

FOR LEASE

\$13.50/SF + \$5.60 CAM

10 Wingco Lane

Reading, PA

Property Type: Retail, Commercial

Construction: Stucco

Age: Built in 1999

Square Feet:
10E: 5,000 SF
10B: 2,103 SF
10C: 1,250 SF
12A: 1,283 SF
12F: 6,000 SF

Roof: Shingle

Floor: Carpet & Vinyl over Cement

Lot Size: 3 Acres

Zoning: C: General Commercial

Parking: Private Macadam Lot



Kent E. Wrobel

Realtor®

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Taxes: Included in the CAM

Minimum Term: 3 Years

Possession: Negotiable

Heat: Gas Forced Air

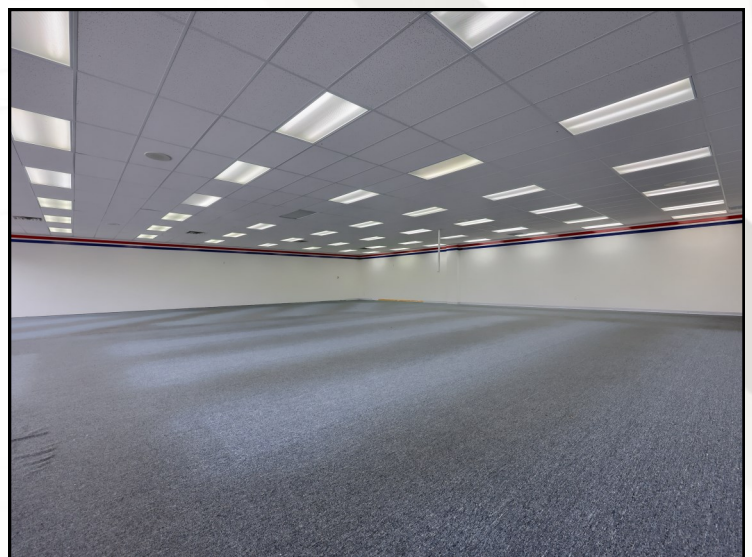
Air Conditioning: Central Air

Water/Sewer: Municipal

Electric Service: 200 Amp

Gas Service: UGI

Rent Escalator: Annual CPI but no less than 3%



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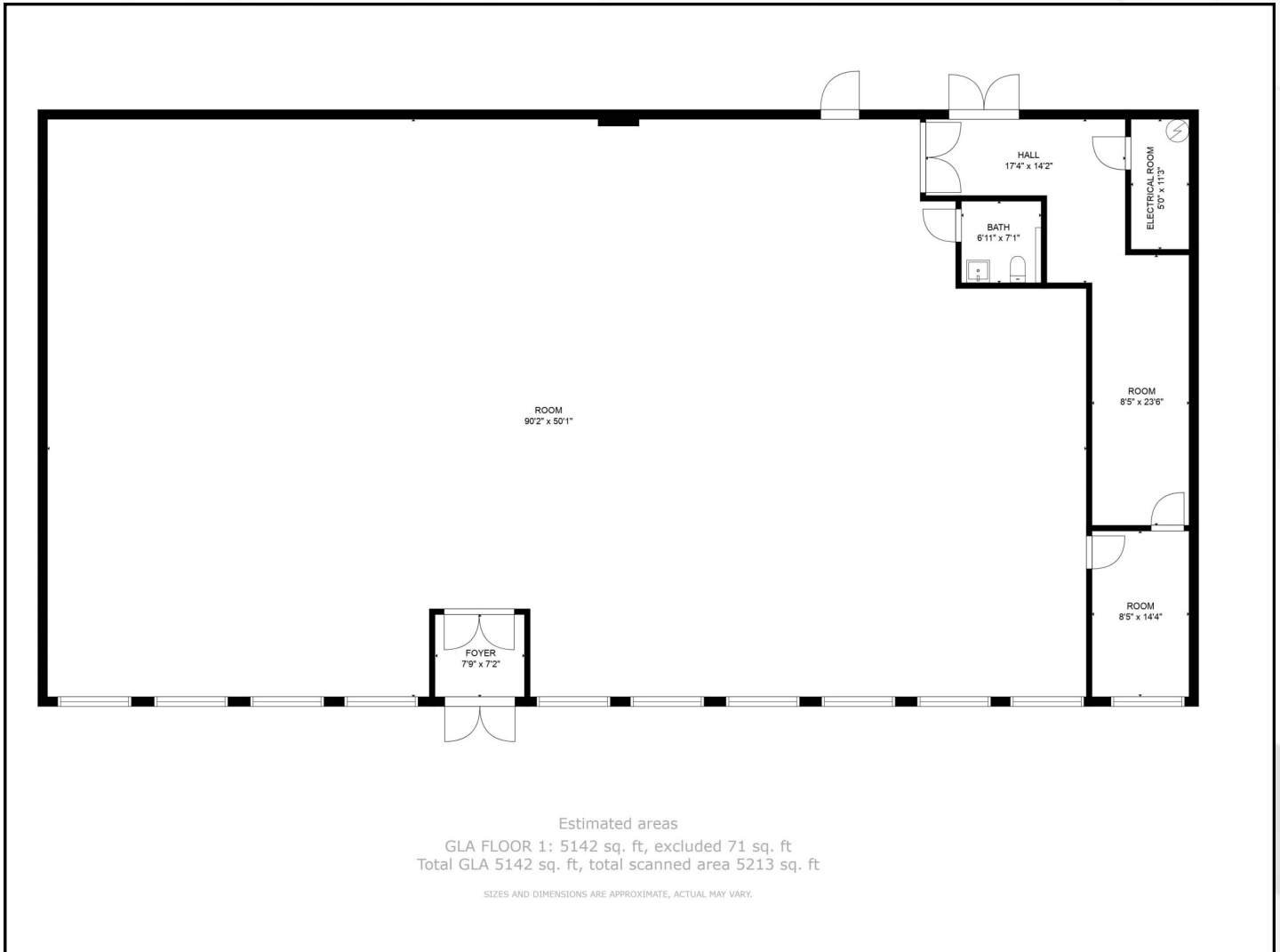
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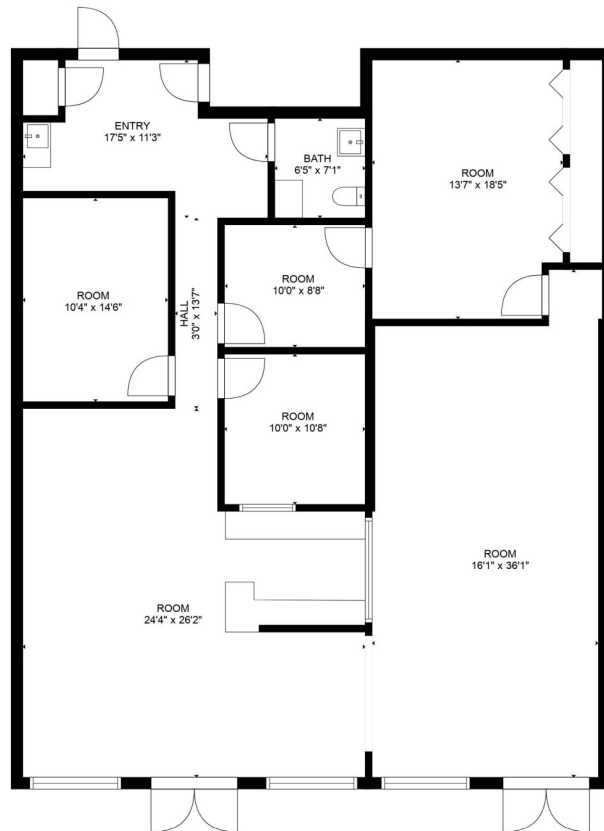
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10B



GROSS INTERNAL AREA
FLOOR 1: 2049 sq. ft.
TOTAL: 2049 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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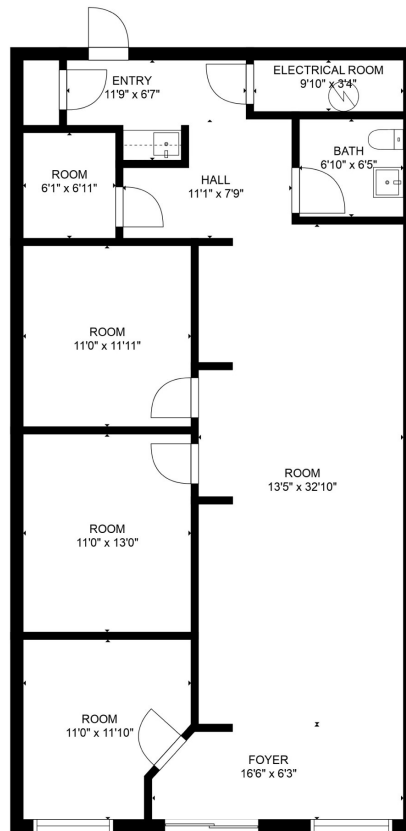
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10C



GROSS INTERNAL AREA
FLOOR 1: 1243 sq. ft
TOTAL: 1243 sq. ft
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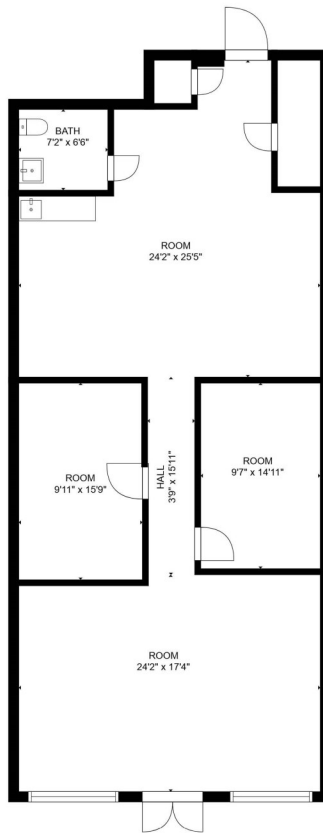
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12C



GROSS INTERNAL AREA
FLOOR 1: 1375 sq. ft.
TOTAL: 1375 sq. ft.
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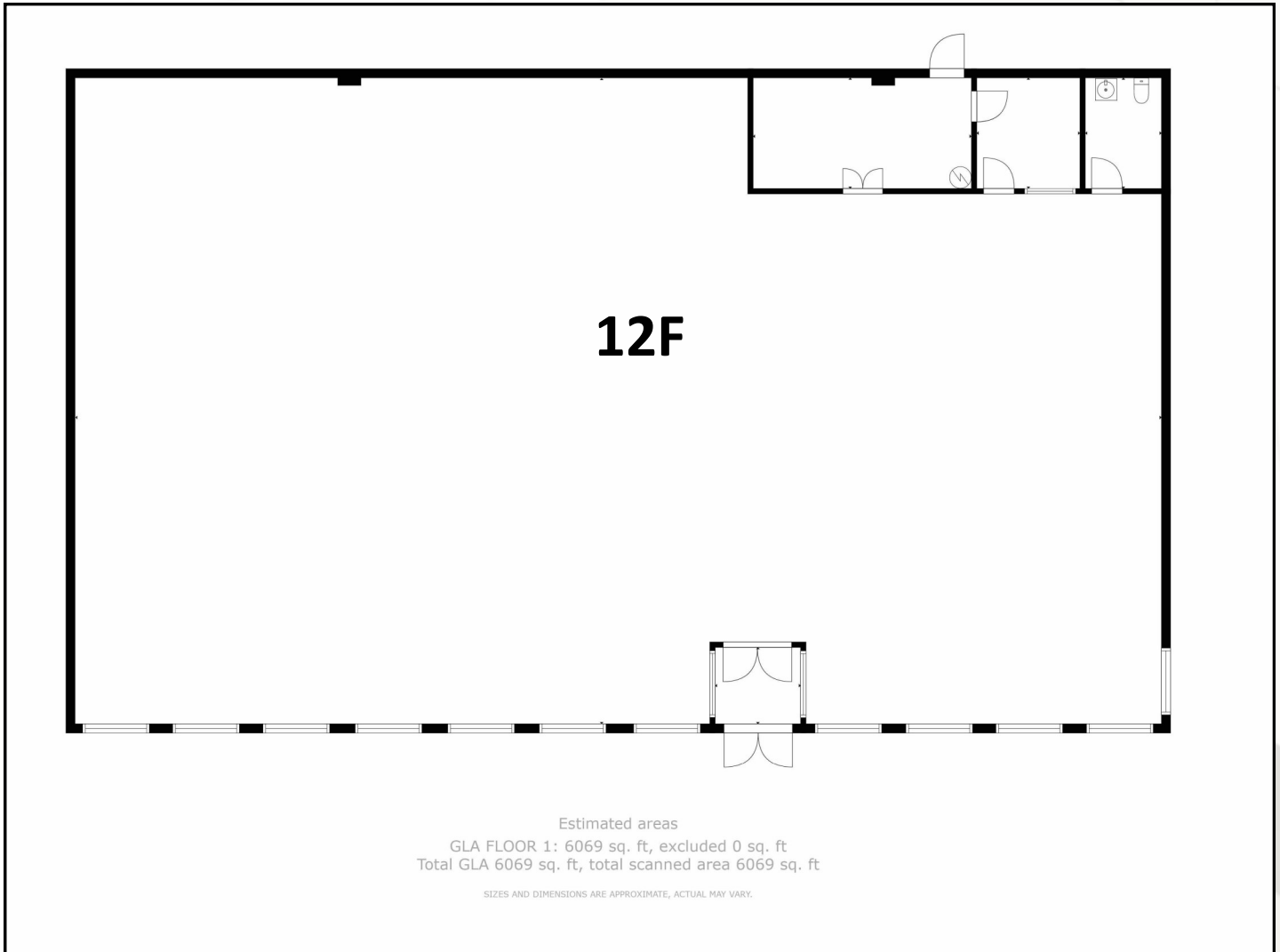
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