

FOR LEASE
\$13.00/NNN

3212 Kutztown Road
Reading, PA

Property Type: Medical/Office Building

Construction: Wood

Age: Built in 1987

Square Feet: 5,105 Upper Floor

Roof: Rubber

Ceiling Height: 8' - 9'

Lighting: Fluorescent

Floor: Carpet, Tile

Lot Size: .74 Acres

Zoning: Commercial

Parking: Macadam Lot

Taxes: Included in CAM



Kent E. Wrobel
Realtor®

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Minimum Term: 5 Years

Possession: Negotiable

Heat: Gas Forced Air

Air Conditioning: Central Air

Fiber Optics: CAT 5

Water/Sewer: Public

Electric Service: 200 Amp

Gas Service: Provided by UGI

Hot Water Heater: Electric

Bathrooms: 4 Restrooms

Rent Escalator: Annual CPI But No Less Than 3%



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GROSS INTERNAL AREA
FLOOR 1: 5026 sq. ft
TOTAL: 5026 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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