

For Lease
70,850 SF Industrial Space



51 Spring Valley Road

Reading, PA 19605
Muhlenberg Township,
Berks County

For more information, contact

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Property Features

- Up to 70,850 SF Industrial Space Available
- Value Priced!
- Access to State Route 12
- **SQF Rated; Ideal for Food Production / Processing**
- Desirable Labor Pool in 1-mile radius



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Data Sheet

GENERAL DATA	
Lot Size:	7.68 Acres
Municipality:	Muhlenberg Township, Berks County
Zoning:	I-2 Heavy Industrial
Conveyance:	Sublease ending 09 / 2040
Flood Zone:	Yes per FEMA panel 42011CO368G
CAM/Insurance:	\$1.29 per SF (2026 Budget)
Real Estate Taxes:	\$85,590 or \$0.71 per SF (2025)

DESCRIPTION	
Size (SF):	<p>Overall Building is 120,760 SF.</p> <p>Bay "A" is 14,000 SF +/-</p> <p>Bay "B" is 28,500 SF +/- AVAILABLE 1st Qtr 2026</p> <p>Bay "C" is 42,350 SF +/- SUBJECT TO REMOVAL OF BRICK OVENS AND CONVEYORS</p> <p>Bay "D" is 35,910 SF +/- Primary Baking Area, not available</p>
Description:	<p>Classic red-brick, single story industrial built for baking pretzels and snack foods. The floor plan is broken into four areas, each with offices or smaller areas to support baking activities. With the modernization of baking equipment, the current pretzel baking operation is able to operate in +/- half the property creating an opportunity for a second user to occupy up to 70,850 SF +/- of space,. While a food related user would optimize the SQF rated opportunity, the space could as easily be used for logistics, warehousing or pick n' pack. A strong workforce is nearby and available to assist on any new operation. Approximately 1,000 SF of Office is available. Four bathrooms serve the property.</p>
Doors/Access:	<p>One 8' W x 7' 6" H at-grade door</p> <p>Seven Loading Docks; 7' 6" W x 9' H</p> <p>Two Loading Docks 8' W x 9' H</p> <p>All have pit style levelers, weather overhang, bumpers & seals.</p> <p>The primary tenant utilizes the Docks on the north side thus a travel lane will be required through the Tenant Space.</p>
Ceiling Heights:	Vary 13' 6" to 16' 7" Clear
HVAC:	Natural gas fired Unit Heaters with infrared heaters at the Dock area.
Electric:	480 Volt – 1,200 AMP 3-Phase and 480 Volt – 1,600 AMP 3-Phase provided by Met-Ed, a First Energy Company. Two meters, one attractive rate at \$0.98135 per kwh.
Natural Gas:	4 inch, low pressure, 5 PSI provided by Constellation Energy. Current rate is attractive at \$3.4550 per MMBTu.
Water:	1" Domestic line plus a 2" line for Process Water which is pretreated for PH level. Service from the Reading Area Water Authority
Sewer:	Via Reading Area Sewer Authority. Process water is pretreated for PH level.

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Data Sheet, Cont.

DESCRIPTION	
Telecom:	Comcast fiber optic lines are in the building.
Air Compressor:	There is 60% +/- capacity available from the primary system and can be made available to the Tenant.
Fire Sprinkler System:	100% Coverage via a "Normal Hazard" rated wet system.
Parking:	85+ surface spaces plus a Trailer yard for 24.
Labor:	Teamsters for warehouse, maintenance, and janitor; BC&T for baking operations. The Landlord does not require any incoming Tenant's labor force to be Union.

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
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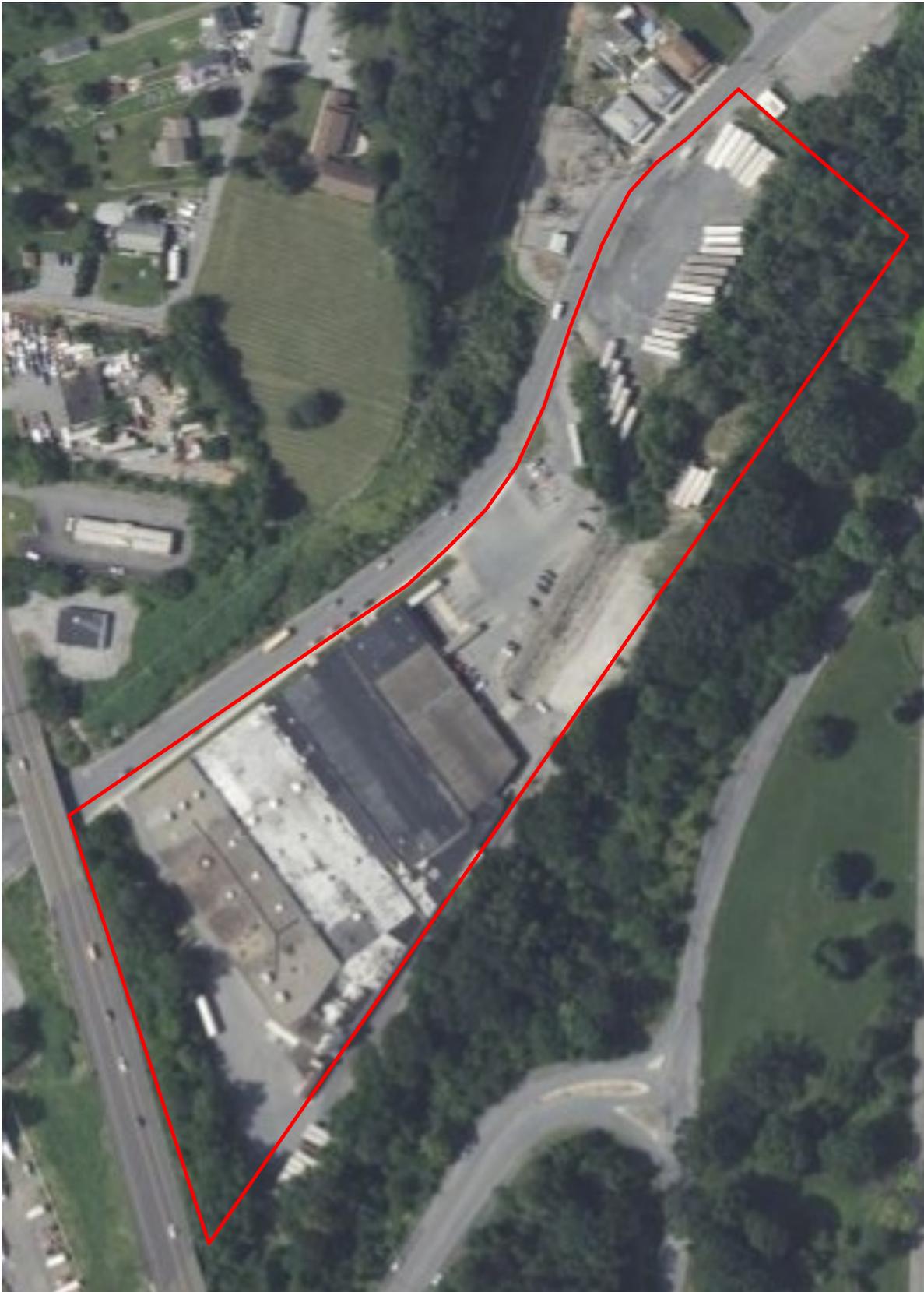
Daytime Employment						
Radius	2 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	12,037	1,380	9	76,478	8,796	9
Trade Transportation & Utili...	3,448	268	13	13,405	1,155	12
Information	219	27	8	1,090	126	9
Financial Activities	743	181	4	5,506	1,025	5
Professional & Business Se...	694	141	5	6,769	1,029	7
Education & Health Services	3,660	362	10	30,345	3,614	8
Leisure & Hospitality	1,738	130	13	8,332	608	14
Other Services	1,122	240	5	4,973	1,003	5
Public Administration	413	31	13	6,058	236	26
Goods-Producing Industries	6,218	168	37	16,167	711	23
Natural Resources & Mining	13	3	4	368	16	23
Construction	3,522	100	35	6,413	419	15
Manufacturing	2,683	65	41	9,386	276	34
Total	18,255	1,548	12	92,645	9,507	10

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
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Site Plan

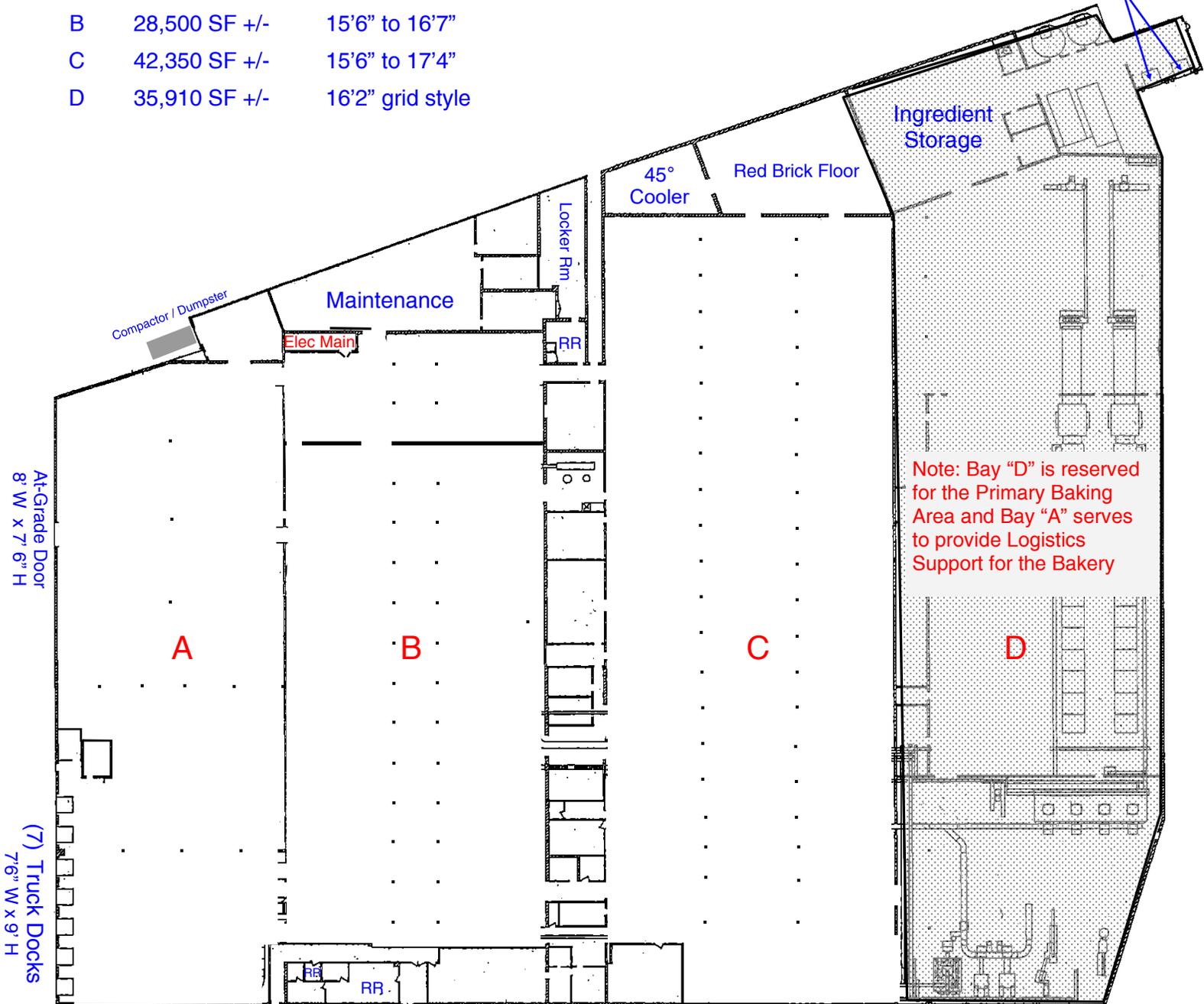


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Floor Plan

Bay	Size	Ceiling Heights
A	14,000 SF +/-	13'6" to 15'6"
B	28,500 SF +/-	15'6" to 16'7"
C	42,350 SF +/-	15'6" to 17'4"
D	35,910 SF +/-	16'2" grid style

(2) Truck Docks
8' W x 9' H



Note: Bay "D" is reserved for the Primary Baking Area and Bay "A" serves to provide Logistics Support for the Bakery

Bay	Approx. Interior Dimensions
A	78' wide x 235' long
B	92' wide x 192' + 40" long
C	102' 6" wide x 291' 9" long
D	83' wide x 83' 4" + 141' + 88' 9" long

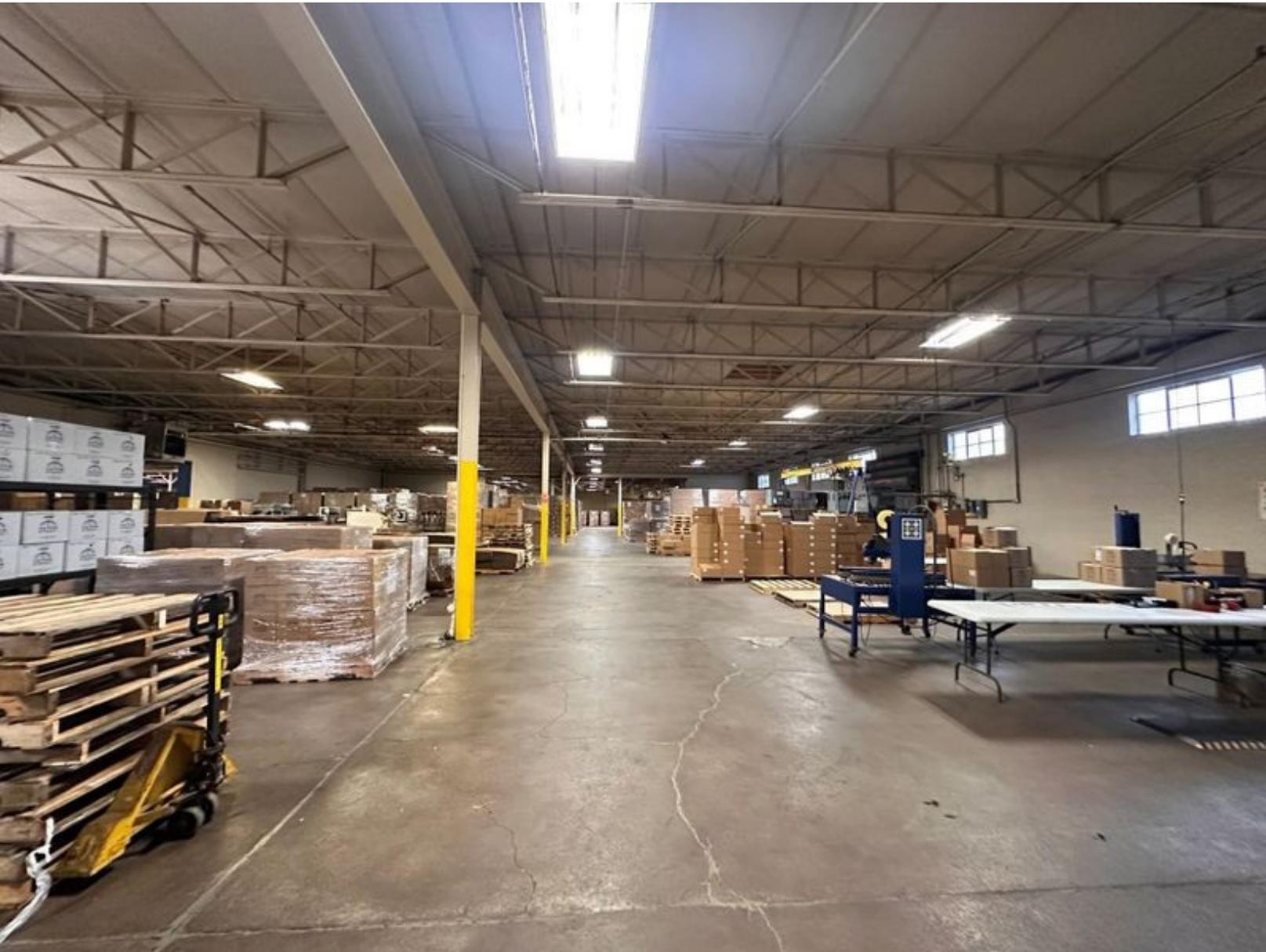
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Photo



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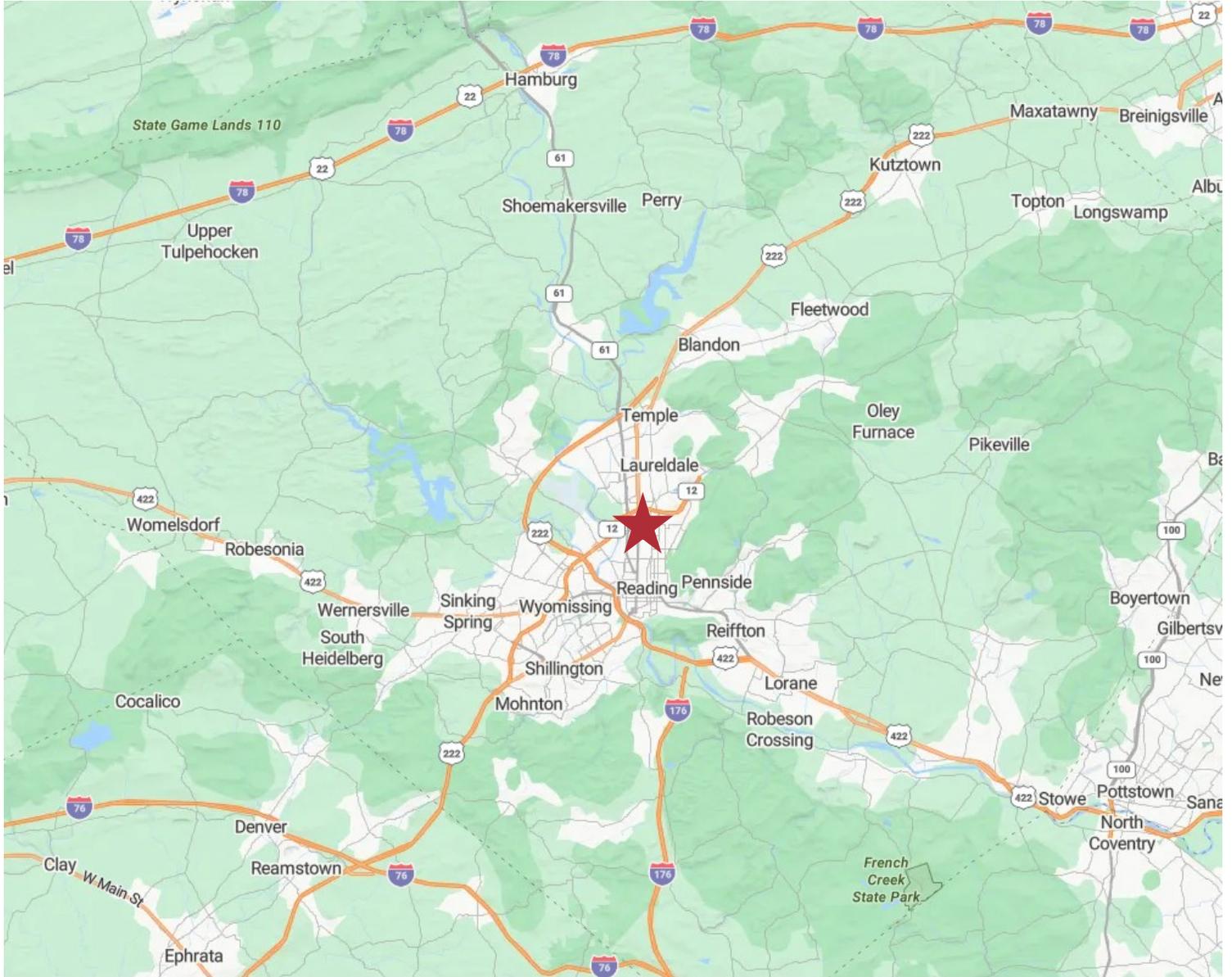
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Map / Location



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