

For Lease

# Trout Run Business Center

\$10.00 - 15.75 SF/yr

## Trout Run Business Center

330 N Reading Road  
Ephrata, Pennsylvania 17522

### Property Description

Experience the epitome of modern office space at this premier property on N Reading Road. Boasting state-of-the-art facilities and customizable layouts, this space is designed to elevate your business operations. With ample parking, contemporary interior finishes, and advanced technology infrastructure, the property offers an unparalleled working environment. The strategic location provides easy access to major highways, ensuring seamless connectivity for both employees and clients. Whether you need a collaborative open-plan layout or a more traditional office setup, this property effortlessly adapts to your unique business needs. Elevate your professional image and productivity in this exceptional and dynamic leasing opportunity.

Visit [naikeystone.com](http://naikeystone.com) for accurate listing info.

### OFFERING SUMMARY

Lease Rate	\$10.00 - 15.75 SF/yr (NNN)
Available SF	1,900 - 9,000 SF
Lot Size	6.0 Acres
Building Size	68,000 SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
354 N Reading Road	\$13.00 SF/yr	1,900
348 N Reading Rd	\$15.75 SF/yr	2,330
350 N Reading Rd	\$10.00 SF/yr	3,600
336 N Reading Rd	\$11.00 SF/yr	4,500

For more information

**Kevin Wolfe**

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[kwolfe@naikeystone.com](mailto:kwolfe@naikeystone.com)



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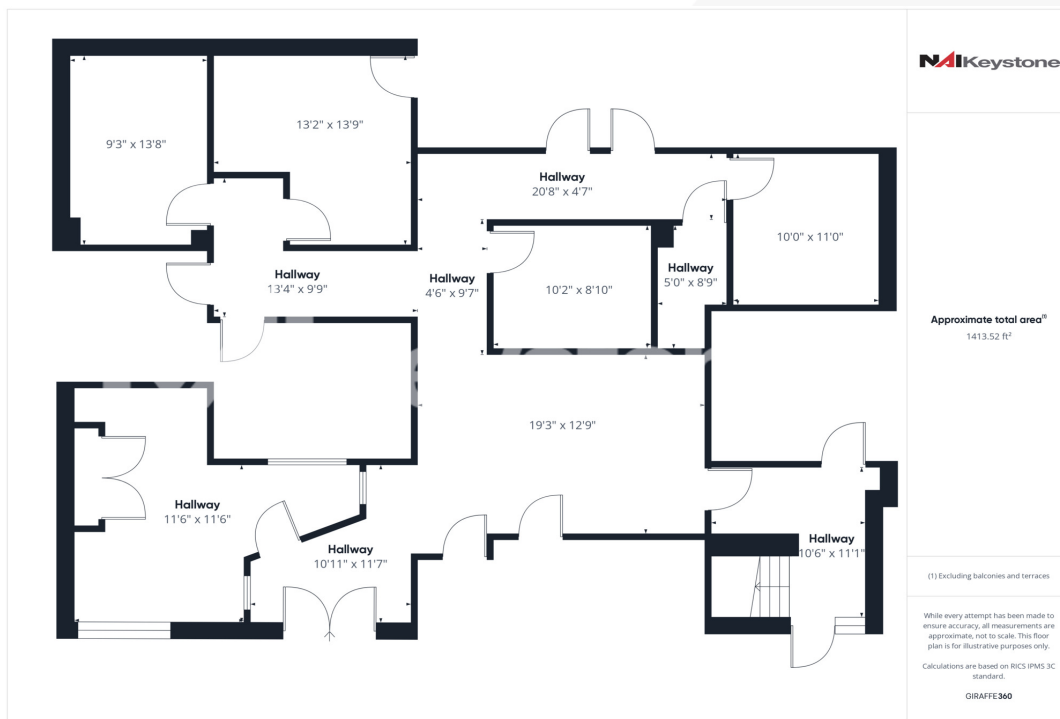




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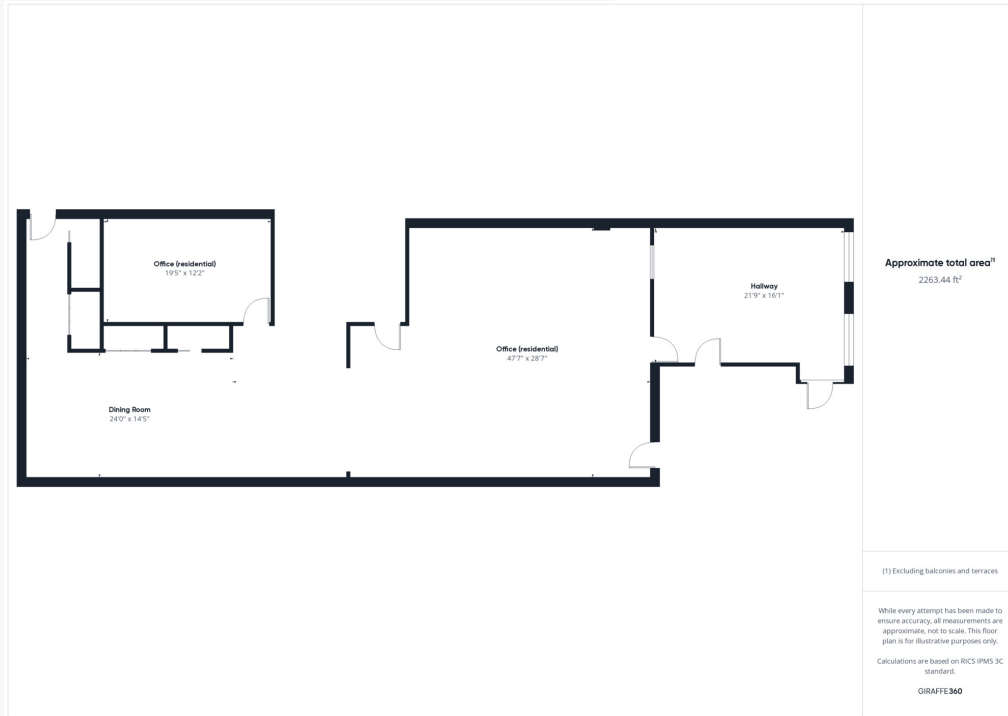
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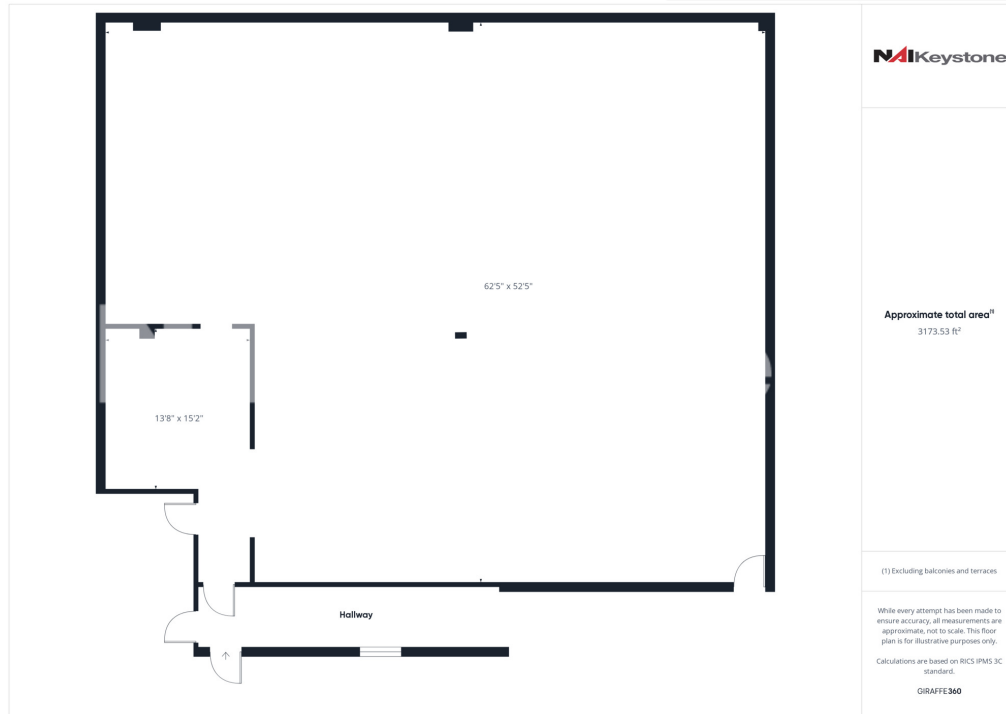
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PROPERTY NAME: Trout Run Business Park

PROPERTY ADDRESS: 330 N Reading Road  
Ephrata, PA 17522

PROPERTY TYPE: Office / Retail / Medical

APN: 270-33142-0-0000

LOT SIZE: 6 Acres

BUILDING CLASS: A

ZONING: Commercial

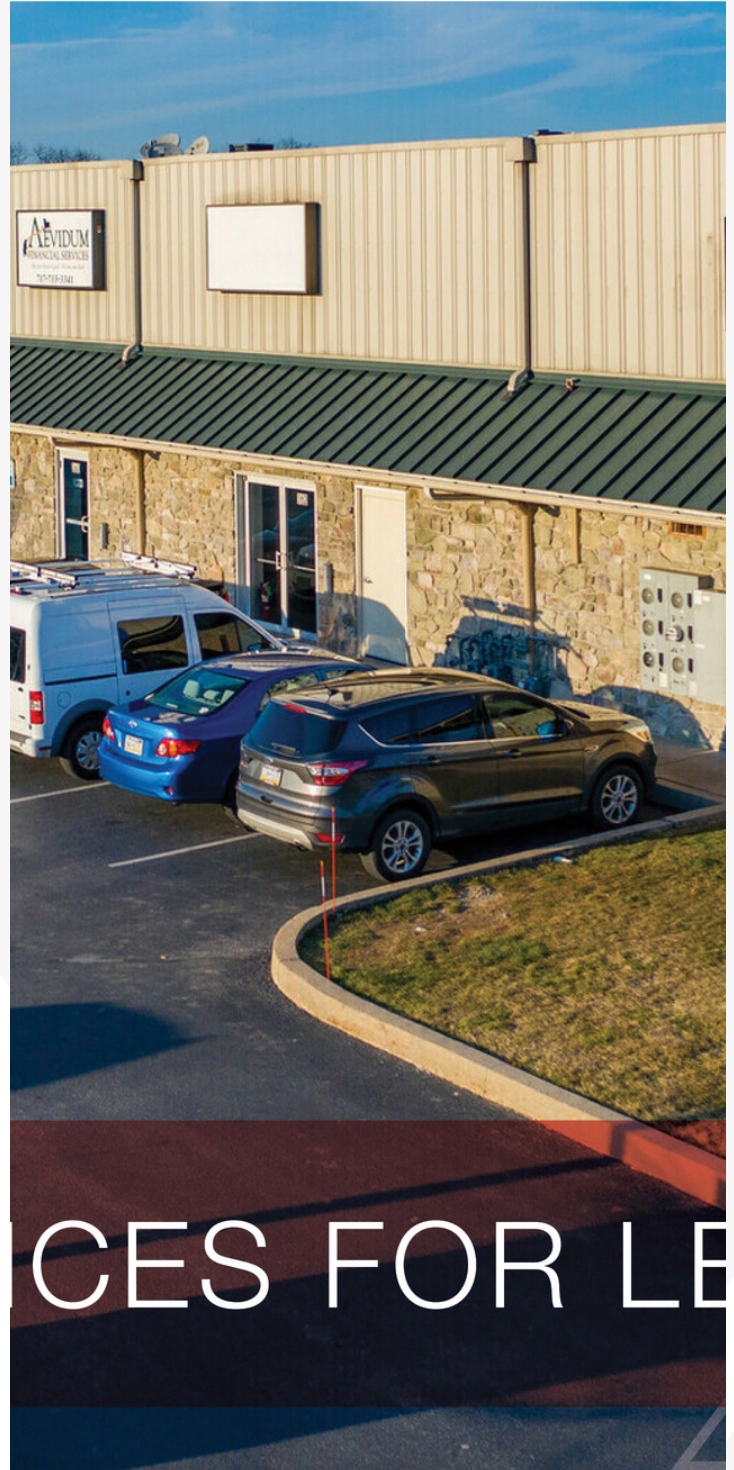
PARKING SPACES: 100 surface spaces

BUILDING FRONTAGE: Rt 272 & Trout Run Rd

YEAR BUILT: 1970

NUMBER OF STORIES: 2

NUMBER OF UNITS: 14



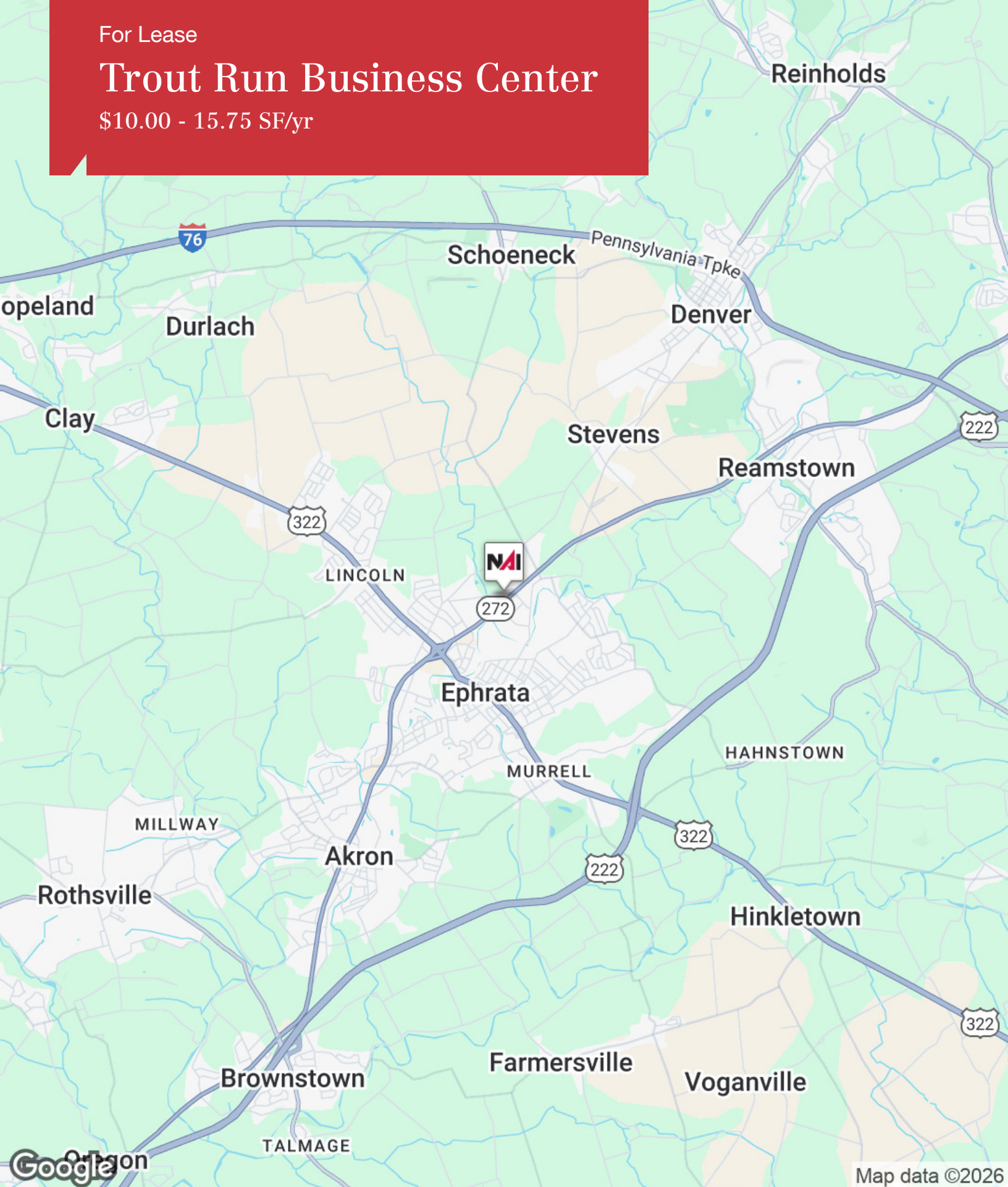
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# Aerial Map



Google

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