

For Sale
Bally Brook Industrial Park
Condo Unit #6



20 N. Front Street Rear
Bally, PA 19503
Berks County

For more information, contact

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Property Features

- 50,576 SF Industrial on 3-Acres w/ Fence & Gated Yard
- Ideal for Light Manufacturing, Fabrication, Contracting
- Robust Infrastructure
- Perfect for an Owner-User
- Outstanding access to workforce
- Low Op/Ex
- Acreage for Fleet Parking or Material Laydown

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GENERAL DATA	
Address:	20 N. Front Street (rear) Bally, PA 19503 Borough of Bally, County of Berks
UPI / Parcel No.:	Part of #25 6309 03 04 6963, Unit 6 to be assigned its own number by the Tax Assessor
Lat./Long.:	Latitude = 40°23'46.8474" Longitude = 75°35'34.7748"
Zoning:	I - Industrial Zone
Flood Hazard:	Located in Zone X, areas of minimal flood hazard, per FEMA panel 42011CO439G, effective July 3, 2012
RE Taxes:	Overall property is being re-assessed by the Berks County Tax Assessor to accommodate the newly formed Condominium. The current real estate taxes equate to \$0.20 per SF.
Conveyance:	Via Fee Simple Deed subject to terms, restrictions and obligations created by the Declaration of Condominium For Bally Brook Industrial Condominium dated July 24, 2025 as well as an assignment of leases and rents (if any remain).
Condominium Interest:	Condo Unit #6 is listed in the Declaration as having 45,292 SF of Building and has a 15.8% Percentage Interest. This Unit has 16 votes (out of 100 votes).
Condominium Fees:	To include Fire and extended coverage, liability insurance for common areas, snow and landscaping for common areas, administration and management fees. Preliminary Budget is set at \$2,214.63 per month.

DESCRIPTION	
Building Construction:	<p>Main Building is constructed around a steel superstructure and clad with insulated refrigerator style panels for walls. Interior walls are made of the same material as the exterior and provide no structural roof support, allowing for the floor plan to be opened up. Building was constructed in 1978.</p> <p>The roof is supported by an open web steel truss system topped with a steel deck, ISO rigid insulation and a fully adhered rubber membrane roof. Membrane is reportedly 20-years old with zero visible leaks.</p> <p>Floors are reinforced concrete, 6" thick in many parts and unknown in others. The southernmost 10,000 SF area is macadam.</p>
Building Area:	<p>45,292 Net per Condominium Declaration 50,576 SF Gross Floor Area made up of four structures:</p> <ul style="list-style-type: none"> Main Bldg. 45,198 SF Building 2 3,338 SF Building 3 688 SF Building 4 1,352 SF
Land Area:	The gross area is 14.12 Acres with Condo Unit #6 having exclusive rights to approximately 3 Acres .



DESCRIPTION	
Property History:	<p>Bally Case & Cooler began in 1935 at this location. It was the largest manufacturer of walk-in coolers and freezers in the world. You will find them in restaurants across the country. Production occurred in the 225,000 SF main structure with the Subject Building being added in 1983. Production ceased and moved to Morehead City NC in 1999. Since then the Subject Building has been host to a variety of uses:</p> <p>Metal Fabrication 2000 - 2006 north end Custom Millwork 2006 - 2019 north end Mission Screen Printing (on glass) 2019 - 2024 north end Machine Shop 2011 - 2023 center section EDS Contracting Solutions - 2022- 2027 center section (can be relocated) Insulation Storage/Distribution 2007 - 2010 southwest section Bally Storage Units 2010 - 2019 southwest section Household good storage 2022 - 2025 (now vacant) Pharmaceutical Dispensing Machine repair 1999 - 2024 south end Hardwood Storage 2020 - 2025 south end (can terminate with 30-days notice)</p> <p>For the life of the structure this is a surprisingly short list. The Metal Products firm employed extremely heavy machines and an extensive electric supply. The millwork company also had large bed sanders, plywood laminators and several sections of heavy duty ducting remain, which can easily be removed.</p>
Electric:	<p>Primary Service from Met-Ed, sub-metered at this point. 1,325 Amps Total.</p> <p>Extensive 3-phase distribution on the north half of the building including:</p> <ul style="list-style-type: none"> 400 Amps at 250-600 volts 200 Amp panel 120/240 volts 200 Amp panel 120 volts 125 Amp panel 120/208Y volts 400 Amps at 480 volts 1,325 Amps total <p>Transformers:</p> <ul style="list-style-type: none"> 150 kVa - low voltage 240 Delta, high voltage 480 Delta 75 kVa - low voltage 208 Delta, high voltage 480Y/277 37.5 kVa - primary voltage 240/480, secondary 120/240 1-phase
Gas:	Natural gas is provided by UGI Energy.
Water & Sewer:	<p>Public water and sewer is provided by the Bally Borough Public Works Department</p> <p>Note - the three smaller out-buildings are not connected to water or sewer. A "yard bathroom" is adjacent to the main building for truck drivers, etc..</p>
Telecom:	Highspeed internet and fiber optic available.
Due Diligence Folder:	Due Diligence folder is available for registered Buyers.

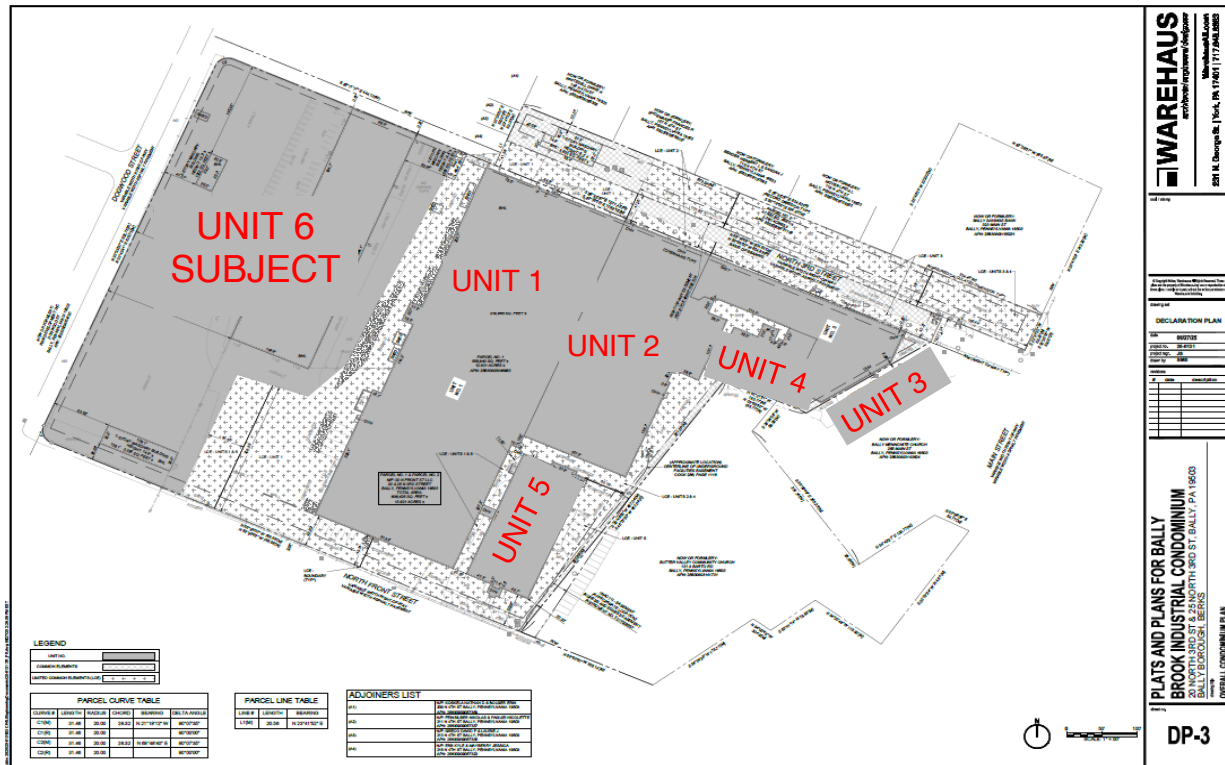


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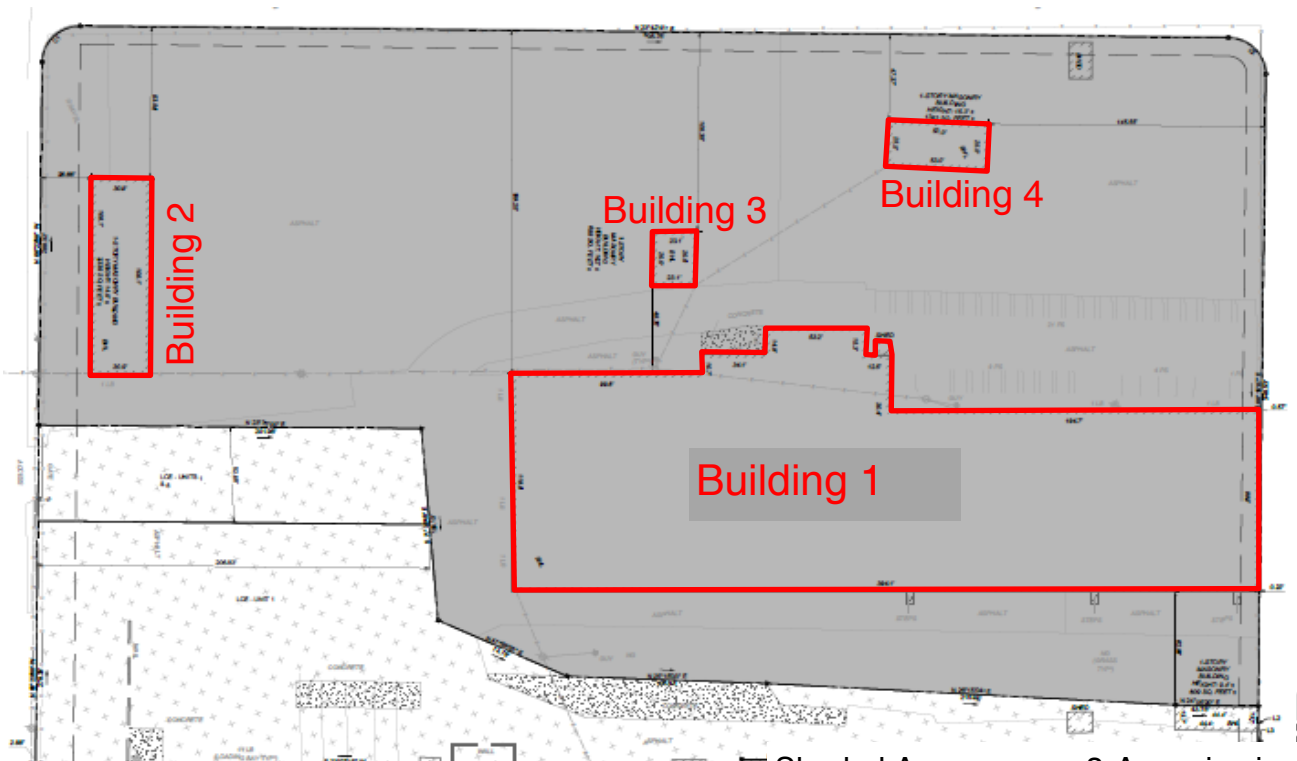
AERIAL

50,576 SF on 3+/- Acres





UNIT #6 SITE PLAN



Shaded Area approx. 3-Acres in size

Building 1 - 45,198 SF

Building 2 - 3,338 SF

Building 3 - 688 SF

Building 4 - 1,352 SF

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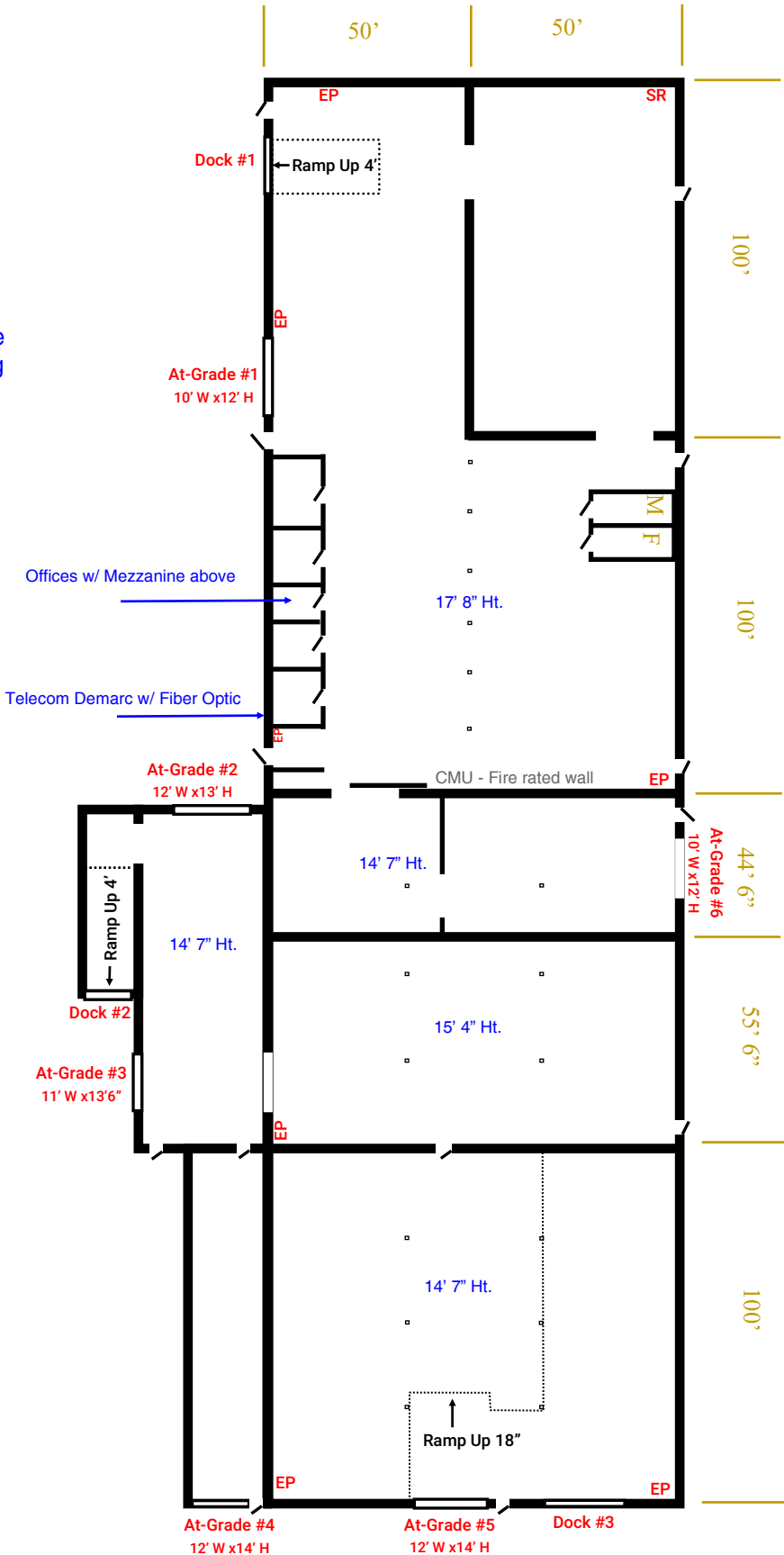
CONDOMINIUM UNIT #6 AERIAL



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CONDOMINIUM UNIT #6 BUILDING #1 FLOOR PLAN

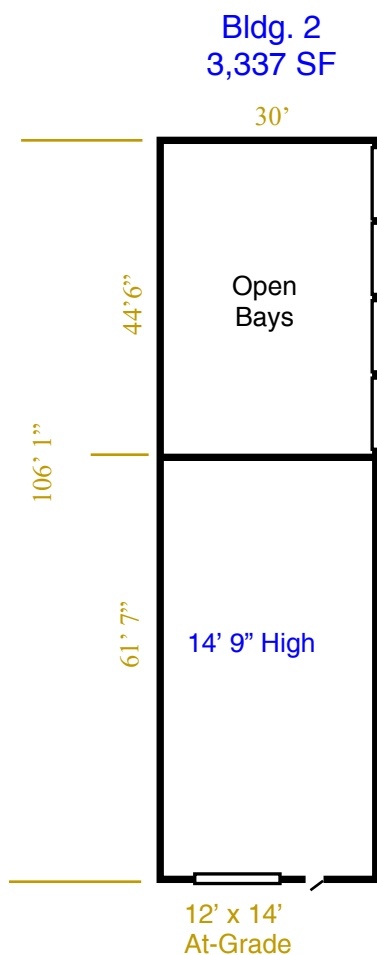
Note:
Interior Walls are
non-load bearing



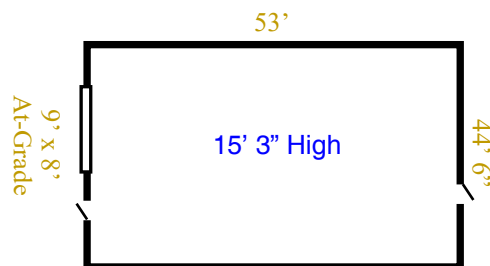
EP - Electric Panel
SR - Sprinkler Riser

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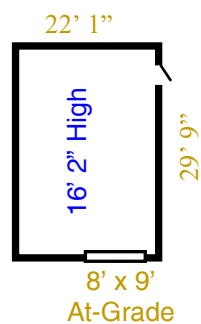
CONDOMINIUM UNIT #6 OUT-BUILDINGS



Bldg. 4
1,351 SF



Bldg. 3
655 SF



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MAIN BUILDING PHOTOS



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MAIN BUILDING PHOTOS



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PHOTOS



Open Floor Plan w/ Single Row of Columns
North End

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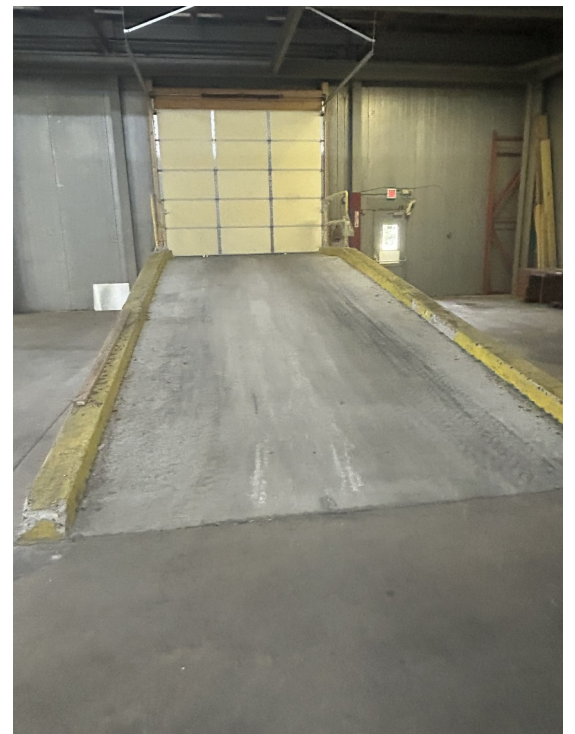
PHOTOS



Offices and Break Room w/ Concrete Mezzanine overhead
North End



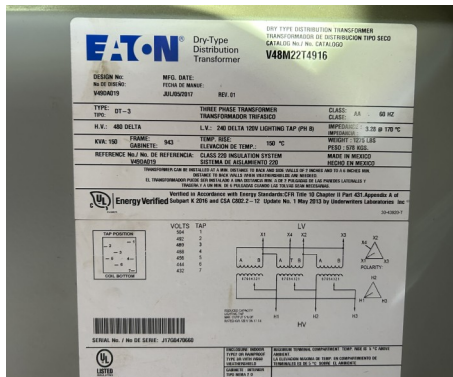
South End



Ramp to Dock

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PHOTOS Mechanical Components



Typ. Transformer



Dedicated Fire Sprinkler System



Typ. Unit Heater



Pneumatic Piping w/ connections available.

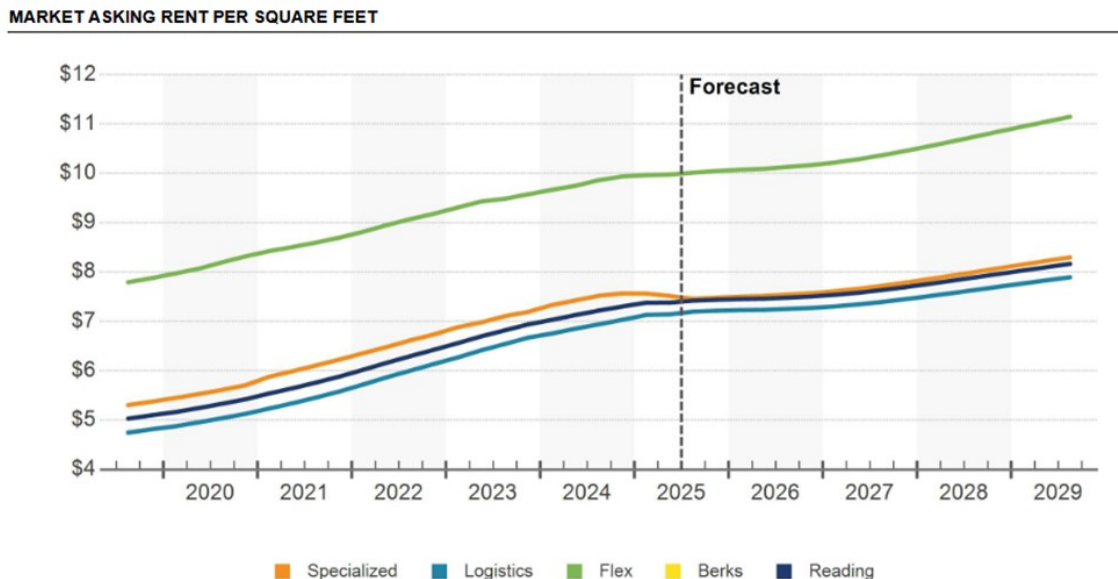


Robust Exhaust Piping if needed.

Berks County features an industrial inventory of 64.1 million SF - about half the footprint of Lehigh Valley or Scranton. Despite its smaller scale, it remains a key player in Pennsylvania's industrial market, securing prominent tenants like Amazon, PetSmart, Brodrange Logistics, and Samsung. The county's position at the crossroads of Interstates 76 and 78 provides strategic logistical advantages, making it an attractive destination for warehousing, transportation, and distribution operations. A robust manufacturing sector - strengthened by notable companies such as East Penn Manufacturing, Reading Hospital, Amazon, and Penske Truck Leasing—drives economic growth, alongside a skilled workforce supported by Reading Area Community College and Alvernia University.

The Bally submarket is located along State Route 100 (north/south) which borders Montgomery County, the Lehigh Valley, and Pottstown to the south. This gives employers tremendous reach into nearby markets for staffing and other business opportunities while taking advantage of a cost-effective property. The Lehigh, Bucks, and Montgomery Markets have surged in terms of lease rates and industrial building sales.

Lease Rates:



In the second half of 2025, annual industrial investment sales in Reading reached \$304 million, representing an approximate 25% increase over the previous year. Despite the improvement, overall sales activity remains below the five-year average of \$266 million, reflecting trends seen in broader regional and national markets. Investor diversity has characterized Reading's industrial sector over the past year. Institutional investors accounted for 35% of total sales volume, with REITs and public capital contributing another 25%. Owner-occupants represented about 20%, while private buyers made up the remainder. Key transactions supported recent market momentum. In March 2025, REIT Broadstone Net Lease acquired a 334,440-SF facility at 40 Dennis Drive for nearly \$41.1 million, or \$123/SF. The 1990s-built, single-tenant property was occupied by R.M. Palmer Company at the time of sale. In April, Giorgi Global Holdings purchased a 14-building portfolio for \$3.8 million - approximately 25% below the original asking price of \$4.95 million. The family-owned business plans to use several buildings to expand its mushroom-growing operations. With more than 40 industrial properties listed for sale as of mid-2025, transaction activity is expected to remain steady through year-end. For-sale listings have steadily increased since hitting lows in 2023.

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FINANCING / WORKFORCE PROGRAMS



- The program accepts subordinate lien positions which accommodate other financing
- Below market, fixed rate business term loans
- Flexible underwriting standards focused on repayment ability and borrower history
- Requires private lenders such as banks to be part of the project funding (1:1 Match)
- Amortization periods based on use of proceeds with a three-to-five-year balloon payments

This program is focused on providing capital to disadvantaged borrowers and businesses in CDFI-designated areas (City of Reading) but **available throughout Berks County**.

Program Requirements:

- Historic business financial data for existing businesses and/or business plans for new and expanding businesses
- Historic personal financial and credit data for owners
- Ownership required to personally guarantee the loans
- For each dollar funded by the program, at least one dollar must be lent from a non-governmental source



SBA 504 Loans

USDA B & I Loans target for-profit businesses in eligible rural areas. Open for purchase and development of commercial property, purchase equipment, leasehold improvements, machinery and inventory.
<https://seedcopa.com/usda-bi/>



Pennsylvania Industrial Development Authority Overview

PIDA provides low-interest loans and lines of credit for eligible businesses that commit to creating and retaining full time jobs and for the development of industrial parks and multi-tenant facilities.

See <https://greaterreading.org/financing/> for additional information.

WORKFORCE DEVELOPMENT

Workforce & Demographics

431,000+
A growing population

214,000
Labor Force

4,700+
graduates from Berks College
+ Tech Schools

20,000
Graduates within 45
miles

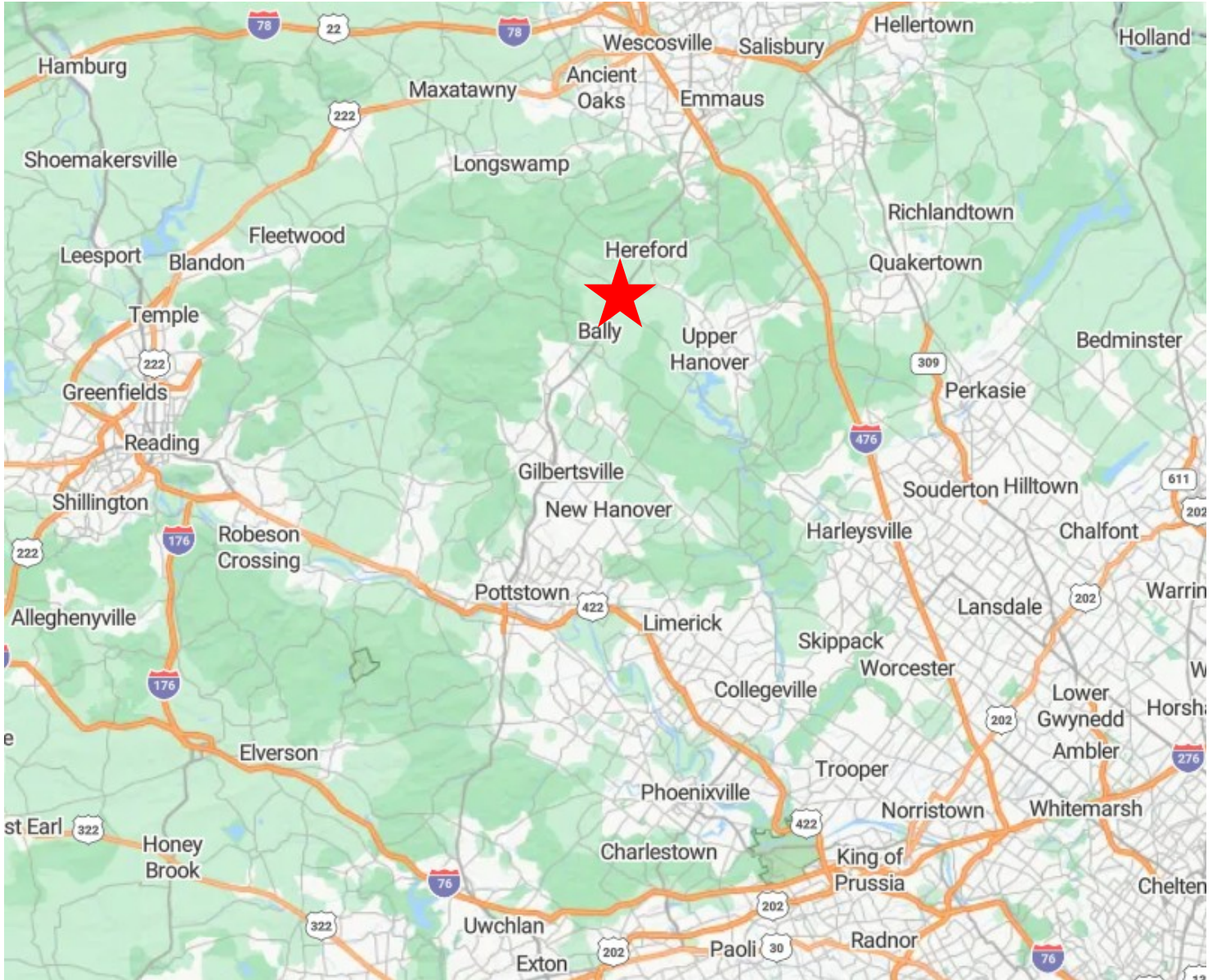
In the past 10 years, the Berks County population grew by 4% and the City of Reading's population rose by 8% making it **the 4th most populous city in Pennsylvania**.

Visit <https://greaterreading.org/workforce-development/> for additional details or to contact the Workforce Development Board



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LOCATION



Shipping Center	Mileage	Driving Time
FedEx	6 Miles	12 Minutes
USPS	0.25 Miles	1 Minute
UPS Hub	6 Miles	13 Minutes
Restaurants, Banks, Service Locations	0.1 to 3 miles	

Location	Mileage	Driving Time
Route 100 & Route 422 Interchange	14 Miles	20 Minutes
I-78 Allentown	15 Miles	25 Minutes
Emmaus, PA	11 Miles	21 Minutes
Philadelphia Regional Port	50 Miles	1 Hour 15 Mins.
New York Port Authority	105 Miles	2 Hours 11 Mins.