

For Lease  
Industrial Space  
82,000 SF Divisible

## StonePointe Business Campus

2525 N. 12th Street, Muhlenberg Twp., Reading PA

### Property Features:

- 52,000 and 30,000 SF abutting suites
- Redundant Fiber Optic, Heavy Infrastructure & On-Site Management
- Truck Docks & Drive-in Doors
- Large Parking Field
- 480 Volt Electric in each Suite

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## Site Information

# StonePointe Business Campus

Muhlenberg Twp., Reading PA

### GENERAL DATA

Site Size:	133 Acres
Municipality:	Reading, PA Muhlenberg Township, Berks County
Zoning:	I-1 Limited Industrial Zoning
Building Size:	1,077,000 SF
Available Suites:	52,000 and 30,000 SF which can be combined for 82,000 SF.



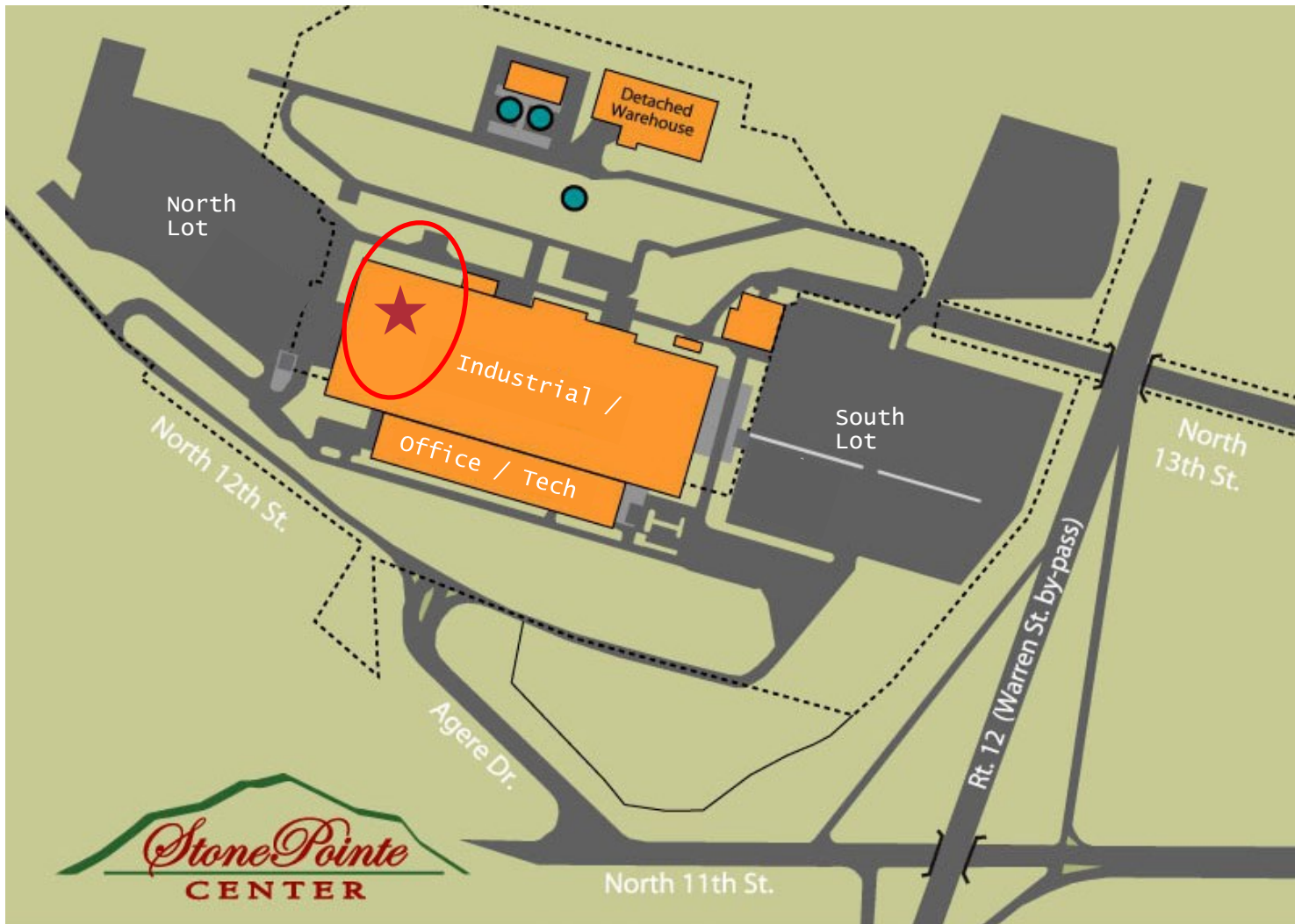
### DESCRIPTION

Description:	This former Bell Labs Property has been expertly redeveloped into a premium business campus. More than one million square feet of space for office, manufacturing and distribution; a facility with high-tech infrastructure and easy access to transportation. Convenient location near Reading Pennsylvania, with professional on-site management to support your business.
General Construction:	Reinforced concrete floors; brick over concrete block walls, new energy efficient LED Lighting. 100% Fire Sprinklered (normal hazard rating). Gas heat / forced air via Cambridge Units.
Dock Doors:	Six 9' H x 10' W Docks to Suite A, four have dock levelers; two 9' W x 10' H docks with levelers in Suite B. Dock bumpers, shelters and seals, trailer restraints are also present.
At-Grade Doors:	Two 14' x 14' at-grade doors in Suite B.
Ceiling Height:	18'
Column Spacing:	24' x 48' in Suites A & B
Parking:	Open, shared parking field.
Telecom:	Redundant fiber lines serve the building. Major high speed carriers including Comcast, Verizon and Windstream.
Electric:	<b>30,000 SF Suite</b> - 400 Amp, 480/277 Volt panel. <b>52,000 SF Suite</b> - (2) 100-Amp 480 Volt panels; (1) 100 Amp 480 Volt panel; (1) 225 Amp 480/277 volt panel; (1) 2,000 Amp 120/208 Volt panel/switchgear. All power is 3-Phase. Usage will be sub metered.
Gas:	Natural gas is provided by UGI Energy. Usage to be either sub metered or estimated for usage.
Water & Sewer:	Public via Muhlenberg Twp. water & sewer authority.
CAM & Taxes:	CAM budget is \$1.23 per SF (2024) and Real Estate Taxes are a low \$0.08 per SF (2024).



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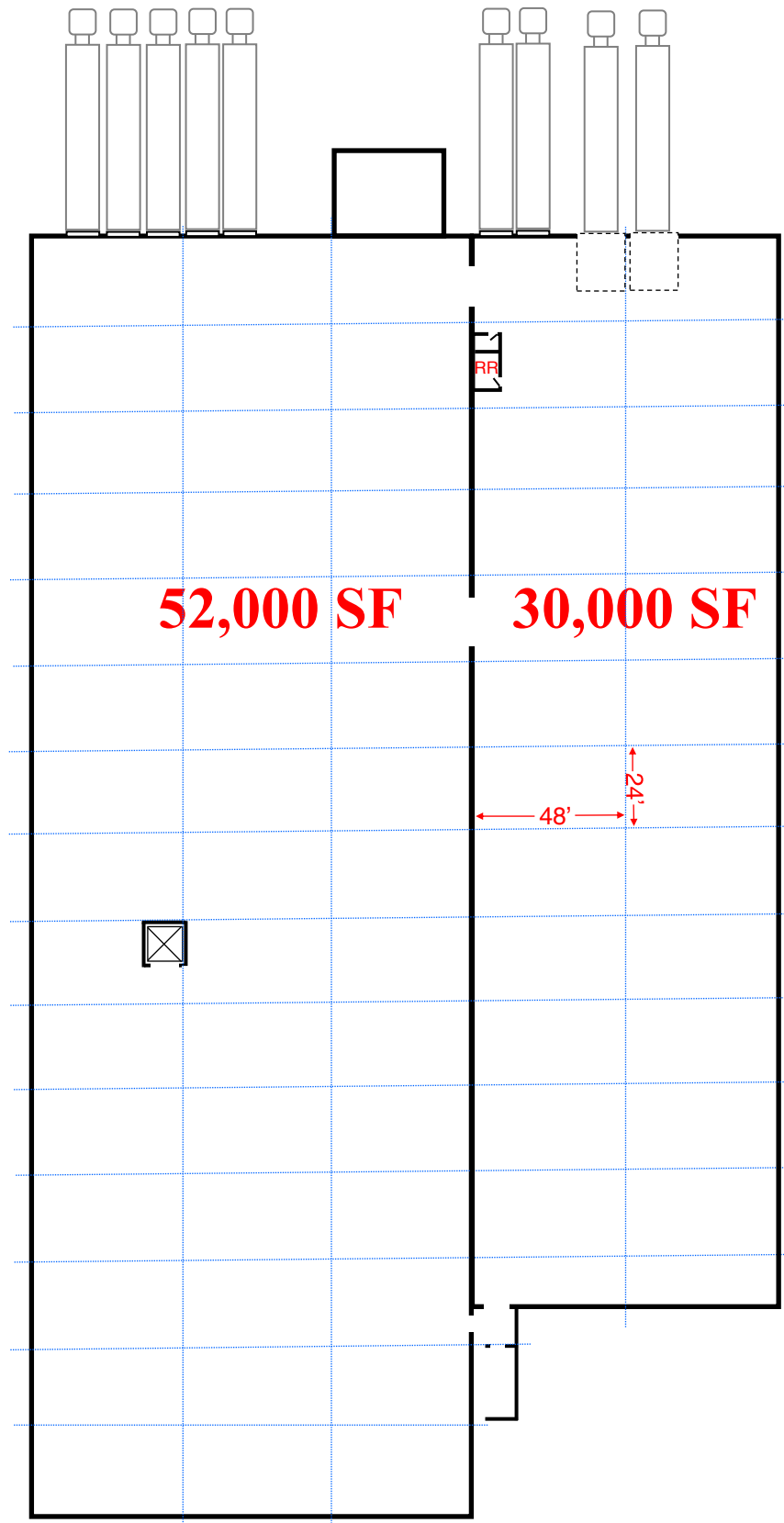




## Floor Plan

# StonePointe Business Campus

Muhlenberg Twp., Reading PA



NOTE: Landlord will be adding new bathrooms prior to occupancy.

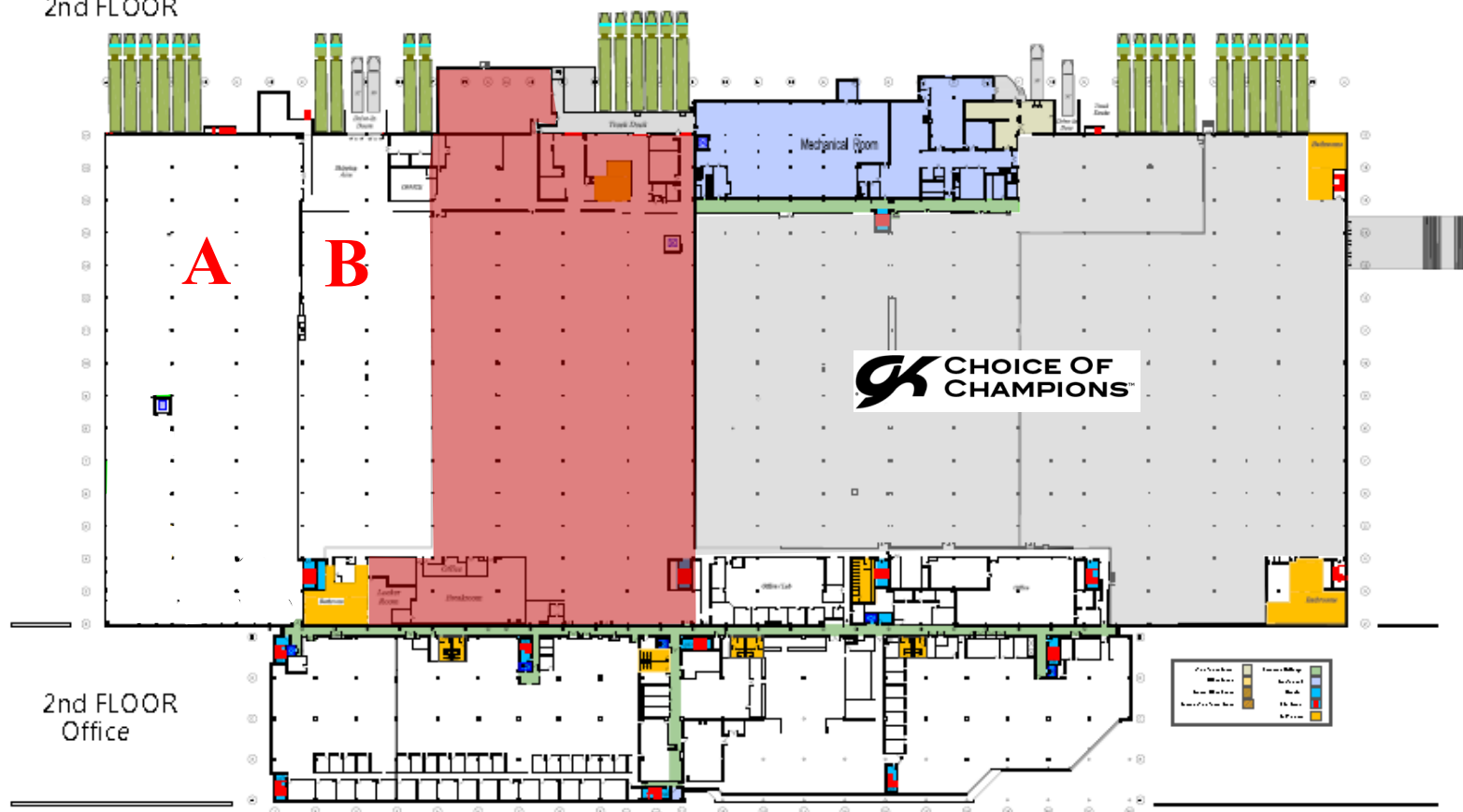
If an office or two are required, they can be added as well.

# StonePointe Business Campus

Muhlenberg Twp., Reading PA

## Floor Plan - Industrial & Tech Areas

2nd FLOOR



	SIZE	LOADING
A	52,000 SF	6 Loading Docks and one at-grade ramp
B	30,000 SF	2 Loading Docks and two at-grade doors



Photos  
52,000 SF Suite

# StonePointe Business Campus

Muhlenberg Twp., Reading PA





Photos  
30,000 SF Suite

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Muhlenberg Twp., Reading PA



Photos  
30,000 SF Suite

## StonePointe Business Campus

Muhlenberg Twp., Reading PA



Two 14' x 14' At-Grade Doors



Fully Equipped Loading Docks



Offices Available in the 52,000 SF



Multiple Openings  
Between the Suites if Desired



Truck Court

# StonePointe Business Campus

Muhlenberg Twp., Reading PA





Aerial

# StonePointe Business Campus

Muhlenberg Twp., Reading PA



30,000 SF

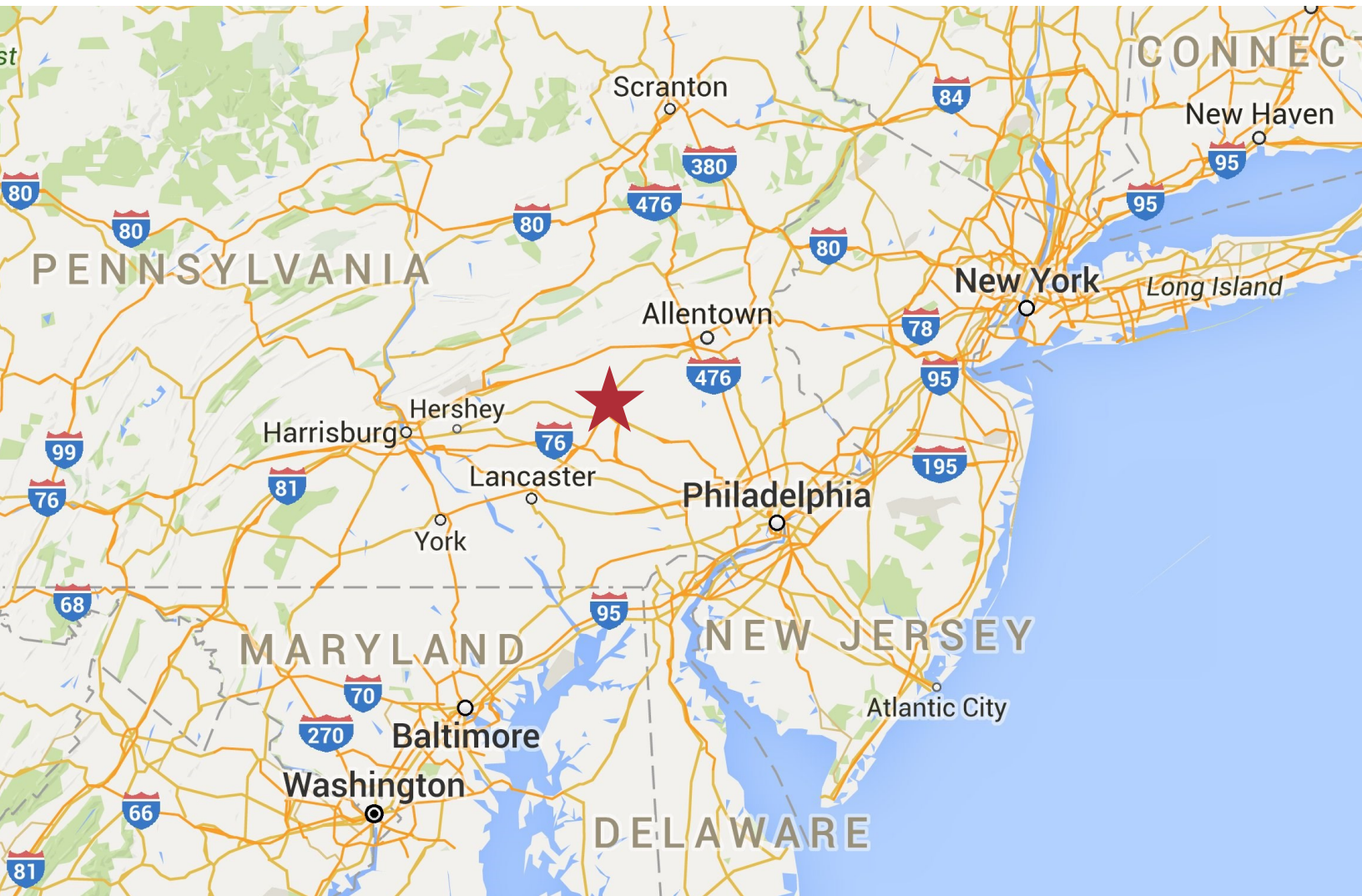
52,000 SF



# StonePointe Business Campus

Muhlenberg Twp., Reading PA

## Location



## Mileage and driving times to nearby cities and marine terminals

Major City	Mileage	Driving Time
Allentown, PA	31 miles	46 minutes
Philadelphia, PA	69 miles	1 hour, 16 minutes
Harrisburg, PA	63 miles	1 hour
Baltimore, MD	108 miles	2 hours
New York, NY	118 miles	2 hours, 6 minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	72 miles	1 hour, 14 minutes
Delaware River Port Authority	69 miles	1 hr, 15 minutes
Port of Wilmington	80 miles	1 hour, 30 minutes

Shipping Center	Mileage	Driving Time
Fedex	5.7 miles	12 minutes
USPS	0.5 miles	2 minutes
UPS	4.4 miles	1 minutes
Norfolk Southern Intermodal	2 miles	6 minutes