

For Lease

**±1.45 Acre Secure Fleet Yard
w/ ±3,200 SF Garage/Shop**

NAIKeystone

615R Kenhorst Blvd

Reading, Pennsylvania 19611

IMMEDIATE OCCUPANCY

\$4,950/MO NNN

Key Features

- ±1.45-acre fully fenced lot with controlled gate
- ≈0.5 acres paved - ready for equipment/fleet
- ±3,203 SF five-bay shop (20' clearances)
- Dual access: Kenhorst & Pershing Boulevards
- Capacity for up to 99 vehicles/equipment.
- Central Berks County location with quick access to Routes 222/176/422.

For more information:

Kyle A. McKechnie, SIOR

VP Sales & Leasing

610 370 8522 • kmckechnie@naikeystone.com

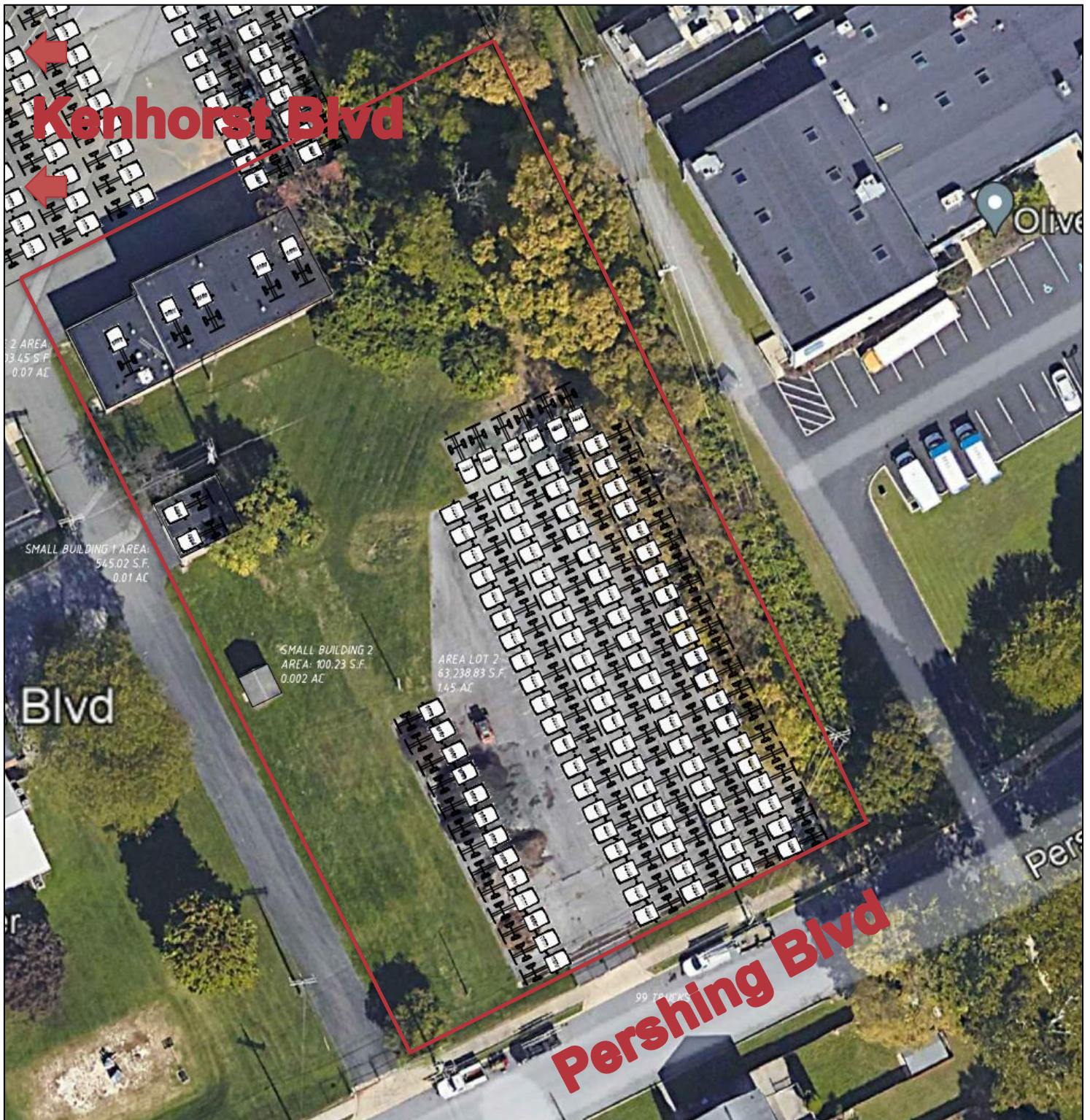
GENERAL DATA

Description:	Secure fleet/equipment yard ideal for construction, utility, HVAC, paving contractors, equipment rental, and IOS operators. Suited for trailer parking, material storage, and vehicle/equipment staging. Former U.S. Navy site features dual boulevard access and robust infrastructure. Central Berks County location with quick access to Routes 222/176/422.
Site Address:	615R Kenhorst Blvd Reading, Pa 19611
Lot Size:	1.45 acre total ≈0.5 acre paved lot (up to 99 vehicle stalls per plan)
Building Size(s):	3,203 SF Five-bay garage (cold/dark as-is) 545 SF Two-bay garage
Door Sizes:	<u>Five-Bay Garage</u> Four 18'h x 14' w drive-in doors One 14'h x 18' w drive-in door <u>Two-bay Garage</u> Two 10'h x 8'w drive-in doors
Ceiling Height:	<u>Five-Bay Garage</u> 20' in main bay area <u>Two-bay Garage</u> 12'
Utilities:	As-is delivery. Tenant obtains and pays utilities from PoD inward; utilities are not CAM. If LL installs basic electric, LL warrants workmanship 6 months; then tenant maintains. (Owner policy). No gas service currently.
Bathroom:	Landlord willing to restore service under negotiated terms.
Economic & Delivery terms:	Base Rent: \$4,950/mo NNN (as-is) Power Option: Basic electric (service drop, panel, minimal lighting) available +\$1,000/mo if Landlord delivers; limited warranty; Tenant maintains thereafter Additional Rent (Taxes & Insurance): \$625/mo (2025 base); +3%/yr; re-opener >10%; Additional Rent and pass-throughs are non-commissionable. CAM: As incurred, per lease allocation Utilities: Tenant pays from PoD inward (not CAM) Water/Restroom: No active service; restoration subject to LOI/Owner approval

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Paved Lot Aerial View





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Paved Lot Aerial View Cont'd



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Lot Photos



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Building Photos



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Location

