

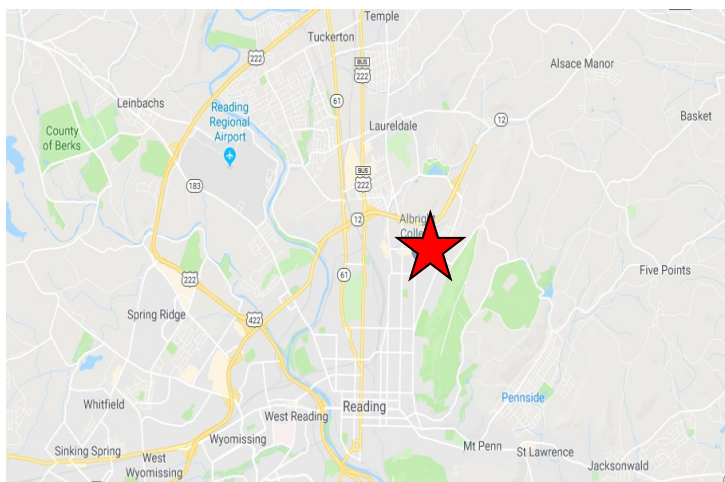
FOR LEASE
615 Hiesters Lane
Reading, PA 19601



615 Hiesters Lane
Reading, Berks County PA 19601

Property Features

- **Aggressive Lease Rates Available !!**
- Perfect for Fabricating or Light Manufacturing Uses
- Large Areas are Climate Controlled
- Rich Labor Pool Nearby
- 171,181 SF on 3.5 Acres



For more information, contact

Brian McCahon

+1 610 370 8510

bmccahon@naikeystone.com

NAI **Keystone Commercial
& Industrial, LLC**

Commercial Real Estate Services, Worldwide.

875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
610-779-1400

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED

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FACT SHEET

GENERAL DATA

Property Type:	Industrial Flex; perfect for manufacturing or fabricating.
Lot Size:	3.5 Acre Site +/- (2.79 + 0.7 acres)
Zoning:	MC - Manufacturing / Commercial Zone
PIN #:	5308-20-81-4030 and 5308-20-81-6063
Municipality:	City of Reading, Berks County
Real Estate Taxes:	\$51,773 (2023) or \$0.30 / SF
CAM:	\$1.50 SF (2023)
Flood Hazard Area:	Not in a flood hazard area per FEMA Map 43011CO506G dated 07/03/2012

PROPERTY DATA

Description:	Brick exterior w steel superstructure. The building is currently set up for fabricating and light manufacturing. All interior walls can be move or removed with the steel columns holding up the roof. Nearly all floors are concrete with one small area wood. Column spacing is 16' x 30' (irregular). Spaces are demised with wall-openings, more of which are possible or outright wall removal. New (2018 and 2019) 60 mil EPDM rubber roof over most sections.
Size:	1st Floor - 96,635 SF 2nd Floor - 65,248 SF 3rd Floor - <u>9,200 SF</u> Total: 171,181 SF Building
Leased Spaces:	Fargo Assembly of PA, Inc., now owned by Electrical Components International, Inc., leases 65,233 SF through October 30, 2024 at which time they plan to relocate. Singer Equipment, Inc. leases 15,500 SF through January 31, 2025. BK Furniture leases 3,000 SF on a month-to-month basis.
Docks:	Four (4) Loading Docks
Drive-In Door:	Five (5) at-grade doors
Ceiling Heights:	10' to 13' high

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HVAC:	Approx. 30,000 SF has air-conditioning; heat is via natural gas fired Unit Heaters. Front office nearest Hiester's has heat pumps for heat and air.
Lighting:	Mix of T-12, T-8 and LED.
Parking:	150 paved spaces
Bathrooms:	10+ throughout the building.
Water:	Public, from Reading Area Water Authority. A 4" line enters the building, it connects to a 6" outside the structure and onto the main.
Sewer:	Public, from Reading Area Sewer Authority.
Gas:	Natural gas from UGI Energy
Electric:	Main lug service at 240 volts 3-phase delta which is transformed to achieve 120 volt service. 3-phase. General Secondary Medium service from Met-Ed Energy. Currently the KWH rate is 11.48 cents per KWH.
Freight Elevators:	Two 2,000 lb capacity; 2-stop freight elevators One 2,000 lb. capacity, 4 stop (one to exterior) freight elevator - NOT-in-OPERATION
Public Transportation:	BARTA Bus Service is available. Stops are at Kutztown Road and Rockland and at 11th Street and Rockland.
Misc.:	Much of the building is piped for air. Compressors are owned by current tenants.

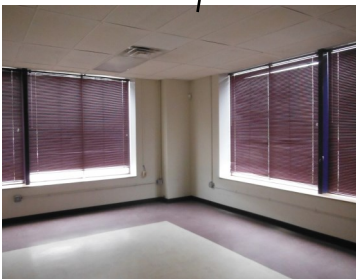
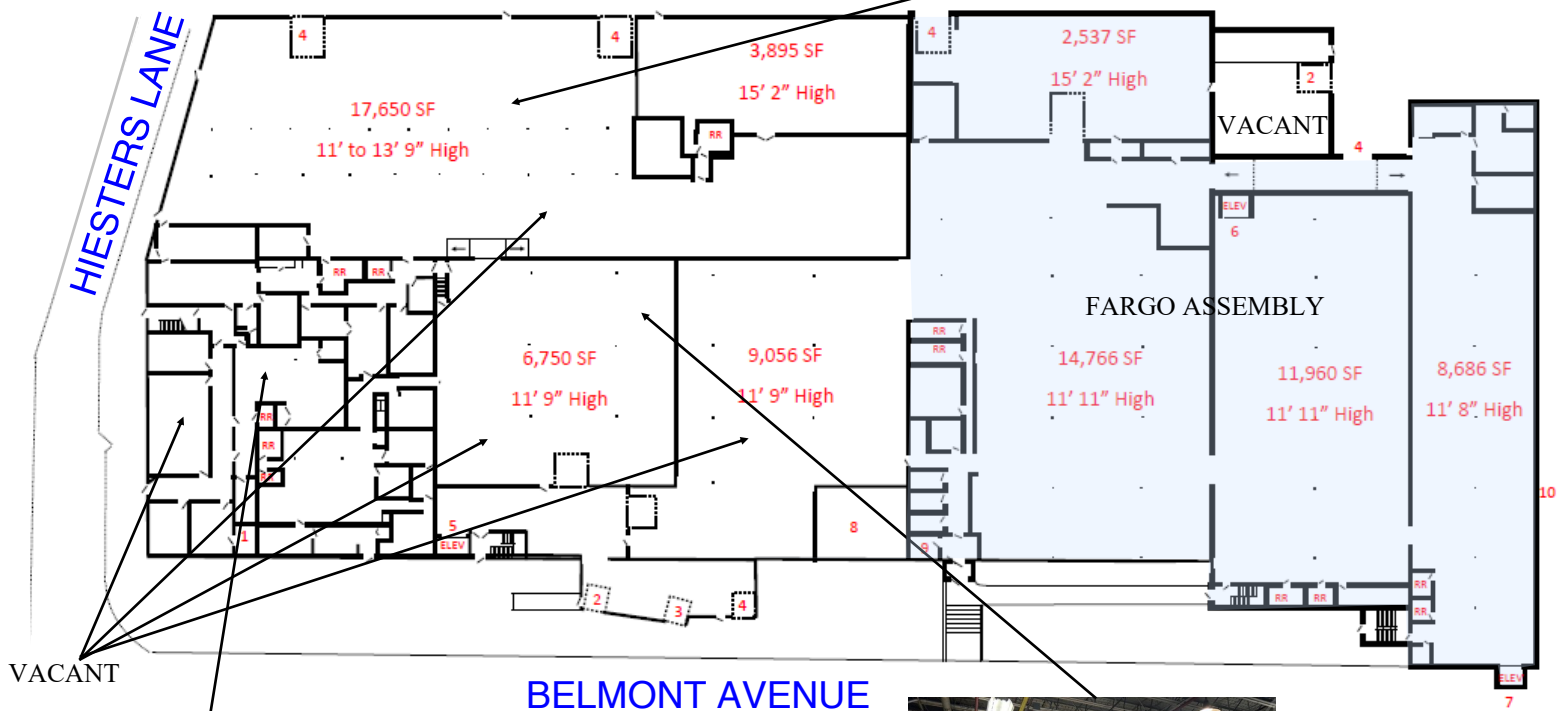
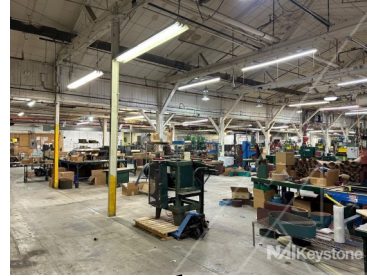


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1st Floor Plan

1st Floor is 96,635 SF
2nd Floor is 65,248 SF
3rd Floor is 9,298 SF
Total: 171,181 SF

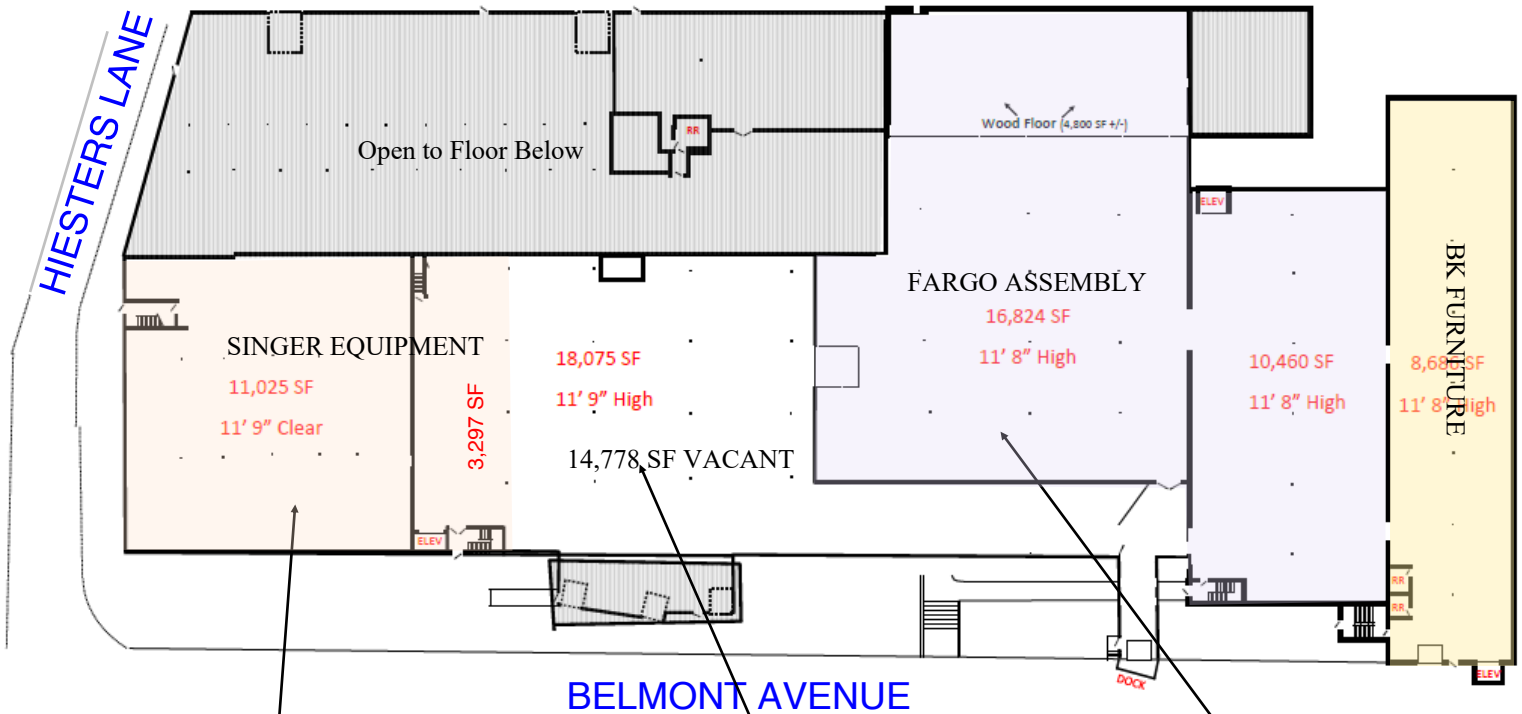


- 1 Telephone demarc
- 2 Truck Dock
- 3 UPS Height Truck Dock
- 4 At-Grade Door
- 5 Freight Elevator 2-Stops, 2,000 lb. cap.
- 6 Freight Elevator 2-Stops, 2,000 lb. cap.
- 7 Freight Elevator 4-Stops (one exterior), not in operation
- 8 Cluster of offices
- 9 Electric Main
- 10 (7) Natural Gas Meters

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2nd Floor Plan

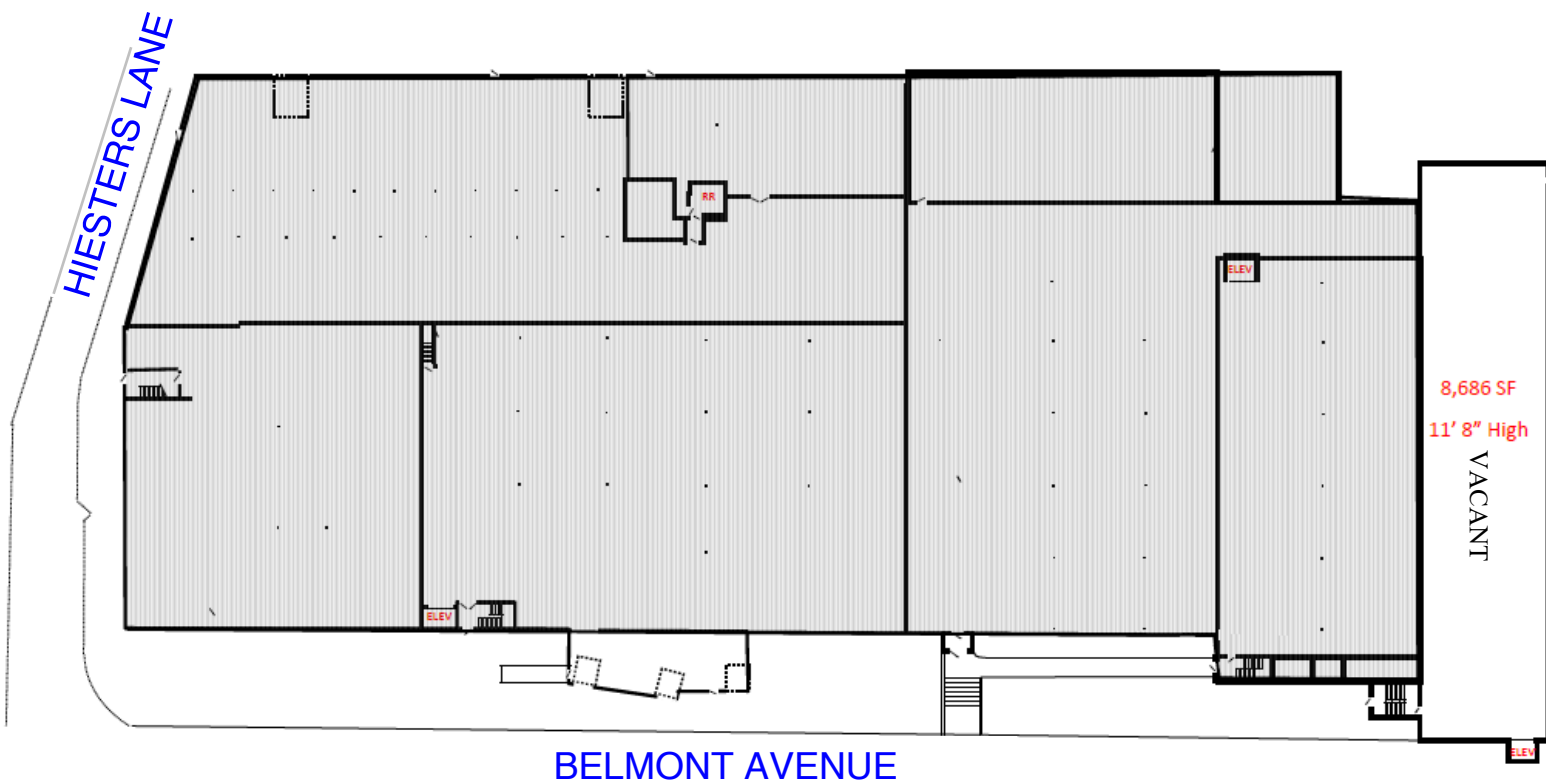
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3rd Floor Plan

1st Floor is 96,635 SF
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Stacking Plan

					Vacant 9,298 SF
	Singer Equip. 15,500 SF	Vacant 14,778 SF	Fargo / ECI 26,284 SF	BK Furniture 8,686 SF	
Vacant 58,686 SF			Fargo / ECI 37,949 SF		



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Photos



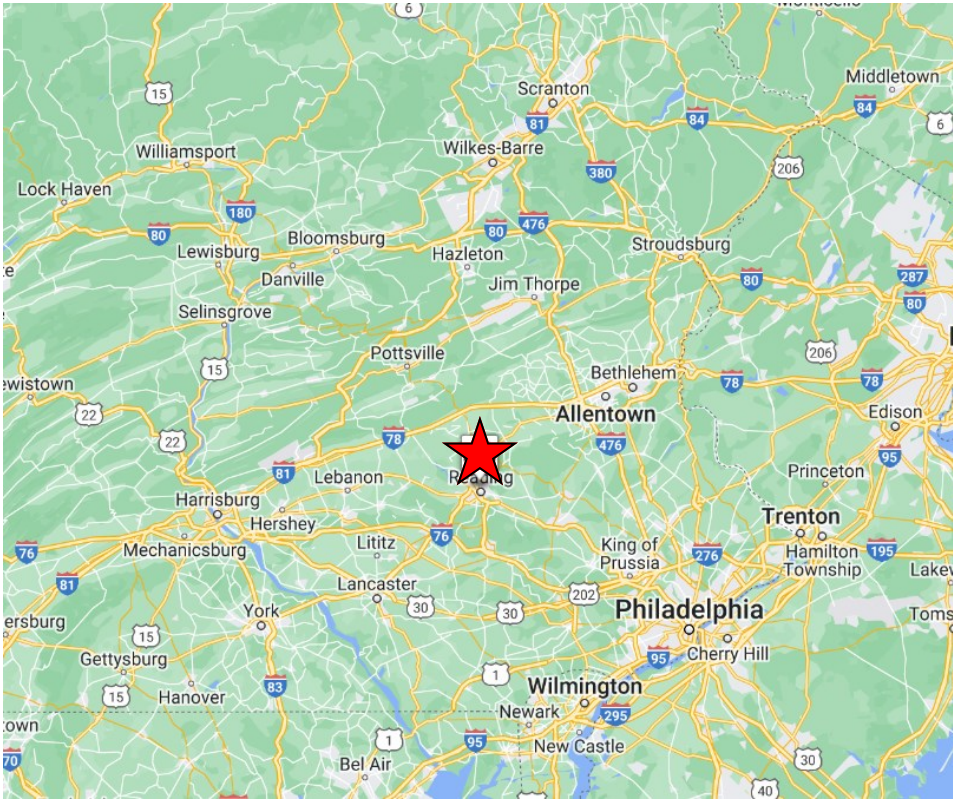
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Location & Parcel Description



To Learn More About Our Labor Force, Please contact Greater Reading Chamber Alliance at 610-376-6766 or by using this Link:

<https://greaterreading.org/talent-attraction-retention/>

WORKFORCE SOLUTIONS

As part of our dedication to supporting a diverse pipeline of skilled workers to support the needs of our employers, we have assembled the resources below to assist both job seekers and employers.

- [PA Career Link®](#) -PA CareerLink® is the brand name for Pennsylvania's One-Stop workforce development system.
- [Career Calculator \(PA\)](#) – Research job prospects, salary, and educational requirements to advance your career.
- [Employer Work Opportunity Tax Credit](#) – Federal tax credit program
- [MGR – Meet Greater Reading](#) is a program of the Greater Reading Chamber Alliance to highlight the benefits and resources of the Greater Reading Area.
- [Greater Reading Job Portal](#) – A comprehensive, one-stop website for all job listings in Greater Reading



FUNDING OPPORTUNITIES

- [WEDnet](#)
- [On-The-Job training \(OJT\)](#)
- [Incumbent Worker Training](#)

ADDITIONAL PARTNER RESOURCES

- [Advanced Manufacturing Study Skills Gap](#)
- [Berks Connections/Pretrial Services Reentry Programs + Services](#)
- [Berks County CareerLink](#)
- [Berks County Workforce Development Board](#)
- [Berks Latino Workforce Development Corporation](#)
- [Greater Reading Young Professionals](#)
- [Commuter Services of Pennsylvania](#)

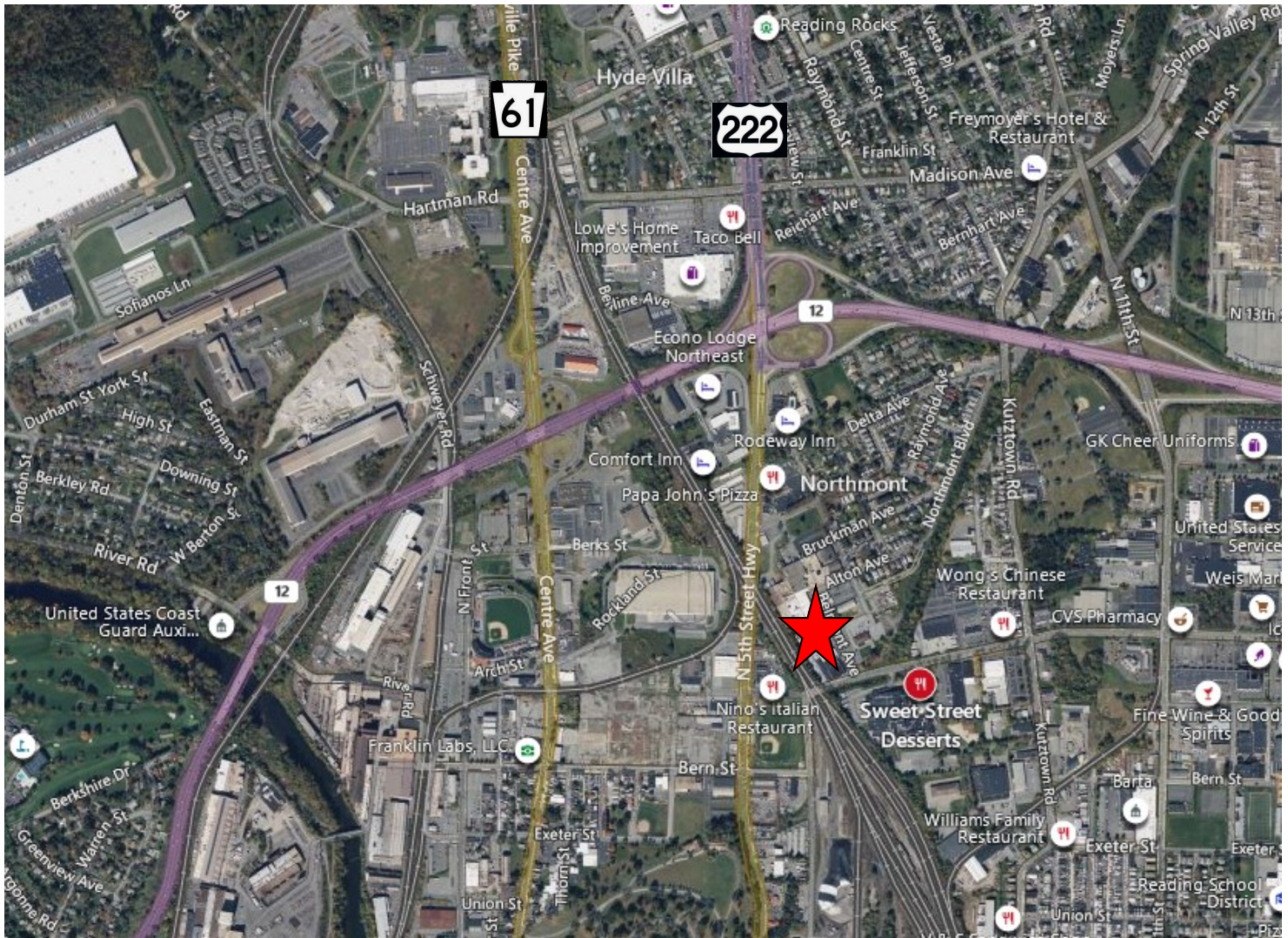
SMALL BUSINESS SOLUTIONS

- [SBDC](#)
- [SCORE](#)
- [Launchbox](#)
- [O'Pake Institute](#)
- [Jump Start Berks](#)

Contact Director of Workforce Development [Keith Stamm](#) to learn more.

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Aerial / Location



Shipping Center	Mileage	Driving Time
FedEx	7 Miles	3 Minutes
USPS	1.9 Miles	5 Minutes
UPS	1 Mile	3 Minutes
Reading Blue Mountain Railroad	4.7 Miles	8 Minutes

Major City	Mileage	Driving Time
Allentown, PA	29 Miles	40 Minutes
Philadelphia, PA	78 Miles	1 Hour, 38 Minutes
Harrisburg, PA	56 Miles	56 Minutes
Scranton	80 Miles	1 Hour, 39 Minutes
New York, NY	116 Miles	2 Hours, 27 Minutes