

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

Reading Airport Industrial  
Park



## Reading Airport Industrial Park

# 1017 MacArthur Rd

Reading (Bern Twp), PA 19605



### 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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 Reading, PA 19605



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

Building Description			
<b>Stories:</b>	One	<b>Unit A</b>	25,000 SF w 3,000 SF of Office
<b>Office Sq. Ft :</b>	3,000 SF Unit A, 1,200 SF Unit B	<b>Unit B</b>	5,000 SF w 1,200 SF of Office
<b>Warehouse Sq. Ft :</b>	Approx. 22,000 SF Unit A Approx. 3,800 SF Unit B		
<b>Space Dimensions:</b>	100' deep x 300' long	<b>Insulation:</b>	Fully Insulated Walls & Roof
<b>Warehouse Ceiling Hgt:</b>	20'		Batting and Filled Block Insulation
<b>Electricity:</b>	240v , 800 Amp 3- Phase		
<b>Number of restrooms:</b>	2 restrooms in Unit A; 1 Uni-sex restroom in Unit B		
<b>Air conditioning:</b>	In office	<b>Floors:</b>	Concrete
<b>Heating:</b>	Natural Gas Units Throughout		
<b>Lighting:</b>	Combination of High Efficiency T-5 Florescent Fixtures and Metal Halide		
<b>Fire Suppression System:</b>	Yes – standard wet system	<b>Access:</b>	Rte 183 / 222 HWY Interchange
<b>Drive in Doors:</b>	Unit A – 5 Drive-in Doors; Unit B - None		
<b>Docks:</b>	Unit A – 5 Loading Docks; Unit B – 1 Dock	Drive in Doors 14' x 10'	
<b>Parking:</b>	70 + /- spaces		
<b>Base Rent:</b>	\$8.75 /sf		
<b>Cam &amp; Taxes:</b>	approx. \$1.75 /sf		



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# Floor Plan

