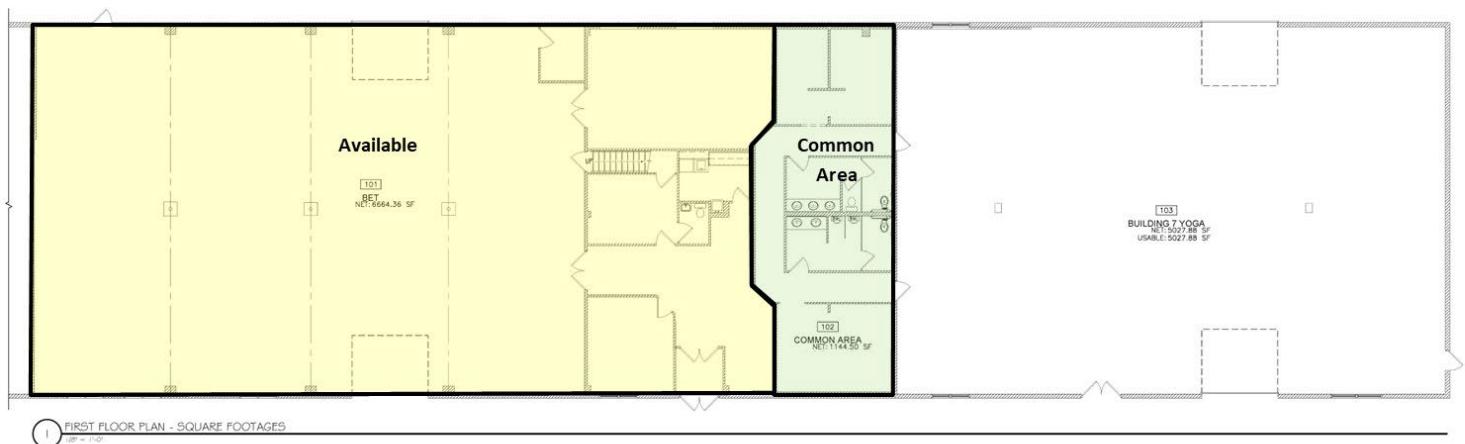


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Floor Plan

FLOOR PLAN

Total Rentable Area 7,270 Sq. Ft.



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