

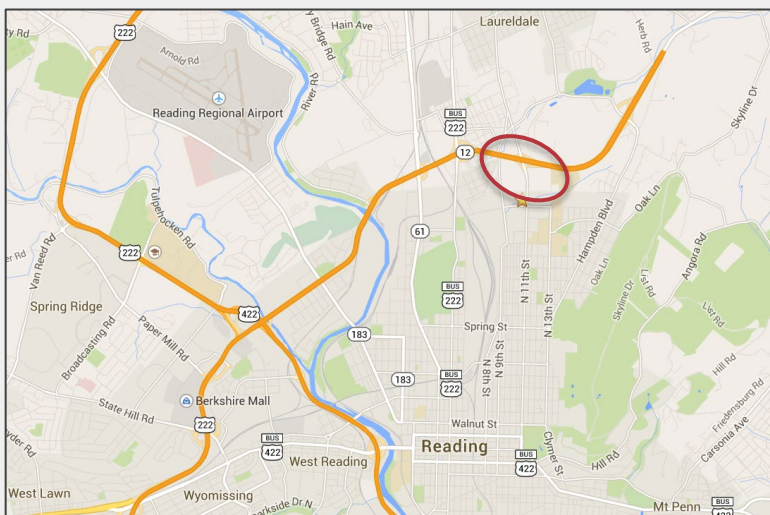
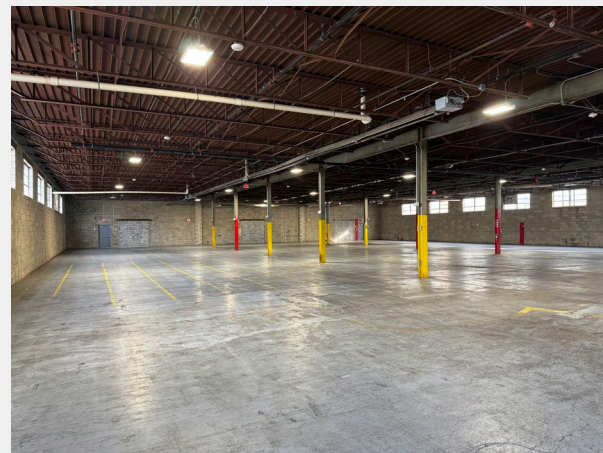


2018 N. 11th Street

Reading, PA 19604

Property Features

- 20,000 +/- SF
- Level Topography
- 3 Loading Docks (1 external, 2 internal)
- 16' Ceilings, 14' under beam
- 20 + Parking Spaces
- Easy Access to Highway



Lease Rate **\$6.50/SF+ NNN**

Total Bldg Size **20,000 +/- SF**

Lot Size **0.82 +/- Acres**

For more information:

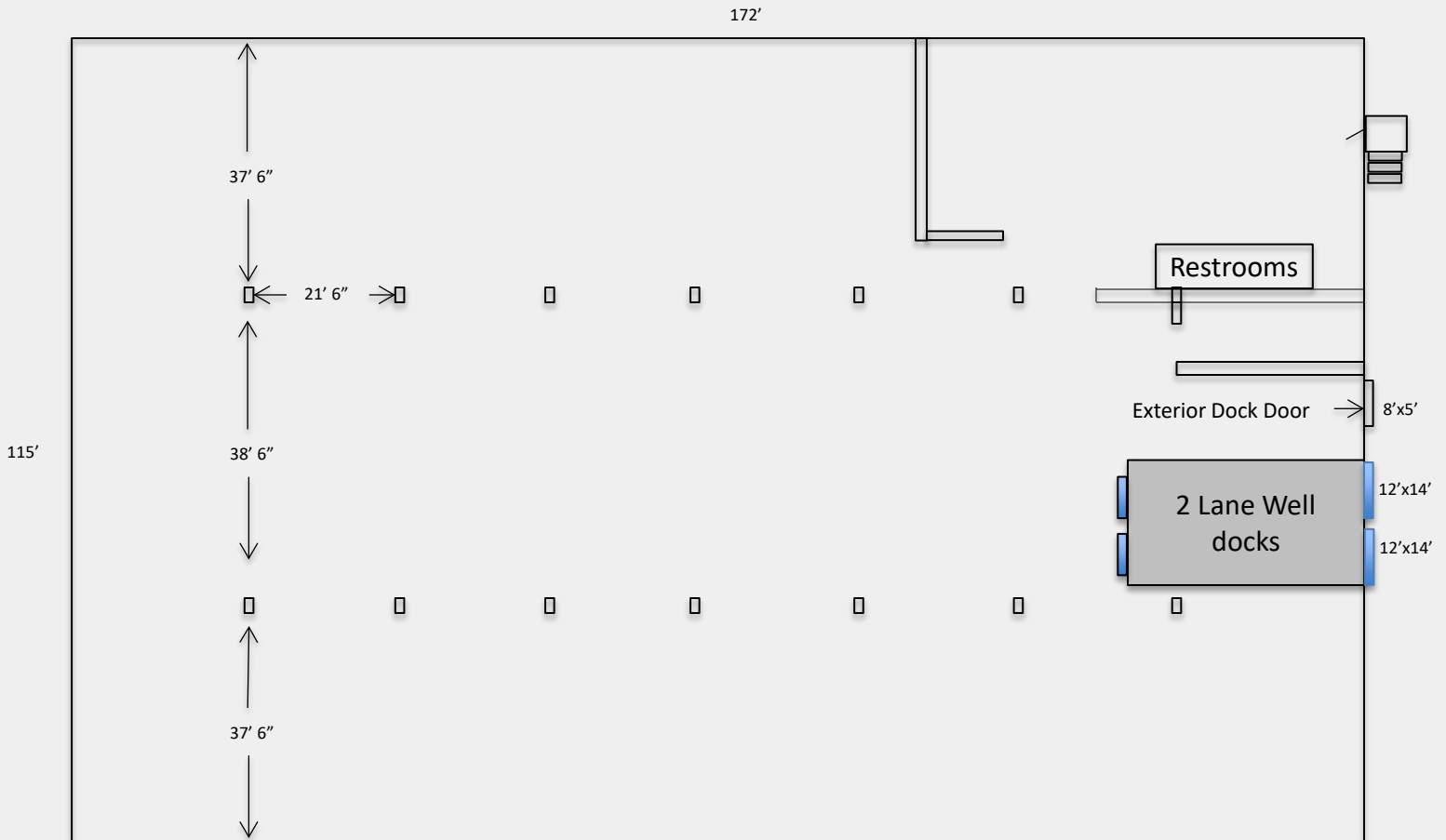
John Buccinno, CCIM SIOR

(610) 370-8508

jbuccinno@naikeystone.com

2018 N. 11th Street
20,000 +/- Sq. Ft
Warehouse/Mfg

Floor Plan



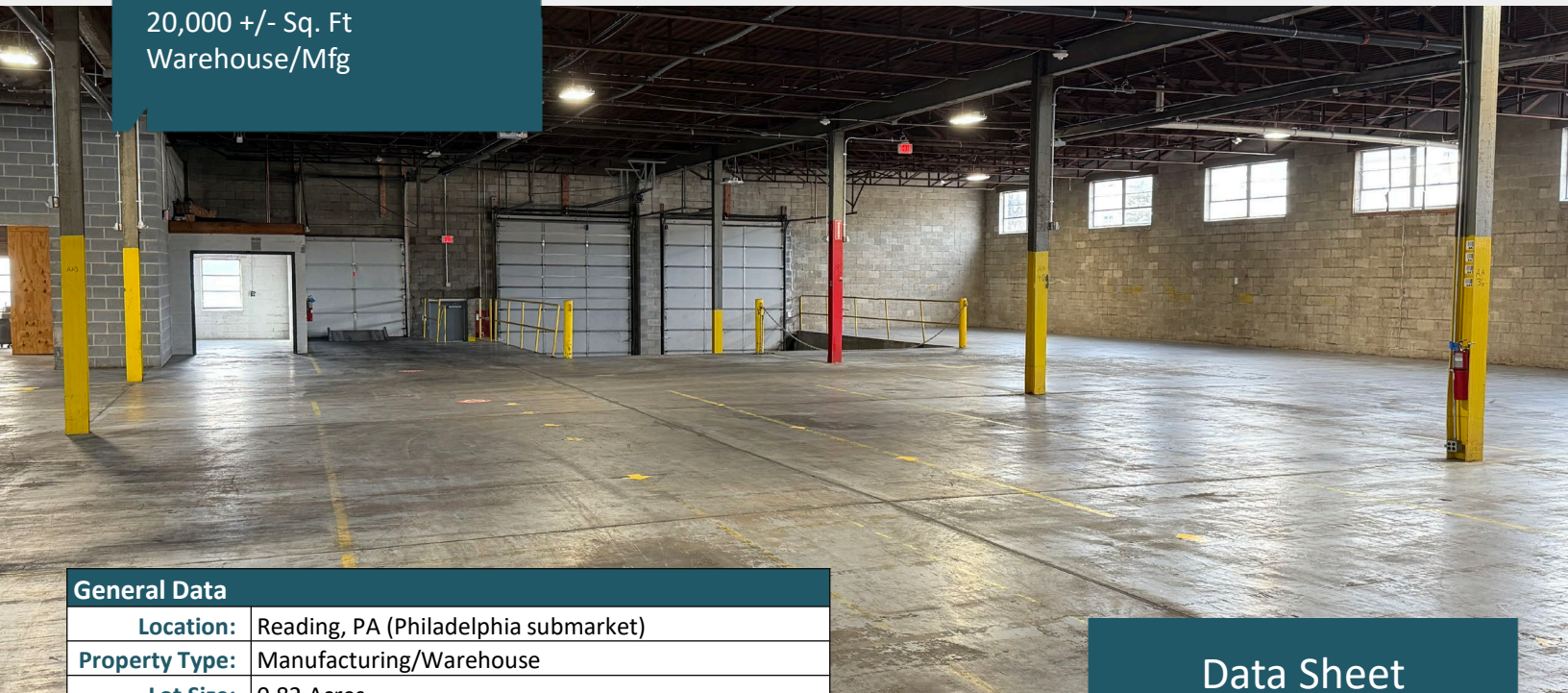
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Data Sheet

General Data

Location:	Reading, PA (Philadelphia submarket)
Property Type:	Manufacturing/Warehouse
Lot Size:	0.82 Acres
Zoning:	M-C, Manufacturing Commercial
Tax ID:	17-5318-17-01-8496
Year Built:	1950/renovated 2018

Building Data

Size (SF):	20,000 +/- Total Square Feet	# of Units	1
Warehouse/Mfg Space:	20,000 SF	Unit 1	Available
Office Areas:	NA		

Specifications

Size (SF):	20,000 +/- Total Square Feet	Stories:	One Story
Construction:	Steel Super Structure, block walls	Floor:	Concrete
Lighting type :	High Efficiency LEDs		
Roof:	Rubber over rigid insulation and steel deck, total replacement 2018		
Ceiling Height:	14' Clear	Sprinkler:	Wet System
Truck Doors:	3 docks; 1 external and 2 internal well docks.		
HVAC:	Gas fired radiant heaters.		
Water:	Public		
Sewer:	Public	Rail:	NA
Electric:	Service by Med Ed; 600 Amp, 480/270v 3 Phase		
Gas:	Natural Gas - UGI		
Parking:	Macadam Lot		
Dimensions:	115' x 172'		
Security system:	None Provided, Fenced Yards Possible		
Truck Access:	Via Rte 12 right onto Rockland Street, right into drive-way		
Warehouse Office:	Small area with 3 walls, can be enclosed with door for private office		
Restrooms:	One ADA Unisex Restroom		

2018 N. 11th Street
20,000 +/- Sq. Ft
Warehouse/Mfg



Distance to Major Highways

Rt. 12	0.4 Miles
Hwy 422	3.4 Miles
Rt. 222 & Rt. 61 Interchange	4.6 Miles
I-78 & Rt. 61 Interchange	16.1 Miles
I-76 Turnpike at Morgantown	18.0 Miles

Location Advantages

- Easy access to Rte 12, leads to all major highways in area
- Within 100 miles to New York and Baltimore
- Just over 50 miles to Philadelphia