

**Sublease 88,000 SF  
Warehouse / Industrial  
Reading, PA 19605**



**410 Corporate Drive**  
Berks Corporate Center  
Reading, PA 19605  
Muhlenberg Twp. Berks County

For more information, contact  
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## Property Features

- 88,000 SF
- Ready Now!
- 9 Loading Docks
- Racked, 900+/- Positions
- Additional Term Available
- Heavy Electric

**NAI**Keystone

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**FACT SHEET**

GENERAL DATA	
<b>Sublease Term:</b>	Through 12/31/25  You are free to negotiate additional term through the Prime Landlord.
<b>Address:</b>	410 Corporate Drive Berks Corporate Center Industrial Park Reading, PA 19605 Muhlenberg Twp. Berks County
<b>Property Type:</b>	Industrial / Warehouse
<b>Building / Suite Size:</b>	Building is 145,700 SF total; <b>88,000 SF is available for immediate Sublease</b>  Includes <b>4,400 SF Main Office</b> and a <b>1,000 SF Warehouse Office</b> , both with large windows overlooking the industrial sections.
<b>Description:</b>	Industrial Building w/ steel superstructure, standing seam metal roof with 9 dock doors and 3 at-grade doors. Nicely appointed offices w/ one private office, one conference room, a kitchenette, 20 work-stations and 34' x 38' open multi-purpose room (conditioned). LVT flooring, new LED lights in the office. LED inserts in MH fixtures in the warehouse. Racking exists now accommodating +/- 900 pallet positions. This can be removed for an open floor plate.
<b>Lot Size:</b>	17.78 Acre Site. Approx. 1.4 Acres of macadam area abuts the space.
<b>Site Description:</b>	Set in the Berks Corporate Center, this industrial building is both well located with its proximity to Routes 222 and 61, but close to a rich labor pool. Approx. 1.4 acres of macadam parking lot abuts the space. Pre-engineered steel building with 25' ceilings. Solid infrastructure, Large exhaust fans and louvers in place.
<b>Zoning:</b>	LI - Limited Industrial
<b>Truck Access:</b>	Nine 8' x 8' loading docks, three with pit style levelers, balance have edge of dock levelers.  Two 14' H x 12' W and one 8' x 8' at-grade overhead doors, manual lift.
<b>HVAC:</b>	Gas fired Modine unit heaters, all office areas conditioned.
<b>Electric:</b>	1,200 Amps at 480Y/208 Volt, 3-phase, 4-wire. Four 75 kva transformers. Secondary service supplied by Met-Ed.
<b>CAM:</b>	\$1.19 per SF (2024 Budget)
<b>Real Estate Taxes:</b>	\$1.27 per SF (2024)



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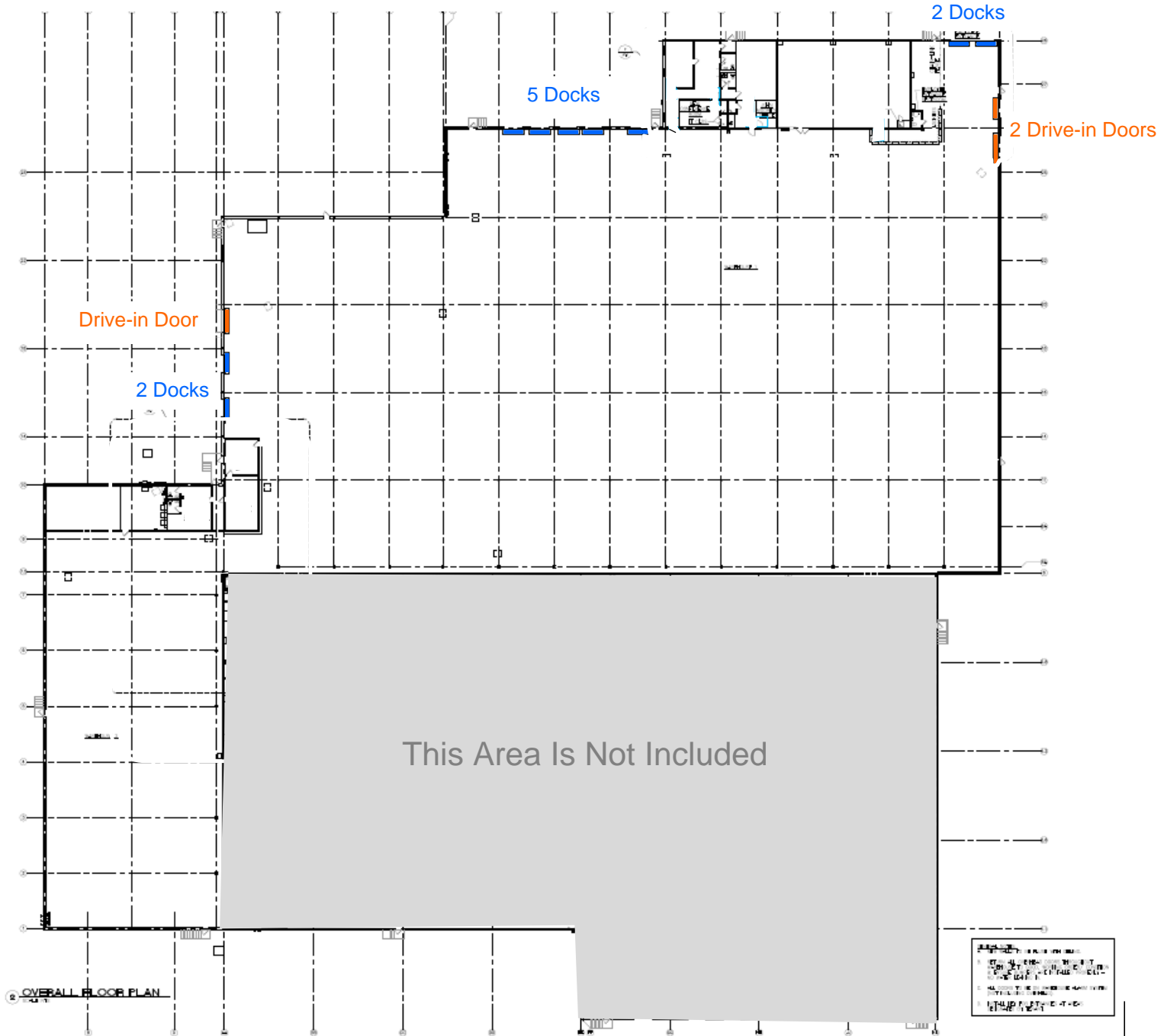
GENERAL DATA	
<b>Water &amp; Sewer:</b>	Water is provided by the Muhlenberg Township Water Authority and Sewer via the Muhlenberg Township Sewer Authority.
<b>Gas:</b>	Natural gas is provided by UGI Energy.
<b>Clear Height:</b>	25' Clear at Peak
<b>Column Spacing:</b>	39' 4" x 25'
<b>Bathrooms:</b>	Two in the Main Office and two in the Warehouse Office.
<b>Data / Telecom:</b>	Fiber optic lines on both office sections.
<b>Fire Sprinkler:</b>	100% Fire Sprinklered with a wet style "normal hazard" system which is central station monitored for smoke, fire & heat. The building does have a fire pump to provide ESFR service with additional modifications required.
<b>Parking:</b>	Approximately 1.4 acres of macadam area abuts the space.



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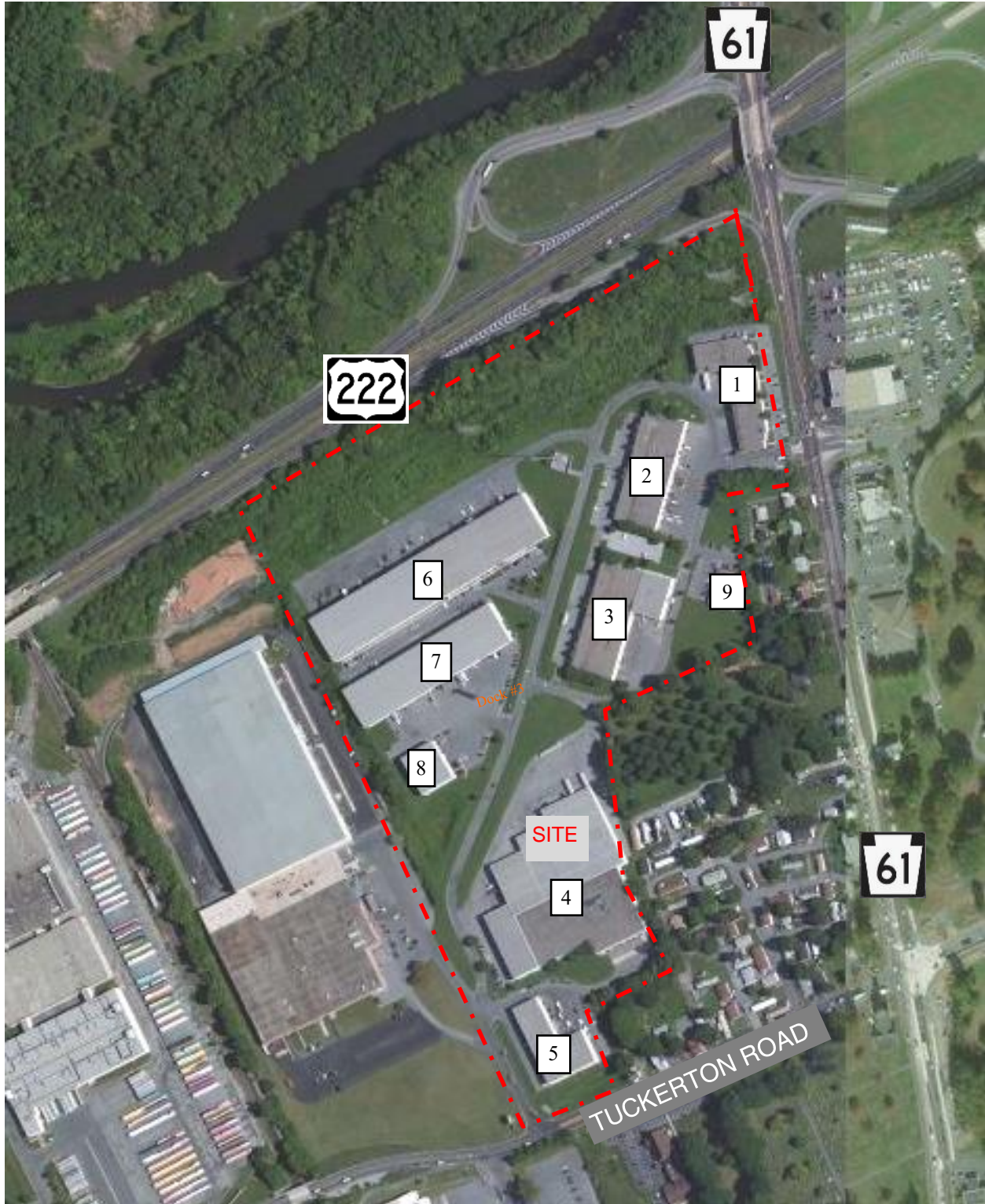
# FLOOR PLAN

- At-Grade Doors
- Dock Doors



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# AERIAL PLAN



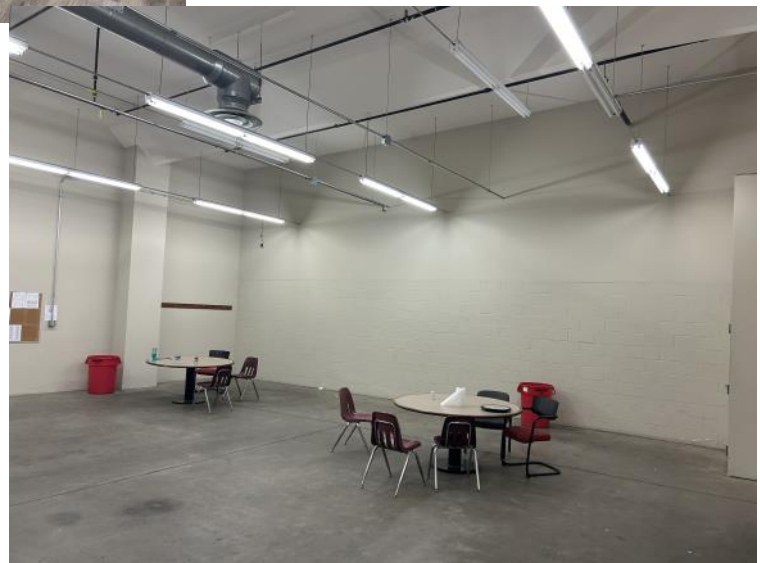
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PHOTOS



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## LOCATION



### Contact information

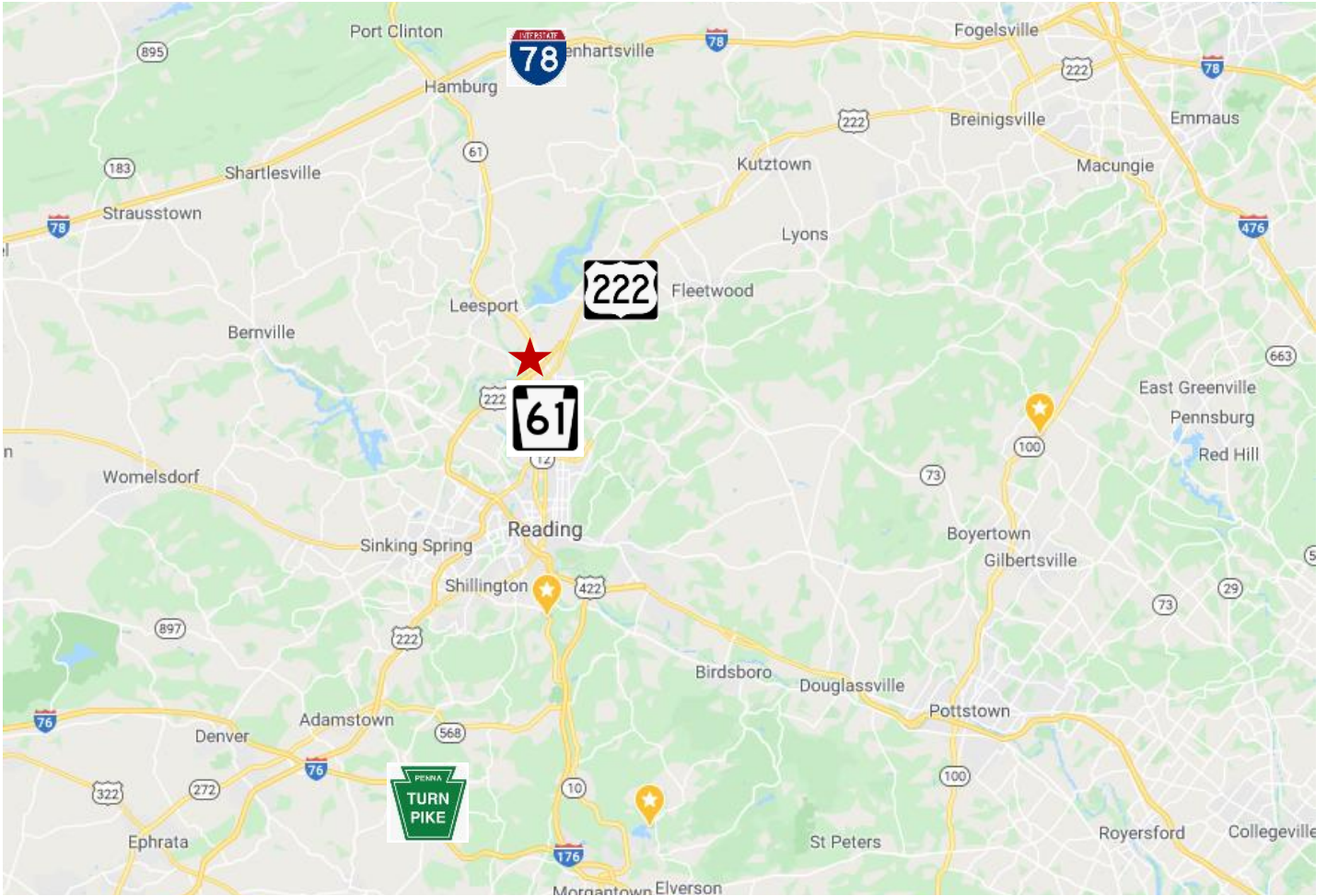
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## LOCATION



Major City	Mileage	Driving Time
Allentown, PA	31.8 Miles	55 Minutes
Philadelphia, PA	71.1 Miles	1 Hour, 27 Minutes
Harrisburg, PA	60.4 Miles	1 Hour, 8 Minutes
Baltimore, MD	112 Miles	1 Hour, 58 Minutes
New York, NY	118 Miles	2 Hours, 31 Minutes

**Mileage and driving times to nearby cities, marine terminals, and shipping centers.**

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	70.6 Miles	1 Hour, 33 Minutes
Delaware River Port Authority	74.2 Miles	1 Hour, 35 Minutes
Port of Wilmington	66.4 Miles	1 Hour, 38 Minutes

Shipping Center	Mileage	Driving Time
FedEx	4.4 Miles	8 Minutes
USPS	1.7 Miles	7 Minutes
UPS	0.9 Miles	3 Minutes
Norfolk Southern Intermodal	4.7 Miles	12 Minutes