

For Lease
30,000 +/- SF
Industrial / Warehouse

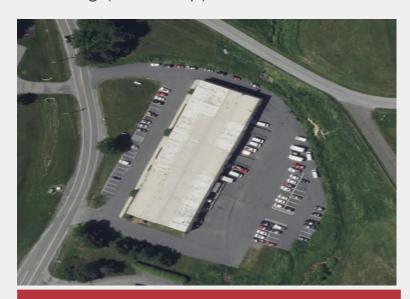
Reading Airport Industrial Park



Reading Airport Industrial Park

1017 MacArthur Rd

Reading (Bern Twp), PA 19605



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Property Features

- Warehouse / Light Mnfg.
- Unit A 25,000 +/- Sq. Ft.
- Unit B 5,000 +/- Sq. Ft.
- 5 Loading Docks
- 5 Drive in Doors 14' x 10'
- 20' Clear Ceilings in Warehouse

FOR LEASE 30,000 +/- SF

BUILDING SIZE 30,000 +/- SF

AVAILABLE June 1, 2024

For more information:

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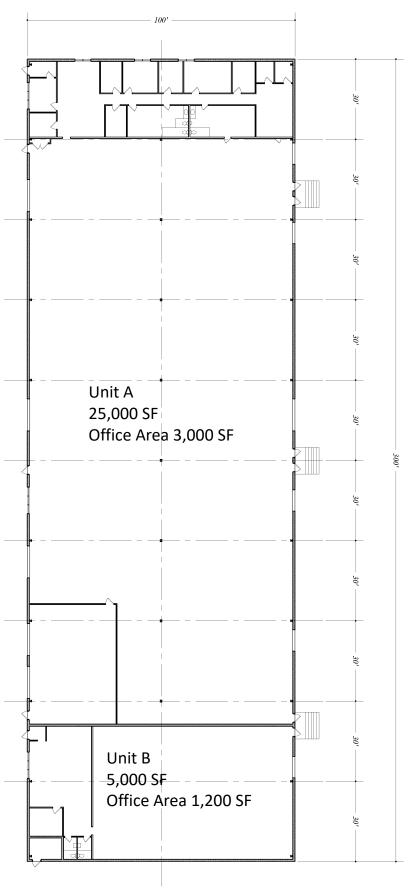
General Data				
Bldg Size (RSF):	30,000 +/- Rentable Square Feet	Lot Size:	4.52 acres	
Property Type:	Warehouse/Industrial/Flex	Water/Sewer:	Public	
Zoning:	LI Limited Industrial District	Year Built:	1985	

Building Description				
Stories:	One	Unit A	25,000 SF w 3,000 SF of Office	
Office Sq. Ft:	3,000 SF Unit A, 1,200 SF Unit B	Unit B	5,000 SF w 1,200 SF of Office	
Warehouse Sq. Ft :	Approx. 22,000 SF Unit A Approx. 3,800 SF Unit B			
Space Dimensions:	100' deep x 300' long	Insulation:	Fully Insulated Walls & Roof	
Warehouse Ceiling Hgt:	20'		Batting and Filled Block Insulation	
Electricity:	240v , 800 Amp 3- Phase			
Number of restrooms:	2 restrooms in Unit A; 1 Uni-sex restroom in Unit B			
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:	Rte 183 / 222 HWY Interchange	
Drive in Doors:	Unit A – 5 Drive-in Doors; Unit B - None			
Docks:	Unit A – 5 Loading Docks; Unit B – 1 Dock	Drive in Doors 14' x 10'		
Parking:	70 + /- spaces			
Base Rent:	\$8.75 /sf			
Cam & Taxes:	approx. \$1.75 /sf			





Floor Plan





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