

For Lease
Muhlenberg

Mall West

Mall East

4220 & 4400 Pottsville Pike Reading, PA 19605

Property Features

- Mall East: Five Buildings
447,634 SF Total
- Mall West: Two Buildings
138,775 SF Total
- Available Suites from 9,410 SF to 17,239 SF
- ±40 Acre Site
- Located on Route 61 (Pottsville Pike),
1 mile from Rt. 222 ramp. Easy access to I-176,
Route 422 & PA Turnpike

For more information, contact
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NAI Keystone

875 Berkshire Boulevard, Suite 102
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+1 610 779 1400

For Lease
4220 & 4400 Pottsville Pike

Data Sheet

GENERAL DATA	
Property Type:	Industrial/Warehouse
Lot Size:	40 Acres Total
Zoning:	LI - Light Industrial District
Lease Type:	NNN
CAM/Taxes:	\$1.20 / SF for Building 1 \$2.08 / SF for Building 4 \$1.86 / SF for Building 7 (2022 Budget)

AVAILABILITIES

Building Size (SF):	<p>Mall East: Building #1 - 93,440 SF Building #2 - 30,844 SF Building #4 - 34,150 SF Building #5 - 214,000 SF Building #6 - 75,200 SF Total Mall East - 447,634 SF</p> <p>Mall West: Building #7 - 61,192 SF Building #8 - 77,583 SF Total Mall West - 138,775 SF</p> <p>Total for Property - 586,409 SF</p>
Availabilities:	<p>Mall East:</p> <p>Building #1 - Suite A is 17,239 SF and will be available April 1, 2022 Building #4 - Suite B is 9,410 SF and is leased short term. 60-day occupancy.</p> <p>Mall West:</p> <p>Building #7- Suite A is 15,348 SF and is vacant</p>



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Data Sheet, continued

DESCRIPTION	
Construction:	Typical CMU/block exterior wall, steel superstructure w/ open web steel trusses, steel roof deck covered w/ rigid insulation and rubber membrane. Smooth sealed concrete floors. Lighting is a mix of T-12 fluorescent and T-5 energy efficient fixtures.
Ceiling Height:	Buildings #1 is 21' 6" clear. Buildings #4 & 7 are 19' 10" clear at peak.
Truck Doors:	Varies by Unit. Typical 12' x 12' OH at-grade doors. Each Unit has Dock high doors, insulated, typical 30,000 LB leveler, lights, seals, bumpers. Building #1 has three dock positions. Building #7 has two dock positions, Building #4 has one dock for straight trucks or box trucks as well as one at-grade door. .
Truck Access:	Direct access from Pottsville Pike which is State Route 61. This 4-Lane connects to State Route 222 one-half mile to the north.
HVAC:	Gas Fired Unit Heaters, Offices have split-systems w A/C. Building #7, Suite A has 3,000 SF air-conditioned area.
Water:	Public via Muhlenberg Township Water Authority
Sewer:	Public via Muhlenberg Township Sewer Authority
Electric:	Varies by Unit. Met Ed provides the power. Buildings #1 and 4 have 200 amp single phase service. Building 7, 15,348 SF space has 400 Amps at 480 V plus 400 Amps at 120/208 V, 3-phase delta.
Gas:	Units are served by UGI Energy and are directly metered.
Rail:	No rail to the Mall. Norfolk Southern operates an intermodal yard at N. 6th Street in Reading approximately 3-miles from the site.
Sprinkler:	All Units are wet Sprinklered. Unless otherwise noted, they are rated for Normal Hazard.
Municipality:	Muhlenberg Township is widely regarded as the heart of the industrial area within Berks County. The Township administration is well educated and "in-tune" to the needs of manufacturers and industrial users. Please see www.muhlenbergtownship.com for a directory of departments and individuals that can assist in your business operation and relocation to the Township.



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Muhlenberg Industrial Mall West

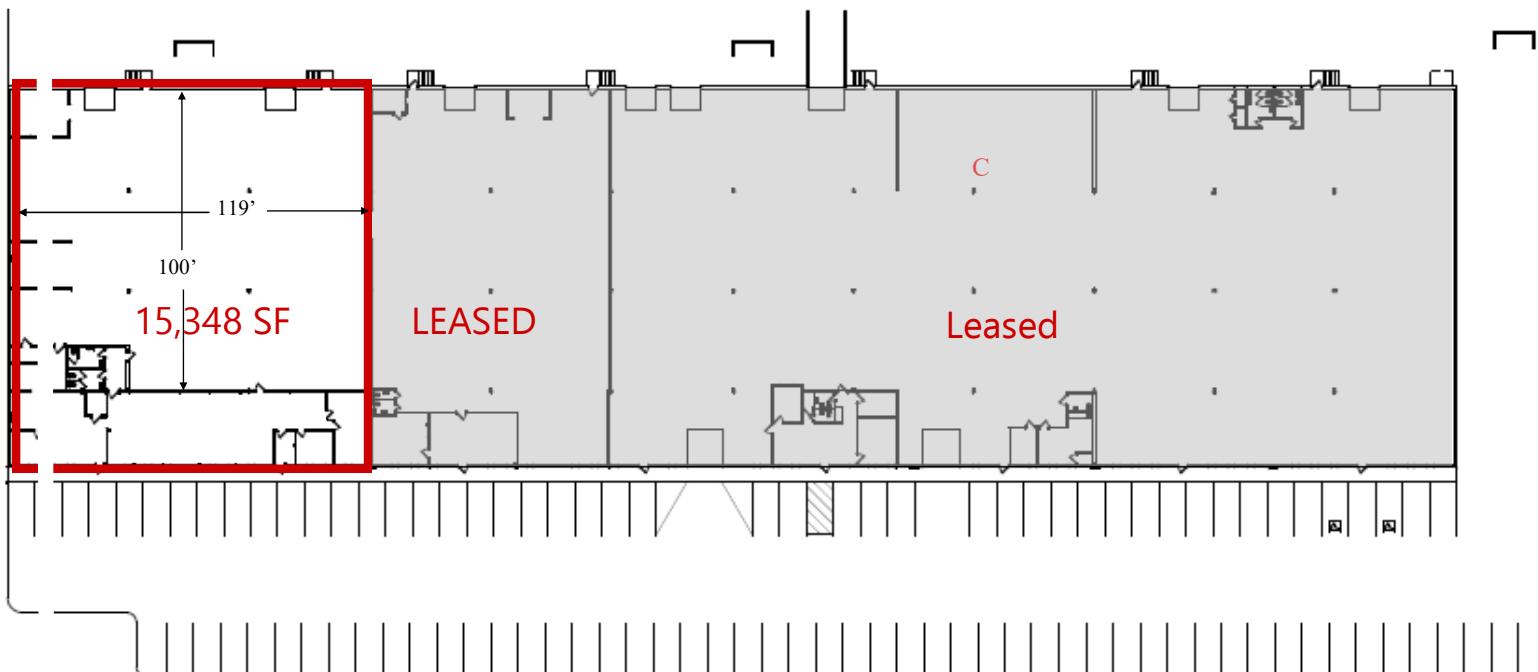


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Truck Parking & Truck Court



- 15,348 SF
- Prior Use Food Grade
- 3,000 SF Area at front is air conditioned. Perfect for assembly or tech use.
- 2-Dock Positions
- 800 Amp, 3-Ph electric service
- 19' 10" Clear height



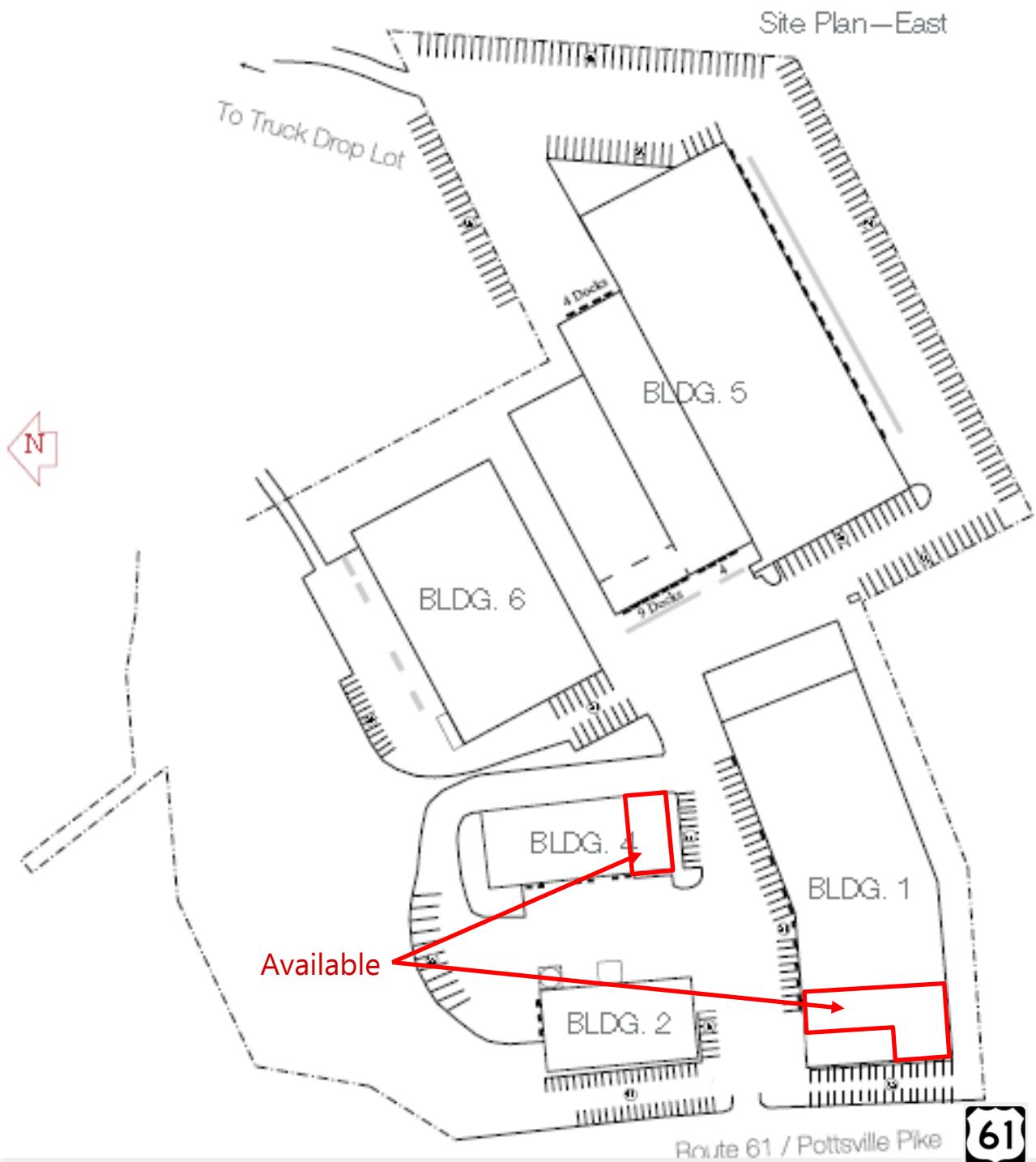
4211 & 4220 Pottsville Pike
Reading, PA 19605

Muhlenberg Industrial Mall East



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4211 & 4220 Pottsville Pike

Muhlenberg Industrial Mall East



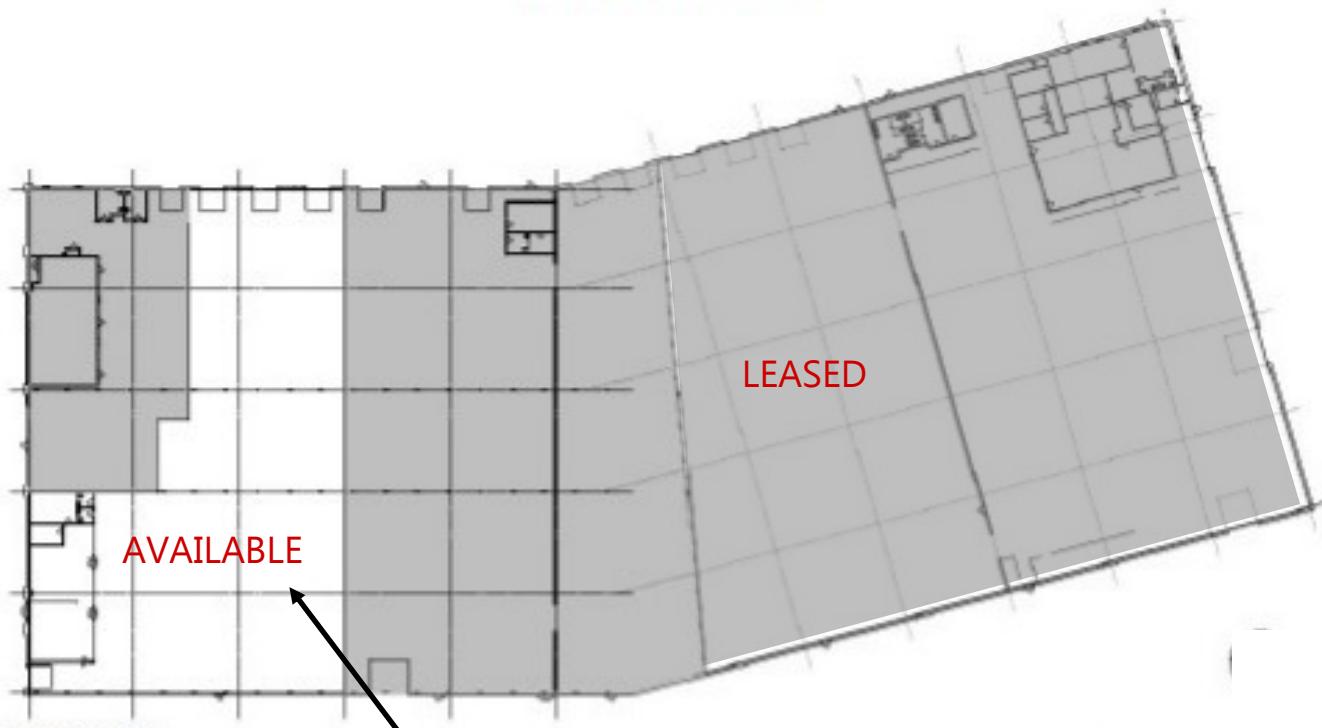
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Muhlenberg Industrial Mall East
Building #1

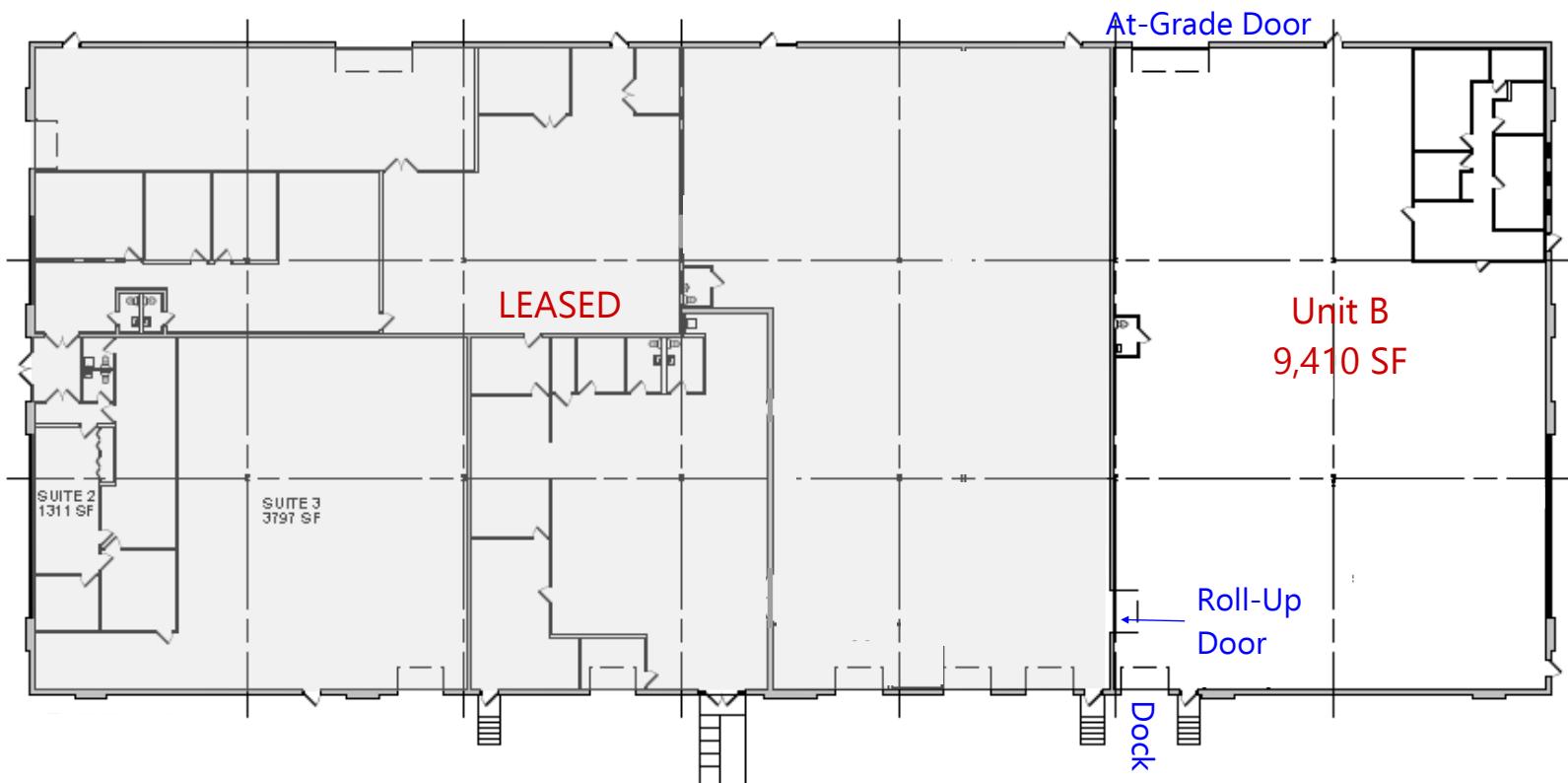


- 17,239 SF Total
- 15,147 SF Warehouse
- 2,092 SF Office / Showroom
- 21' 6" Clear Height
- One drive-in door 8' 6" W x 10' H
- Three dock positions w/ edge of dock levelers and bumpers/seals



Light Pylon Sign Included!

NAI Keystone



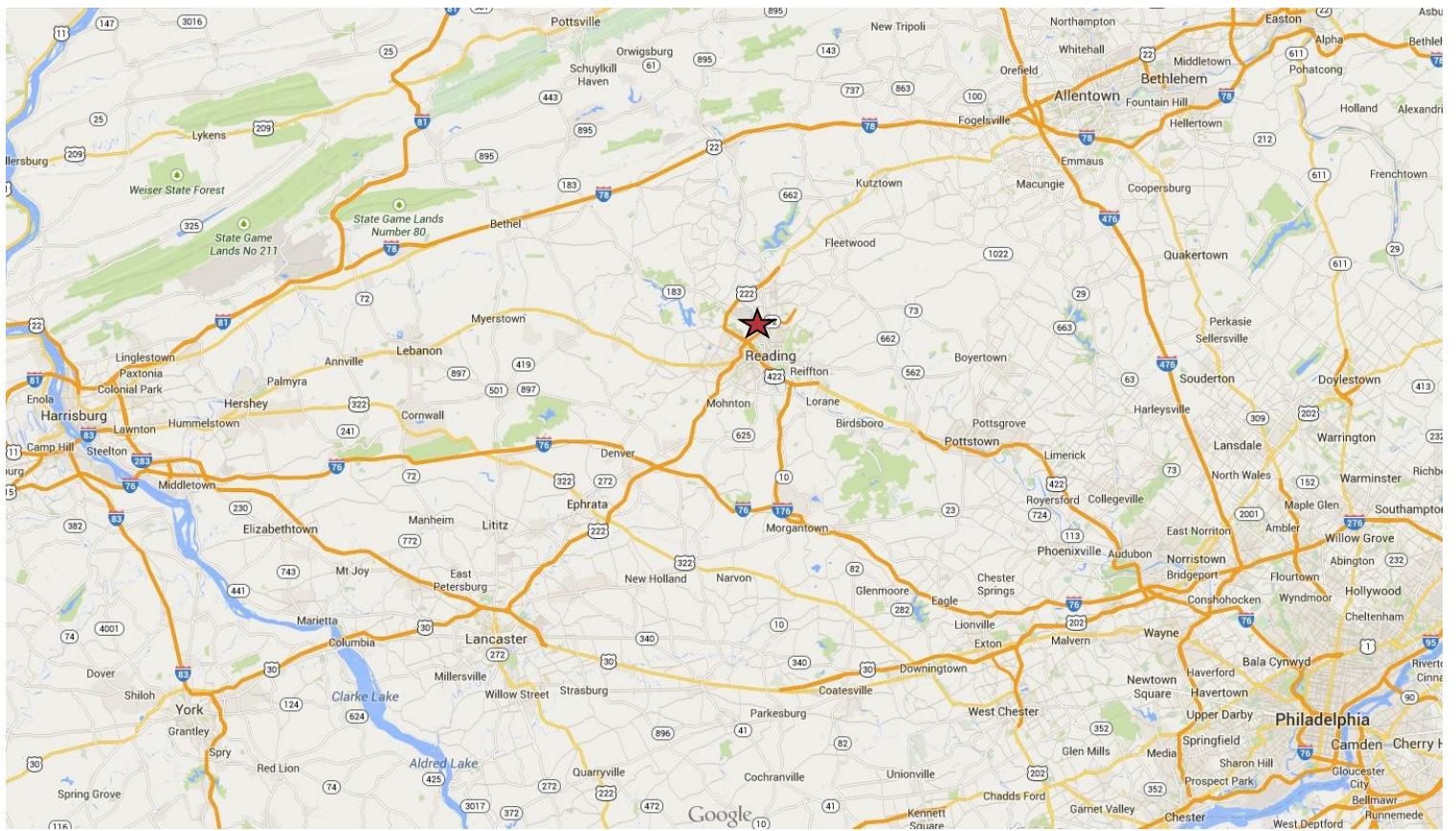
UNIT #B

- 9,410 SF
- 1,000 SF +/- Office
- One drive-in door 12' w x 14' h
- 1-Dock Position
- 200 Amp, 1-Ph electric service
- 19' 10" Clear height

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Mileage and Driving Times



Major City	Mileage	Driving Time
Allentown, PA	31 miles	39 minutes
Philadelphia, PA	69 miles	1 hour, 16 minutes
Harrisburg, PA	66 miles	1 hour, 11 minutes
Baltimore, MD	114 miles	2 hours, 5 minutes
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	73 miles	1 hr, 12 minutes
Port of Wilmington	66 miles	1 hour, 27 minutes

Mileage and driving times to nearby cities, marine terminals, and shipping centers.

Shipping Center	Mileage	Driving Time
FedEx	5 miles	8 minutes
USPS	1.2 miles	4 minutes
UPS	0.9 miles	3 minutes
Norfolk Southern Intermodal	2 miles	5 minutes

