



64 Morgantown Rd

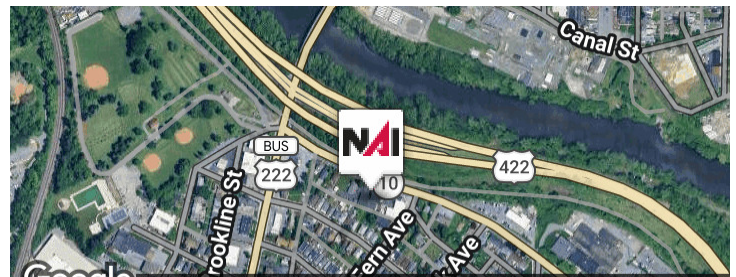
Reading, Pennsylvania 19611

Property Overview

Exceptional opportunity to acquire a well-located commercial property in the heart of Berks County. Situated at 64 Morgantown Road, Reading, PA, this property offers outstanding visibility, convenient access, and flexibility for a variety of commercial or investment uses.

The property is strategically positioned along one of the area's primary commercial corridors with quick access to U.S. Route 222, Interstate 176, and the Pennsylvania Turnpike (I-76), providing excellent regional connectivity. Its location within a well-established commercial market offers strong exposure to both local and commuter traffic while being surrounded by a diverse mix of retail, office, medical, and industrial businesses.

Whether you're an owner-user seeking a highly accessible business location or an investor looking to expand your commercial portfolio, this property presents a compelling opportunity. The combination of a desirable location, strong transportation access, and proximity to major employment centers makes 64 Morgantown Road an excellent choice for businesses looking to establish or grow their presence in the Greater Reading market.



Offering Summary

Sale Price:	\$880,000
Lease Rate:	Negotiable
Building Size:	11,184 SF
Available SF:	11,184 SF
Lot Size:	0.37 Acres

For More Information

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BROCHURE

64 Morgantown Rd, Reading, PA 19611

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Property Highlights

- 11,184 SF of versatile industrial/flex space
- Zoned for industrial use
- Flexible layout and ample space for customization
- Strategic location in Reading, PA
- Prime opportunity for various industrial activities
- 11,184 SF industrial building
- Constructed in 1929
- Zoned for industrial use
- Located in Reading, PA
- Flexible industrial/flex space
- Highly desirable investment opportunity
- Historic charm with modern potential
- Versatile use for various industries
- Ample space for customization
- Strategic location for industrial operations

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For Sale & Lease

11,184 SF | \$880,000
Industrial Space



Floor 1

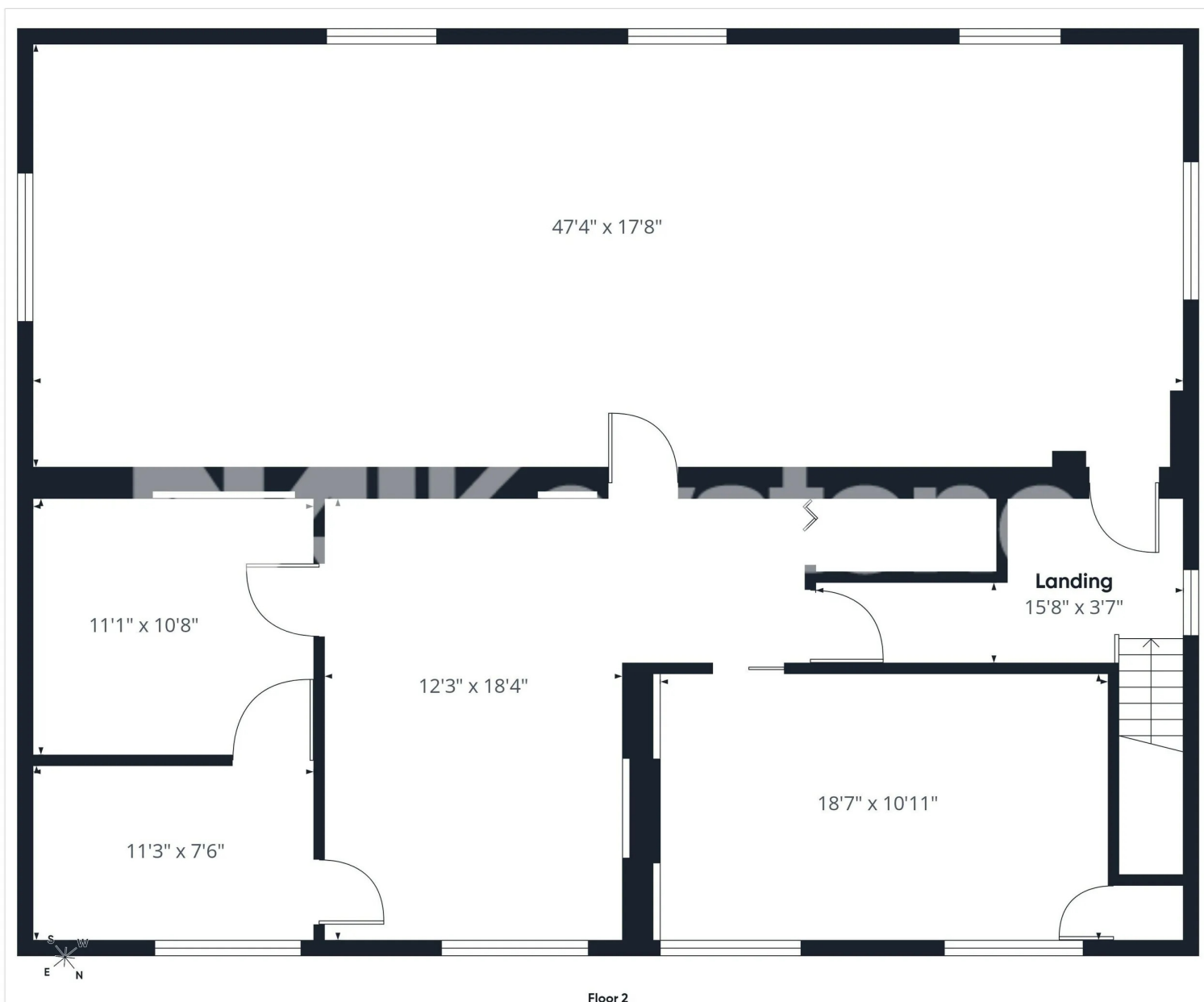
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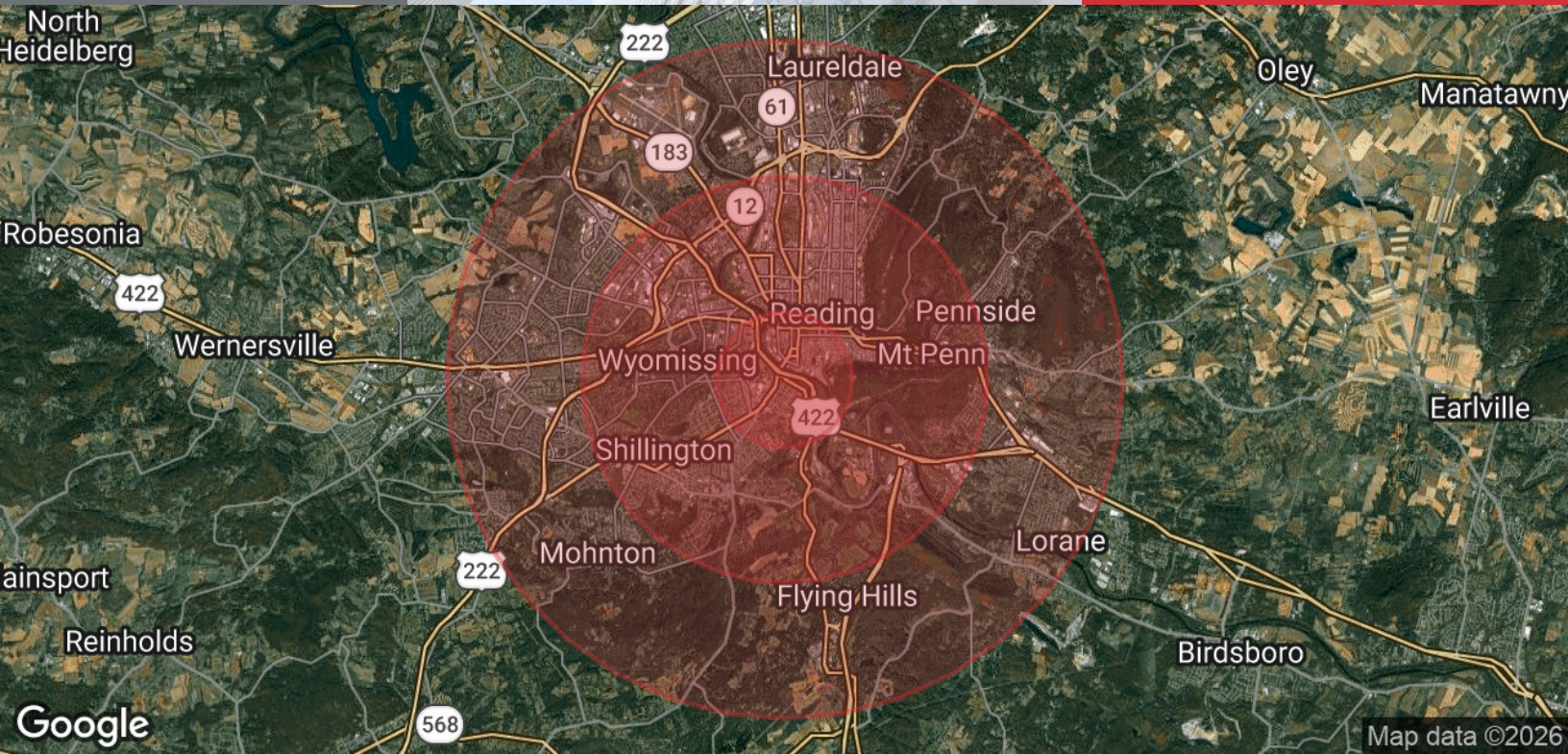
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Population

	1 Mile	3 Miles	5 Miles
Total Population	20,731	132,802	205,665
Average Age	31.9	35.3	37.2
Average Age (Male)	29.9	34.2	35.7
Average Age (Female)	33.4	37.6	39.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,302	49,011	76,984
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$56,816	\$78,195	\$88,520
Average House Value	\$124,877	\$182,902	\$219,055

2023 American Community Survey (ACS)

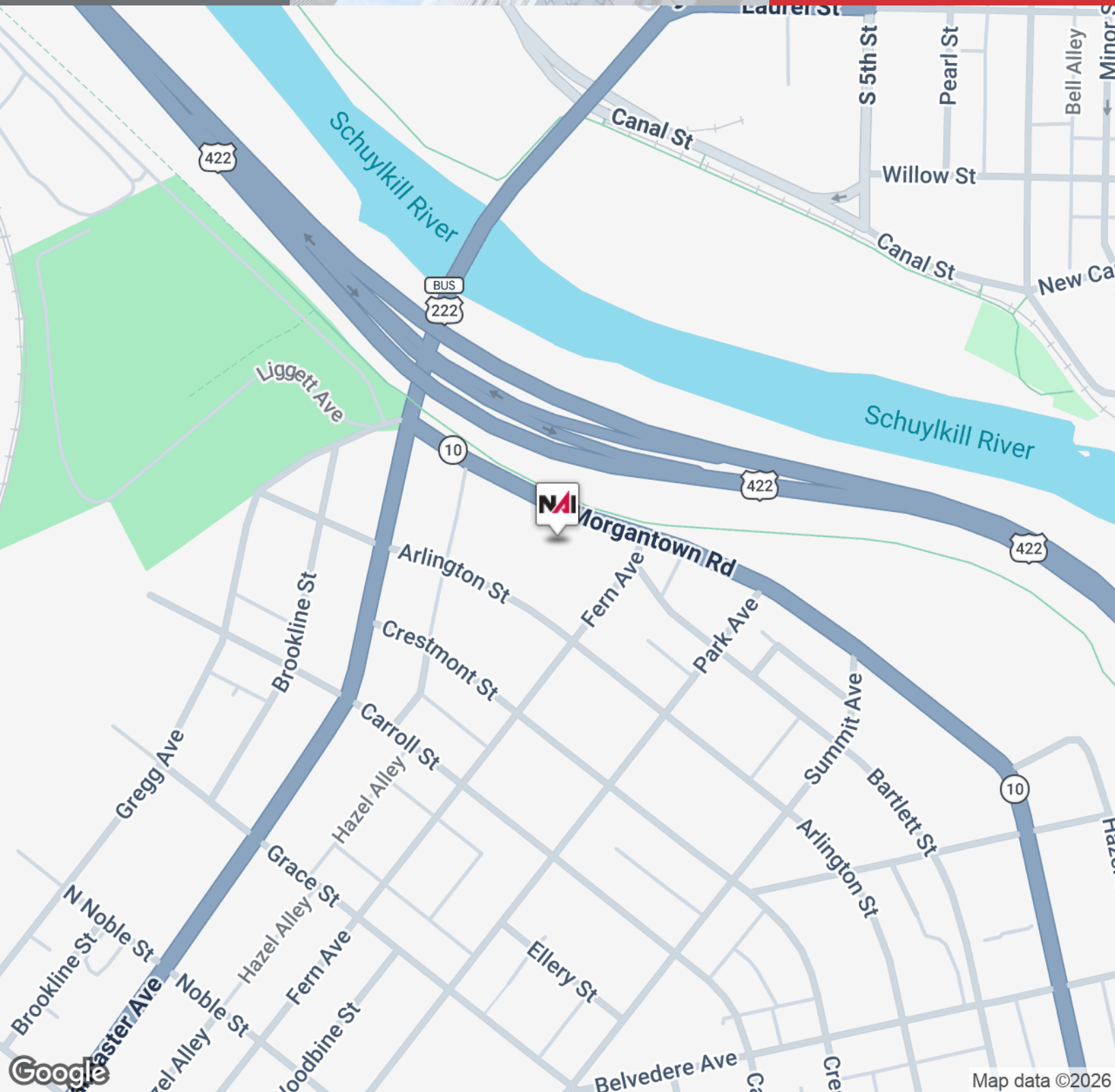
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