

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

Steve Willems, SIOR

+1 610 370 8506

swillems@naikeystone.com



875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 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

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:</p> <p>Building #1 - 93,440 SF</p> <p>Building #2 - 30,844 SF</p> <p>Building #4 - 34,150 SF</p> <p>Building #5 - 214,000 SF</p> <p>Building #6 - 75,200 SF</p> <p>Total Mall East - 447,634 SF</p> <p>Mall West:</p> <p>Building #7 - 61,192 SF</p> <p>Building #8 - 77,583 SF</p> <p>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</p> <p>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>



875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 1400
naikeystone.com

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 at 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.



For Lease
4220 & 4400 Pottsville Pike

Muhlenberg Industrial Mall West



NAIKeystone

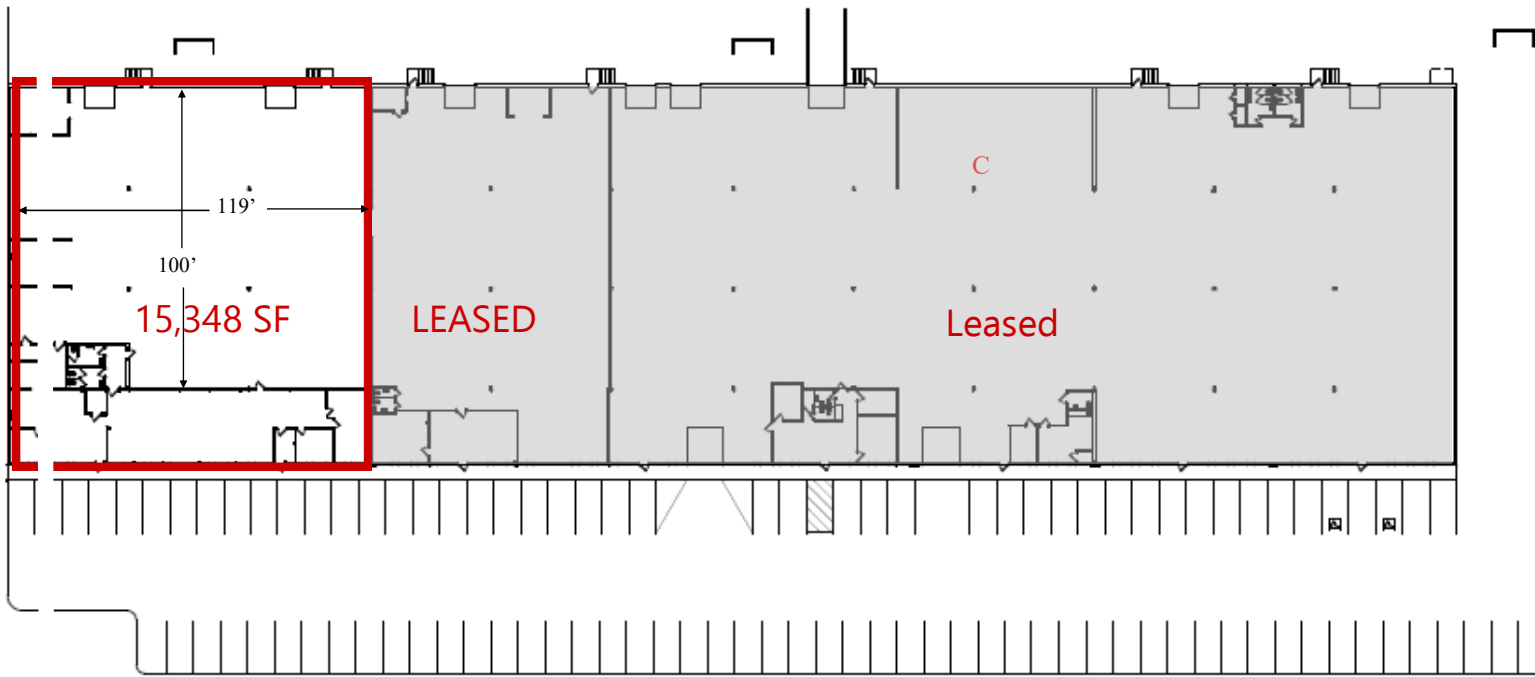
875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 1400
naikeystone.com

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

For Lease
4220 Pottsville Pike

Muhlenberg Industrial Mall West

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



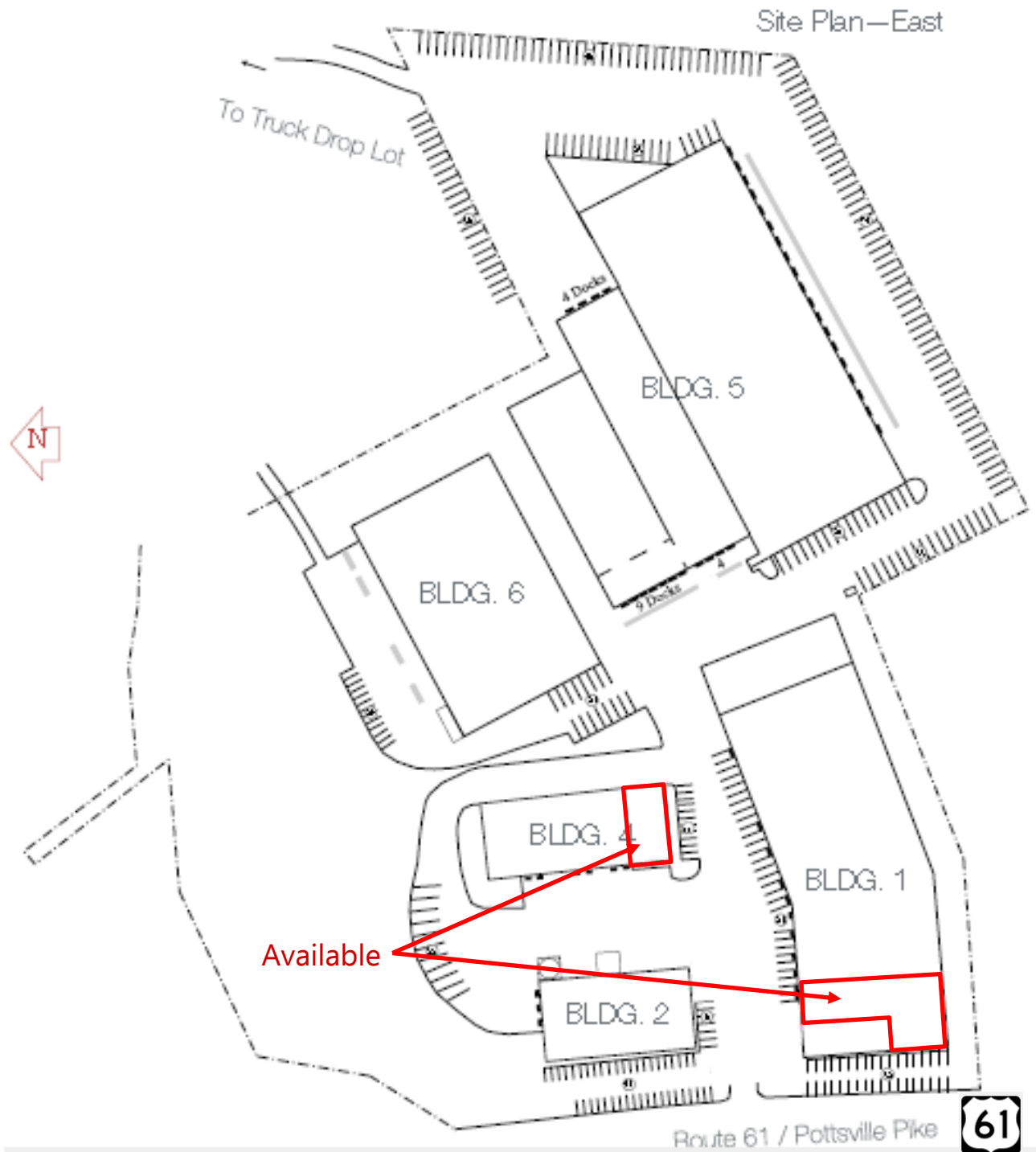
4211 & 4220 Pottsville Pike
Reading, PA 19605

Muhlenberg Industrial Mall East



For Lease
4211 & 4220 Pottsville Pike

Muhlenberg Industrial Mall East

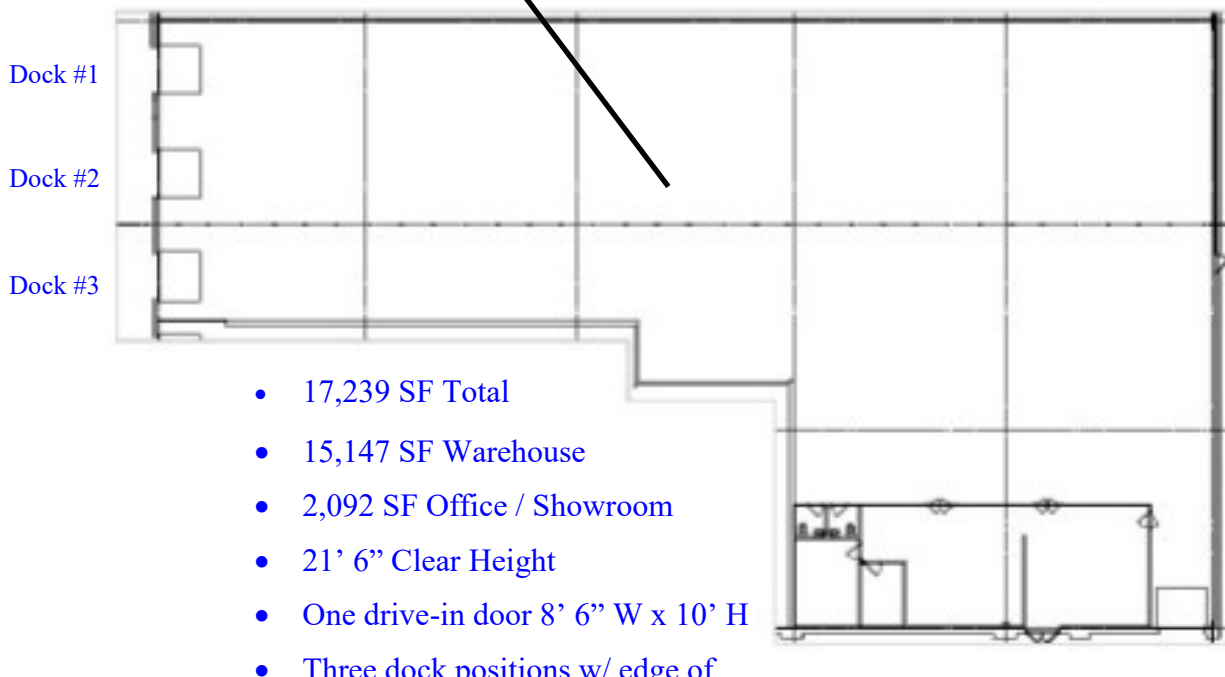


NAIKeystone

875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 1400

For Lease
4220 Pottsville Pike

Muhlenberg Industrial Mall East
Building #1



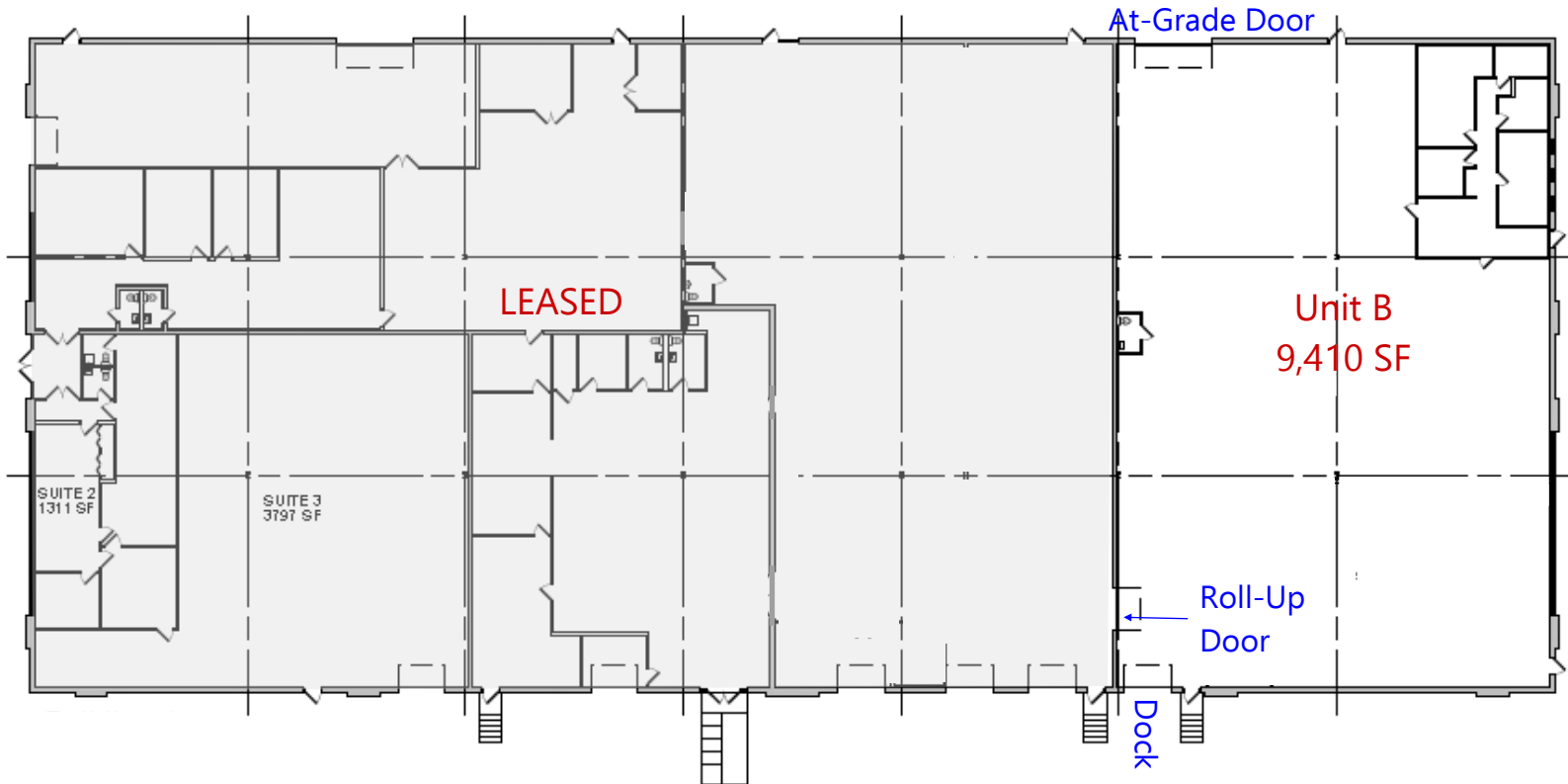
- 17,239 SF Total
- 15,147 SF Warehouse
- 2,092 SF Office / Showroom
- 21' 6" Clear Height
- One drive-in door 8' 6" W x 10' H
- Three dock positions w/ edge of dock levelers and bumpers/seals

NAIKeystone

Light Pylon Sign Included!

For Lease
4211 & 4220 Pottsville Pike

Muhlenberg Industrial Mall East



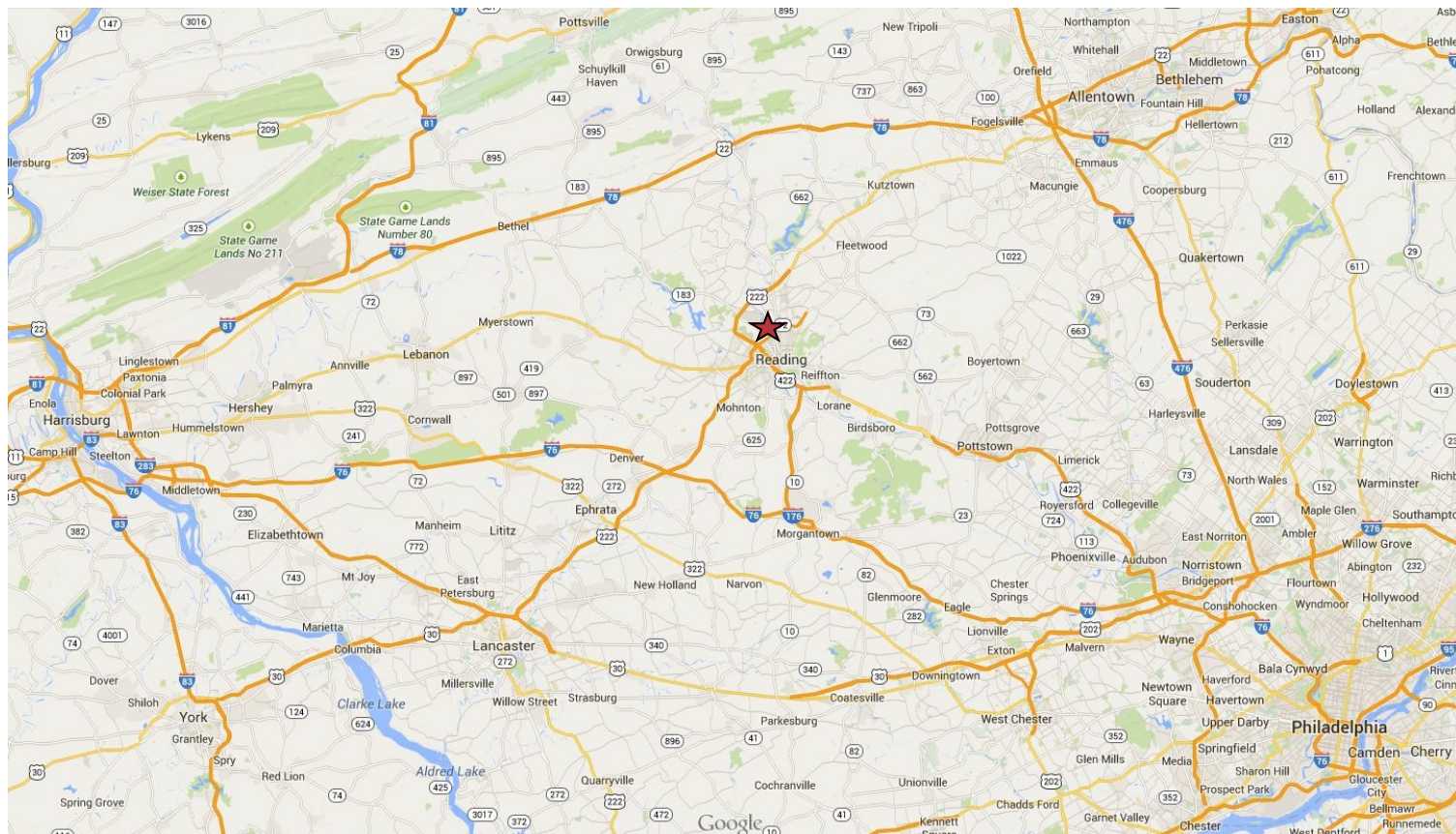
UNIT #B

- 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



4220 & 4400 Pottsville Pike

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



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