

SUBLEASE
1047 MacArthur Road
Reading, PA 19605

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Berks County

For more information, contact
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Property Features

- 10,000 SF +/- Industrial
- Reading Berks Airport Industrial Park
- Clean, Vacant!
- 21'8" High
- Dock and Drive-in Door
- Ample Parking



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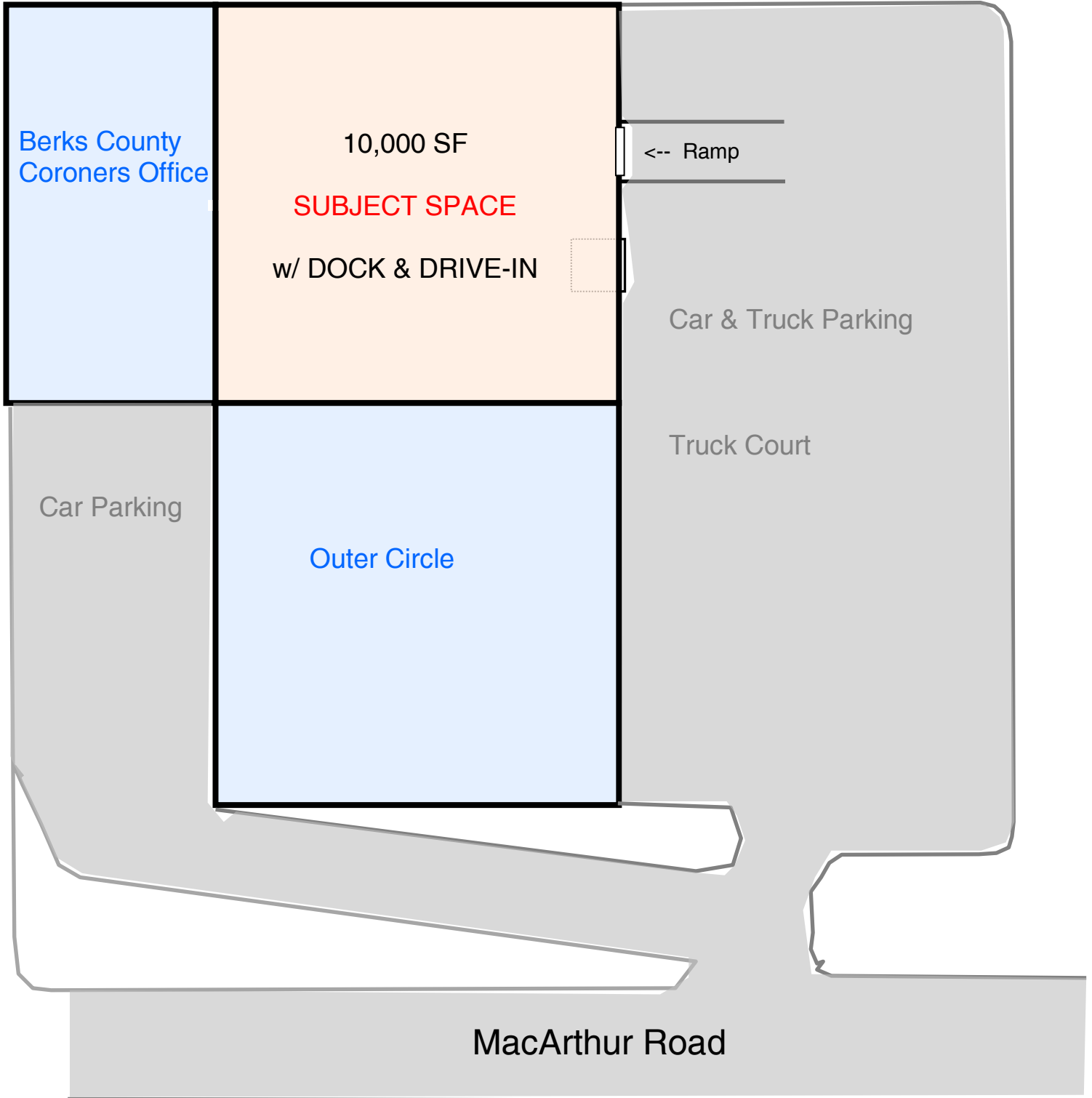
FACT SHEET

GENERAL DATA	
Address:	1047 MacArthur Road Reading, PA 19605 Reading Berks Airport Industrial Park West
Property Type:	Industrial
Lot Size:	3.09 Acres
Building Size:	35,044 SF Overall. The Subject Suite is 10,000 SF
Building Construction:	Engineered Steel Superstructure with split-face CMU block up 8'. Standing seam metal roof. 400 Watt Metal Halide and Florescent Light Fixtures. Smooth Sealed Concrete Floor. Wide open space. Bathroom access to be negotiated through abutting tenant or sublessor can provide portable "job johnny" for use. The warehouse is ideal for a passive use.
Sublease Term:	Through August 2025. Prime Landlord may negotiate for additional term.
Zoning:	Limited Industrial
Parcel Number:	4398-01-45-2922
Year Built:	1985
Electric:	120/240 volt single phase, 100 Amp service by Met-Ed.
HVAC:	Two gas fired Modine Unit Heaters. Natural gas provided by UGI Energy
Water & Sewer:	Public, included.
Telecom:	Verizon, others available.
Real Estate Taxes:	\$0.28 per SF
CAM:	\$1.19 per SF (2024 Budget)
Misc.:	The space clean and ready for occupancy. Use of the Shed / Shelters is not included.



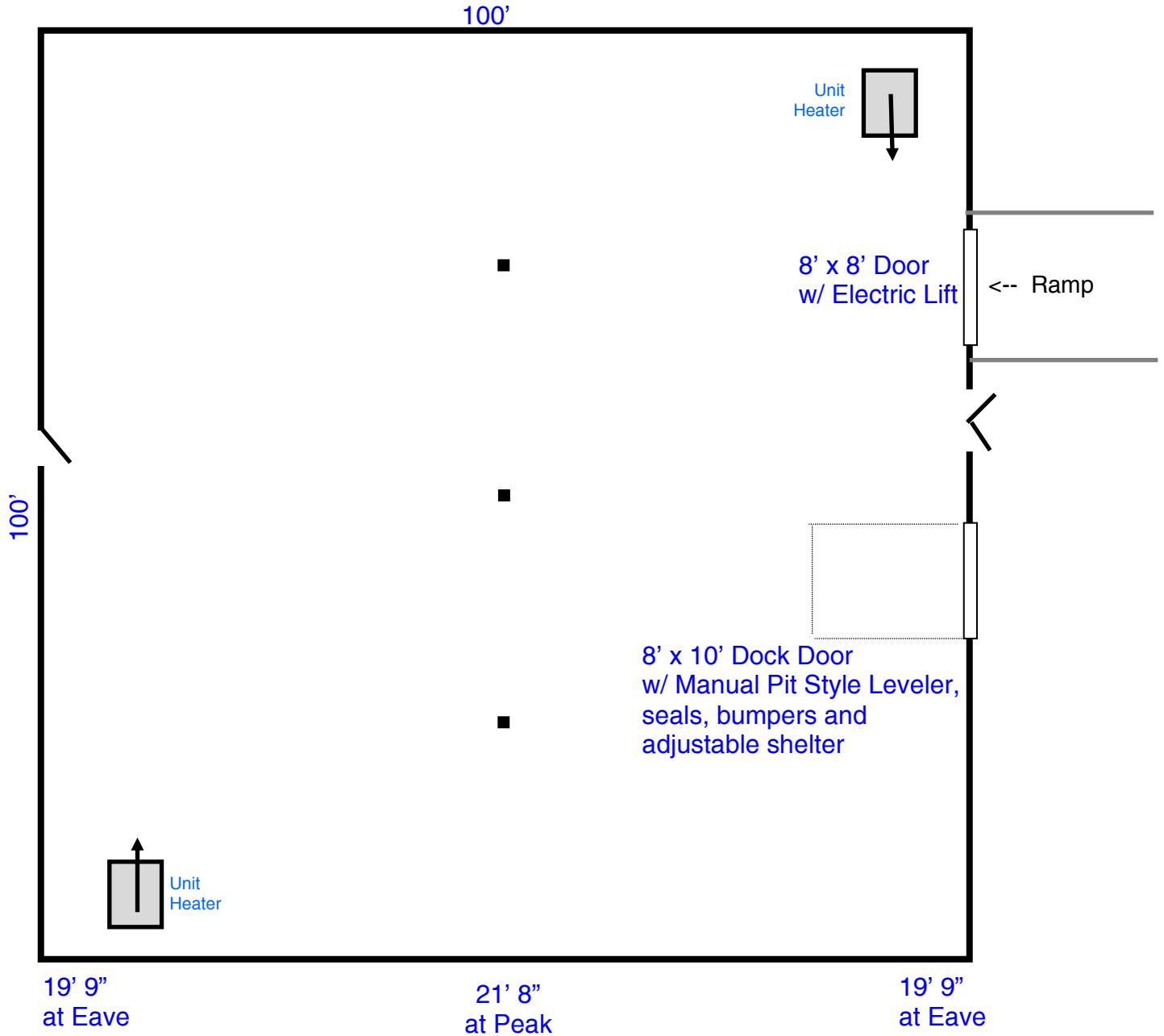
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SITE PLAN



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PHOTOS



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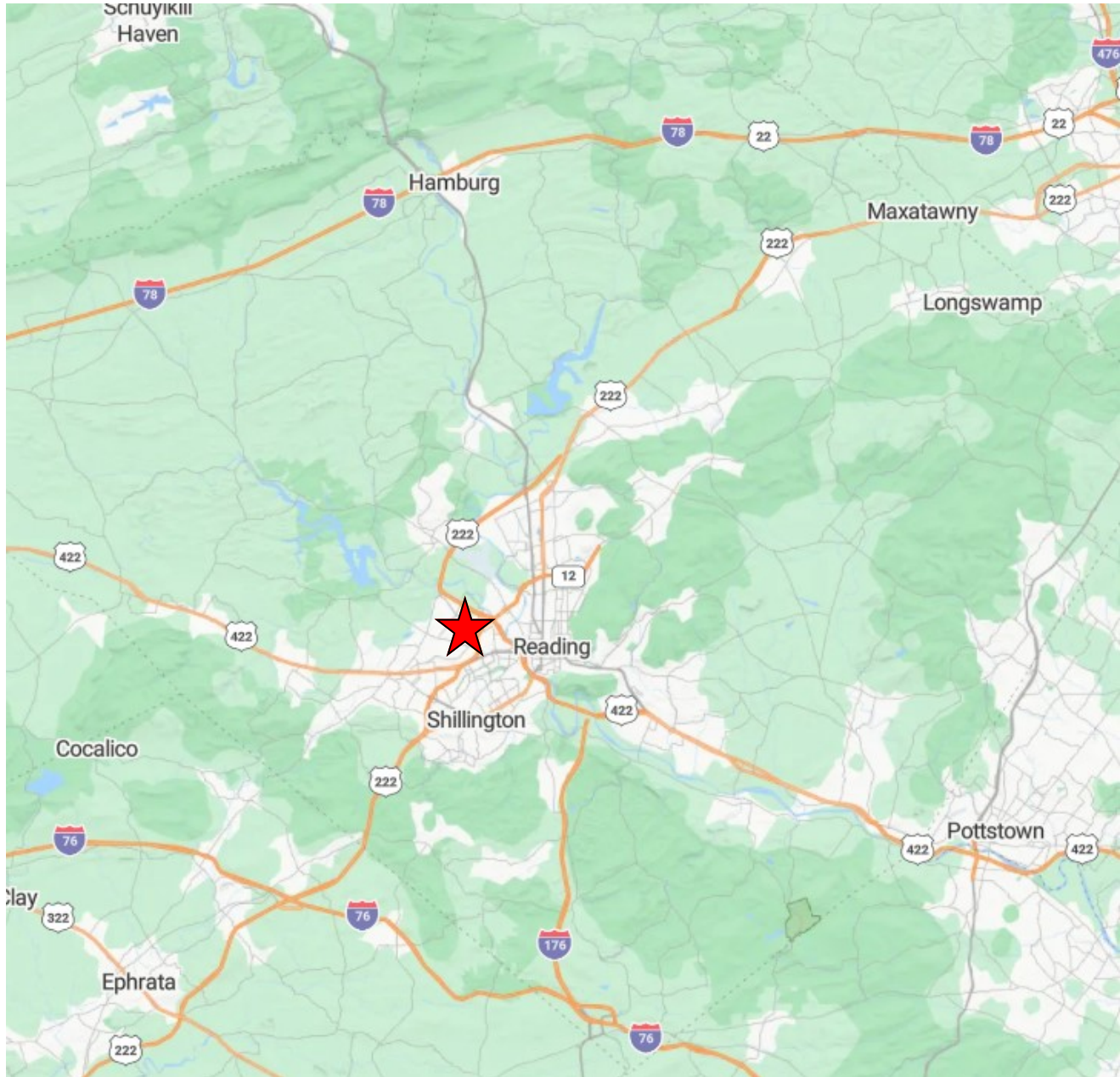


8' x 10' Dock Door



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LOCATION



Shipping Center	Mileage	Driving Time
FedEx	0.5 miles	1 minutes
USPS	4.5 miles	10 minutes
UPS	4.5 miles	10 minutes
Restaurants, Banks, Service Locations	.5 to 2 miles	

Major City	Mileage	Driving Time
Rt. 222 / Rt. 183 Interchange	0.25 mile	1 minute
Allentown, PA	33 miles	52 minutes
New York, NY	123 miles	1 hour 30 minutes
I-81 Connection	34 miles	45 minutes



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