

**For Sale**  
**106,772 SF on 10 Acres**



## 2047 Kutztown Road

AKA 1830 N. 11th Street  
Reading, PA 19605  
Berks County

## Property Features

- 106,772 SF on 10-Acres
- Beautiful Office Building w/ Industrial
- Perfect Redevelopment Opportunity or Owner-User
- Access from N.11th Street or Kutztown Road
- Immed. Access to Rt. 12, N. 11th Street Exit
- Desirable Labor Pool in 1-mile radius
- Liberal M-C Zoning District

For more information, contact

**Steve Willems, SIOR**

+1 610 370 8506  
swillems@naikeystone.com

**John Buccinno, SIOR, CCIM**

+1 610 370 8508  
jbuccinno@naikeystone.com



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

# 2047 Kutztown Road

## Reading, PA 19605

## Data Sheet

GENERAL DATA	
Lot Size:	2047 Kutztown Rd. PIN #17-5318-17-01-5771, is 9.77 Acres 2047R Kutztown Rd. PIN #17-5318-17-01-5771-CO1, is included above 2030 N. 11th Street, PIN#17-5318-17-11-1830, is 0.21 Acre <b>Total of 9.98 Acres per above. 10.307 Acres per Thomas R. Gibbons Survey.</b>
Municipality:	City of Reading, Berks County
Zoning:	M-C, Manufacturing - Commercial District
Conveyance:	Via Special Warranty Deed
Flood Zone:	Not in a Flood Zone per FEMA Map number 42011CO506G, revised July 3, 2012.

DESCRIPTION	OFFICE BUILDING	INDUSTRIAL
Size (SF): Total <b>106,772 SF</b> not including Basement	<b>17,408 SF</b> one-story	<b>89,364 SF Total</b> Main Floor is 78,864 SF Second Floor is 10,500 SF Lower Level is 10,772 SF (NOT INCLUDED in Total)
Real Estate Taxes:	\$40,318 or \$2.32 per SF (2024)	\$27,030 or \$0.30 per SF (2023)
Construction:	Masonry exterior walls, mix of smooth face and split face c.m.u. with varied coloring. Steel superstructure, flat roof with original EPDM over 2 1/2" rigid insulation. Thermopane Windows are set in aluminum frames. Some operate, some are fixed pane. Solid core stain grade Birch Doors set in hollow metal frames w/lever action hardware. 18" Carpet Tile floors Fluorescent Lighting w/ standard prismatic lenses. Executive offices have LED butterfly fixtures. Open area shave T-5 Pendant lights as well as "high hats". A 4" Concrete slab over a vapor barrier and crushed stone is provided.  Architecture by DESIGNWORKS Architecture, P.C. and construction by Associated Construction Management.	Concrete and brick exterior walls with steel and heavy timber wood framing in original sections. Original section has wall panels covering all window openings. Roof monitors 22' at peak allow for lots of natural light even with the glass covered by fiberglass panels. Concrete floors throughout with a limited section on the original building having some wood block floor over concrete. This area is covered by steel plate and / or a layer of macadam. 15" square concrete columns set at 15' x 20' spacing in original building and 15' x 45' steel columns in the newer building. Roof on the original is one-half pitched roof w/ rubber membrane, six peaked roof monitors covered with shingles and rubber membrane and a small section of flat roof in disrepair. Appears to be composition. Newer section has eight peaked roof monitors w/ shingles.
Year Built:	2001	Original industrial section 1910; second industrial section 1933.
Doors/Access:	The office building is connected to the original industrial section. The public entrance is very well done with a vaulted ceiling and curved walls awash in natural light.	Seven (7) docks serve the main floor. Edge-of-dock levelers are provided. One drive-in door serves the basement area. Two exterior docks on the end also abuts a rail spur / line operated by Norfolk Southern. The property across N 11th often has cars on the spur.

DESCRIPTION	OFFICE BUILDING	INDUSTRIAL	
Ceiling Heights:	Grid Ceilings set at 10' AFF Three large peaked sky lights exist.	Main Floor Second Floor Basement	Peak 14'9" 10' Clear Height 10' 7" and 13'7" 15' 8'3"
HVAC:	Nine (9) Rooftop (RTU's) natural gas, forced air, with air-conditioning	Two (2) Dual Fuel (natural gas & fuel oil) Weil-McClain low pressure steam boilers. Reportedly one is used and one is a back-up.	
Electric:	Service by Met Ed, First Energy Office has a 400 Amp subpanel at 120/208 Volts	1,200 Amps at 240/120 volt, 3-Phase, 4-wire Delta and four (4) 75 kva transformers. A 7.5 kva converter provides 208Y/120 Volt power.	
Freight Elevator:	None - single story	EMIS Group 3,000 LB cable operated Freight Elevator that runs three-stops. Car is 6'6" deep x 5' W x 8' H.	
Bathrooms:	Four with a total of 6 toilets. Appear to be ADA compliant.	Four with a total of 14 toilets on main floor. Two with a total of 6 toilets on the second floor. Not ADA.	
Water:	Reading Area Water Authority has an 8" line in Kutztown Road and a 6" line runs to the building.		
Sewer:	Reading Area Sewer Authority has a 12" line in Kutztown Road and a 12" line runs to the building.		
Telecom:	Fiber optic and traditional copper		
Gas:	Natural Gas provided by UGI Energy. A 6" line is in Kutztown Road and a 2" line served the building.		
Fire Sprinkler System:	Wet Sprinklered throughout. Normal Hazard rated. Alarm system provides a link to local fire departments in the event of activation.		
Parking:	150 paved spaces		
Fire Alarm:	Simplex fire alarm panel serves the entire property.		
Environmental, Health and Safety:	A January 2000 Phase I Environmental Report disclosed two UST's, a 2,000 gal. gasoline and 3,000 gal. diesel fuel, were removed in 12/1997. These were previously installed in 1989. One 10,000 gal. fiberglass UST is present. It was installed in 1993 to serve the Boiler with #2 Fuel Oil. A 5,000 gallon tank was removed at the same time citing its small size.		



### Why Reading?

**100+ million**

people within an overnight's drive

**95,000+**

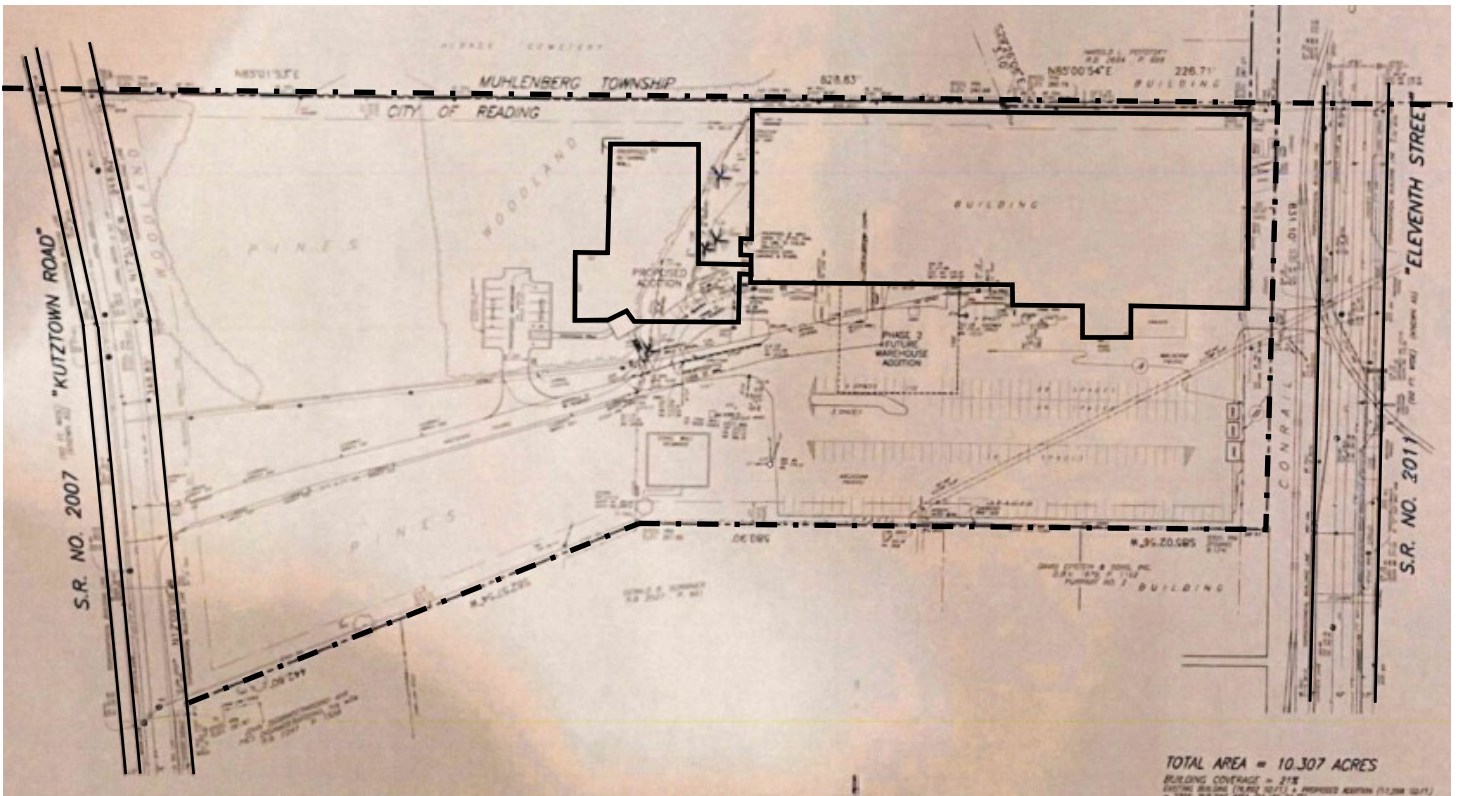
people in the City of Reading -  
4th most populous city in PA

**\$3.9 billion**

Manufacturing GDP in Berks

**60,000**

people are employed in the  
healthcare and manufacturing  
industries



### Why not? The Facts Speak for Themselves!

**431,000+**

a growing population

**214,000**

Labor Force

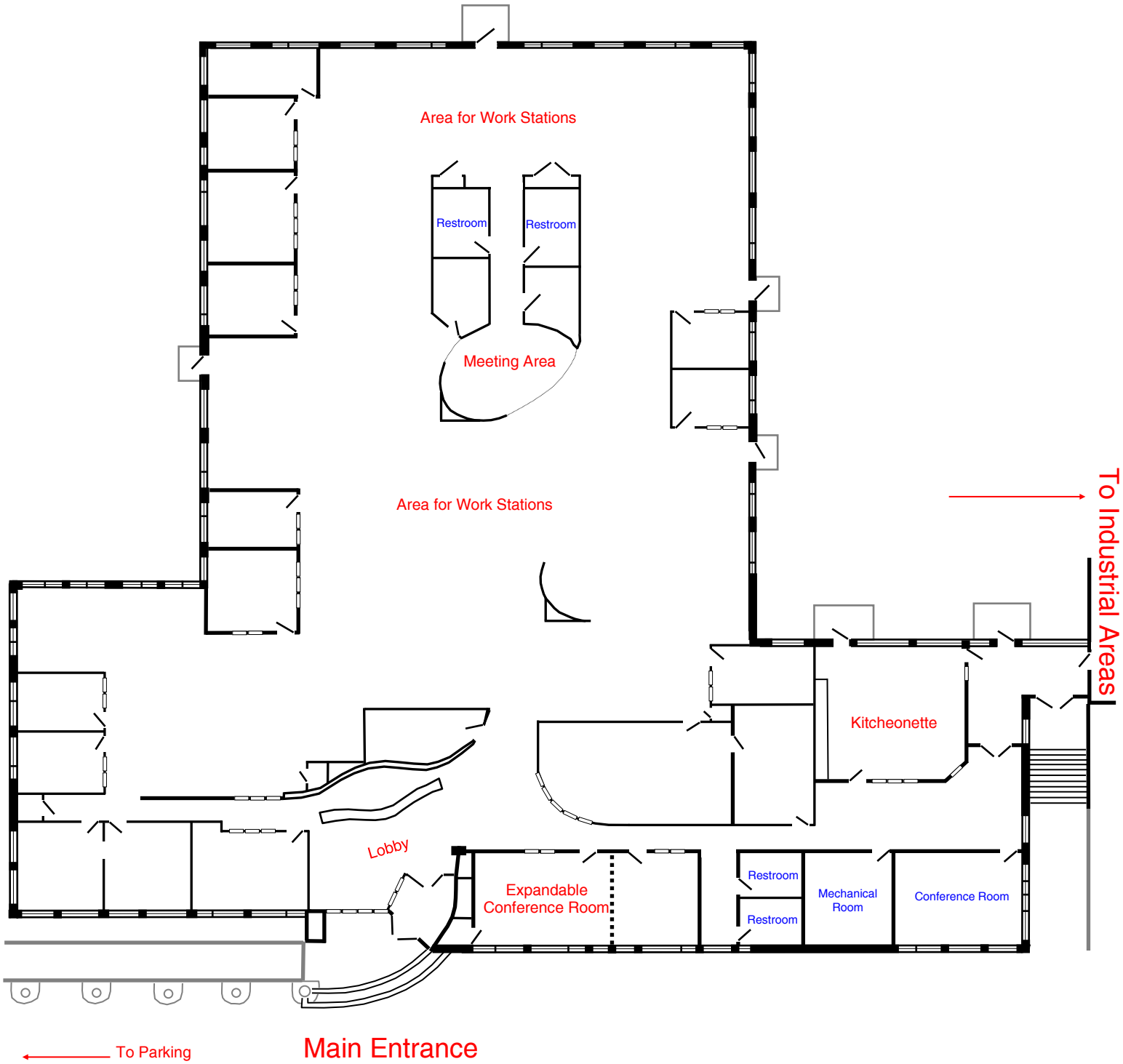
**4,700+**

graduates from Berks College +  
Tech Schools

**20,000**

graduates within 45 miles

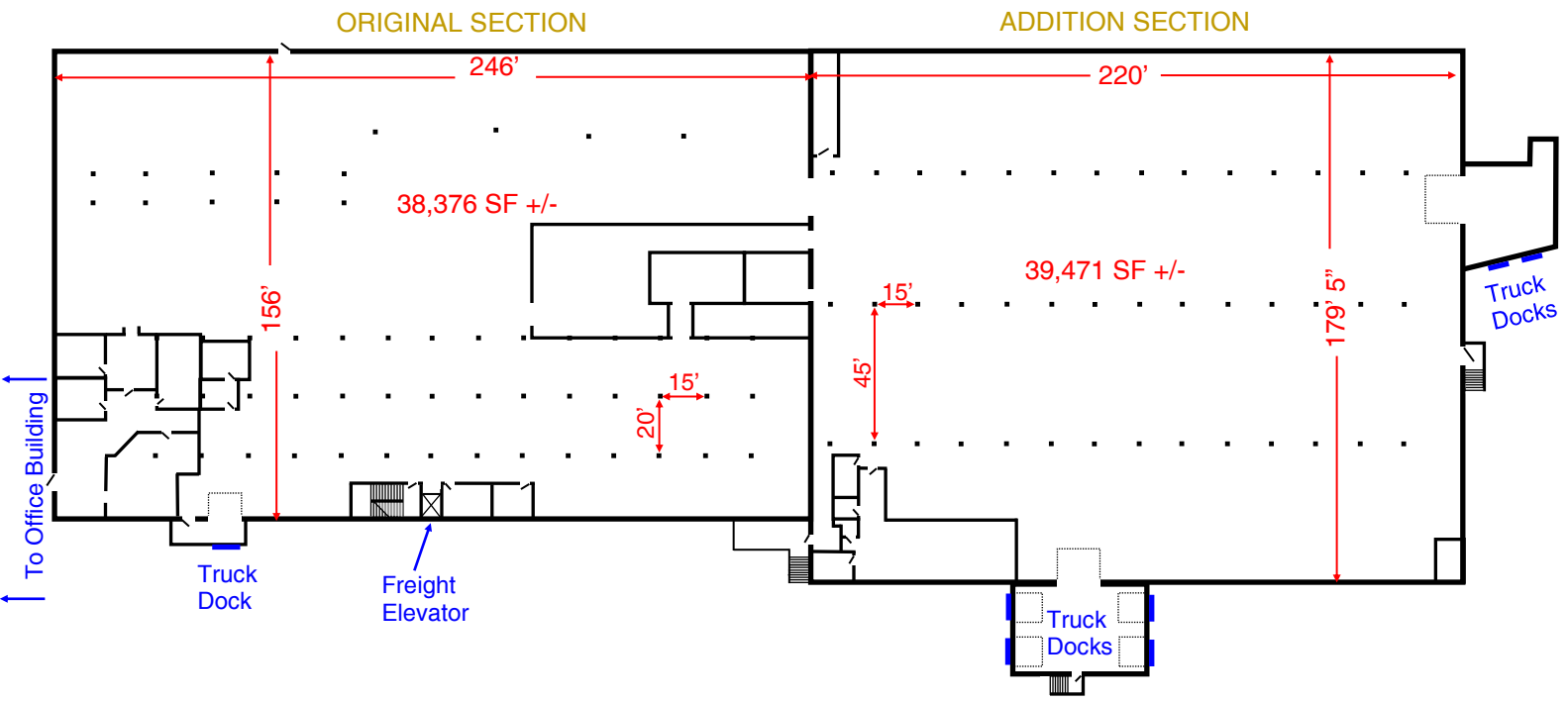
Virtual Tour Link: <https://tour.giraffe360.com/ad1bdf3eab034021ab846f896a611a0a/?lsf=1>



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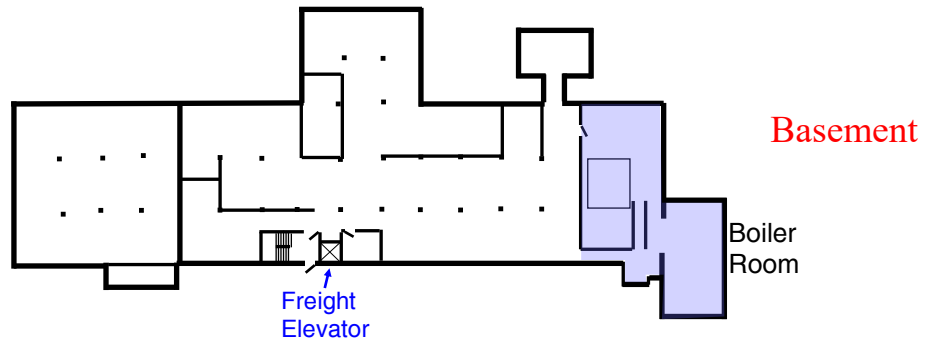
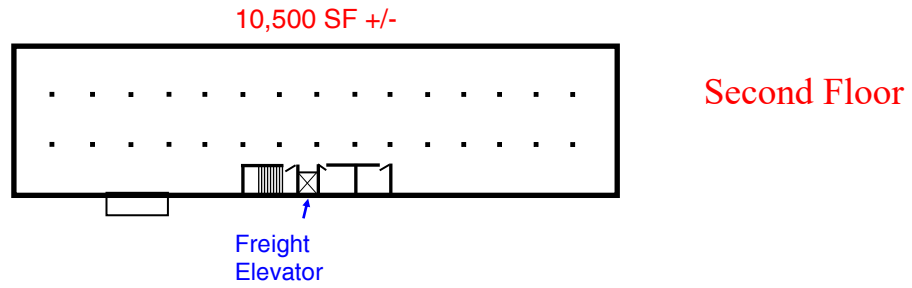
Industrial Floor Plan

Virtual Tour Link: <https://tour.giraffe360.com/a0d3fdbfb6bd476da61c18026d200212/?!sf=1>



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Floor Plan  
Second Floor  
Basement



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Office Photos





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Office Photos



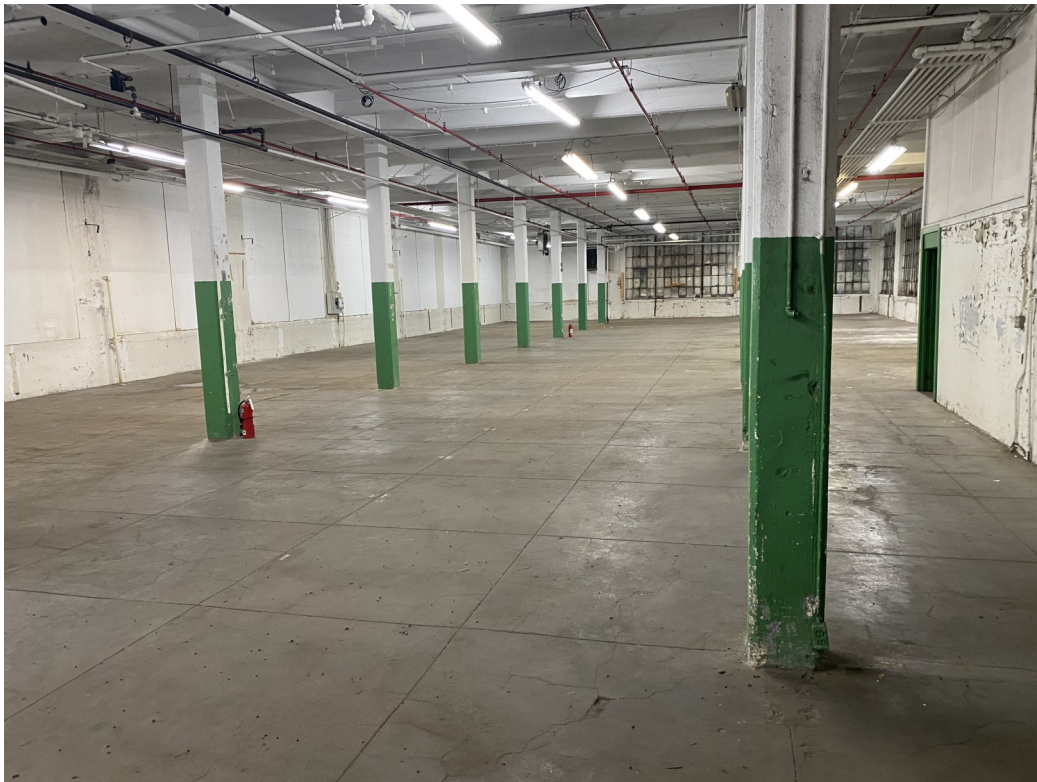
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Original Industrial Area



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2nd Floor



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Basement Photo



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Addition Industrial Area





### ENTERPRISE ZONE - TAX CREDIT PROGRAM

The EZP Tax Credit is designed to complement and supplement the Department's Enterprise Zone Program. Tax credits are authorized in the amount of 25% tax credit of amount invested in rehab, expansion, or physical improvements to buildings or land resulting in job creation/retention, up to \$500,000 in tax credits per project. Unused credits can be carried forward up to five years or sold. Can be applied to numerous Commonwealth taxes, including personal income, corporate net income, and capital stock-foreign franchise tax. EZP is most effective with redevelopment of industrial properties.

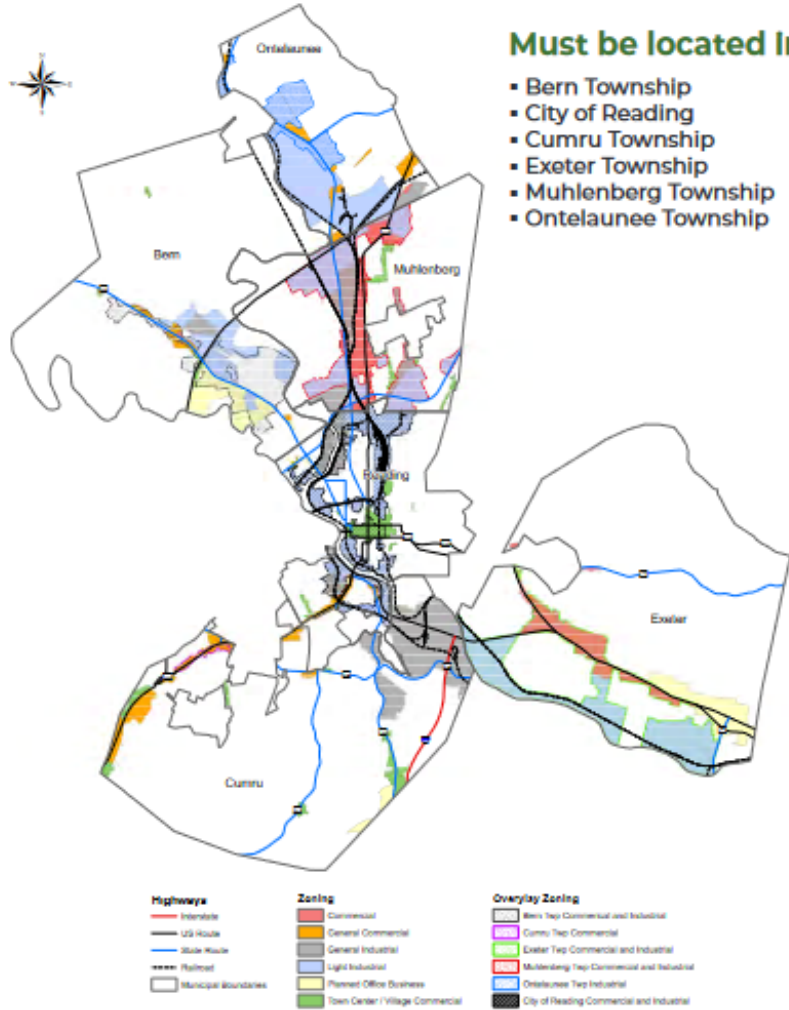
#### Eligible activities:

- Rehabilitation
- Expansion
- Improvement to a building(s)
- Improvement to land
- Engineering
- Architecture
- Acquisition

#### Application Date:

TBD 2022

#### Full Guidelines:



#### Must be located in:

- Bern Township
- City of Reading
- Cumru Township
- Exeter Township
- Muhlenberg Township
- Ontelaunee Township

Source: Berks County Planning Commission, Department, Berks County Department of Emergency Services, Greater Reading Chamber Alliance

Contact us: Aaron Gantz | 610.898.7788 | AGantz@greaterreading.org



**CENTRAL PENNSYLVANIA'S  
FOREIGN-TRADE ZONE**

**Foreign Trade Zone 147**

Foreign-Trade Zone (FTZ) 147 encompasses 11 counties in southcentral Pennsylvania in the United States. There are numerous sites that are strategically located to offer convenient on-site inter-modal transport links for air, road and rail transportation. The FTZ Corp of Southern PA is the Grantee of FTZ 147 and the Zone Project is administered by Campbell Trade Group, Inc.

**Benefits of the Foreign Trade Zone**

- Defer, reduce and/or eliminate U.S. Customs duties
- Distributions savings
- Elect preferential duty rates
- Lower inventory costs

Companies can use foreign-trade zones to maintain the cost competitiveness of their U.S.-based operations in relation to their foreign-based competitors. For a company, zone status provides an opportunity to reduce certain operating costs associated with a U.S. location that are avoided when operating from a foreign site.

The fundamental benefit offered by the FTZ program to U.S.-based companies is the ability to defer, reduce or even eliminate Customs duties on products admitted to the zone. For the U.S.-based companies involved in international trade, the FTZ program provides a means of improving their competitive position in relation to their counterparts abroad.

**Deferral of Duties**

Customs duties are paid only when and if merchandise is transferred into U.S. Customs territory. This benefit equates to a cash flow savings that allows companies to keep critical funds accessible for their operating needs while the merchandise remains in the zone. There is no limit on the length of time that merchandise can remain in a zone.

For more information, visit [FTZ147.com](http://FTZ147.com) or contact Campbell Trade Group at [ftz@campbelltradegroup.com](mailto:ftz@campbelltradegroup.com)



**Reduction of Duties**

In a foreign-trade zone, with the permission of the Foreign-Trade Zones Board, users are allowed to elect a zone status on merchandise admitted to the zone. This zone status determines the duty rate that will be applied to foreign merchandise if it is eventually entered into U.S. commerce from the FTZ. This process allows users to elect the lower duty rate of that applicable to either the foreign inputs or the finished product manufactured in the zone. If the rate on the foreign inputs admitted to the zone is higher than the rate applied to the finished product, the FTZ user may choose the finished product rate, thereby reducing the amount of Customs duty owed.

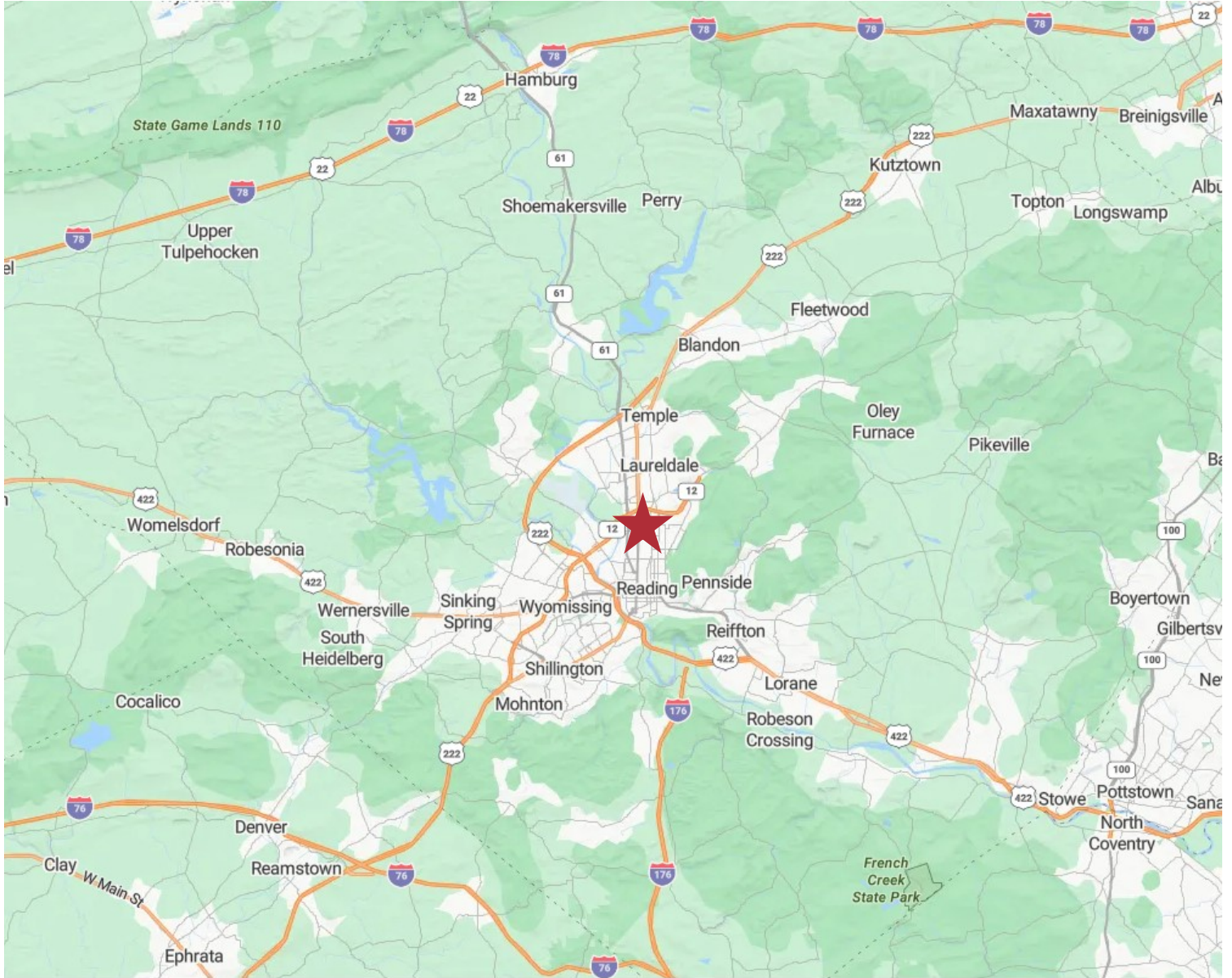
**Elimination of Duties**

No Customs duties are paid on merchandise exported from a FTZ. Therefore, duty is eliminated on foreign merchandise admitted to the zone but eventually exported from the FTZ. Generally, Customs duties are also eliminated for merchandise that is scrapped, wasted, destroyed, or consumed in a zone.



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Map / Location



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