



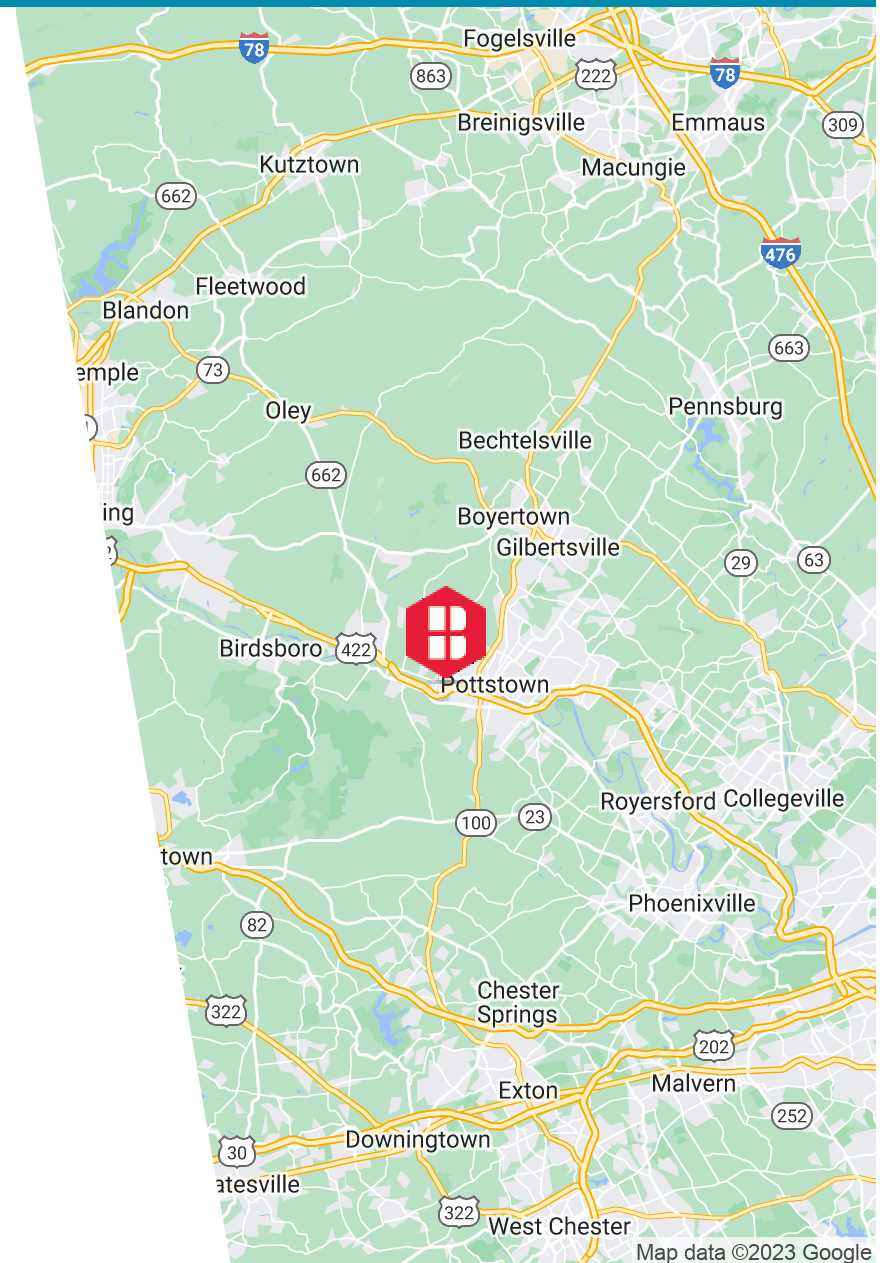
200 OLD READING PIKE
POTTSTOWN, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

33,000 SF
64 Acres

PROPERTY HIGHLIGHTS

- Existing 33,000 SF Building on 64 Acres
- 22-24 Usable Acres
- Water, Sewer, Electric, and Gas are at or near the site
- 50' of frontage along Old Reading Pike and visibility from Route 422
- Possible Rail Siding (Conrail)
- 14 acres Zoned Industrial (West Pottsgrove Township)
- 50 +/- acres Zoned Flex Office (Pottstown Borough)
- 0.79 Zoned Commercial Business (West Pottsgrove Township)
- Property borders the Schuylkill River and sits within the 100-year and the 500-year flood Plain
- This property is located in Pottstown, Montgomery County, PA within ½ mile of Route 422 which provides access to Route 100, I-76, I-476, I-76, and I-276.



USES –

INDUSTRIAL

- Wholesale office or showroom
- Assembly and fabrication of iron, steel, and metal products
- Metal Processes
- Manufacturing of building materials
- Wood and lumber, bulk processing
- Warehouse
- Self-storage development

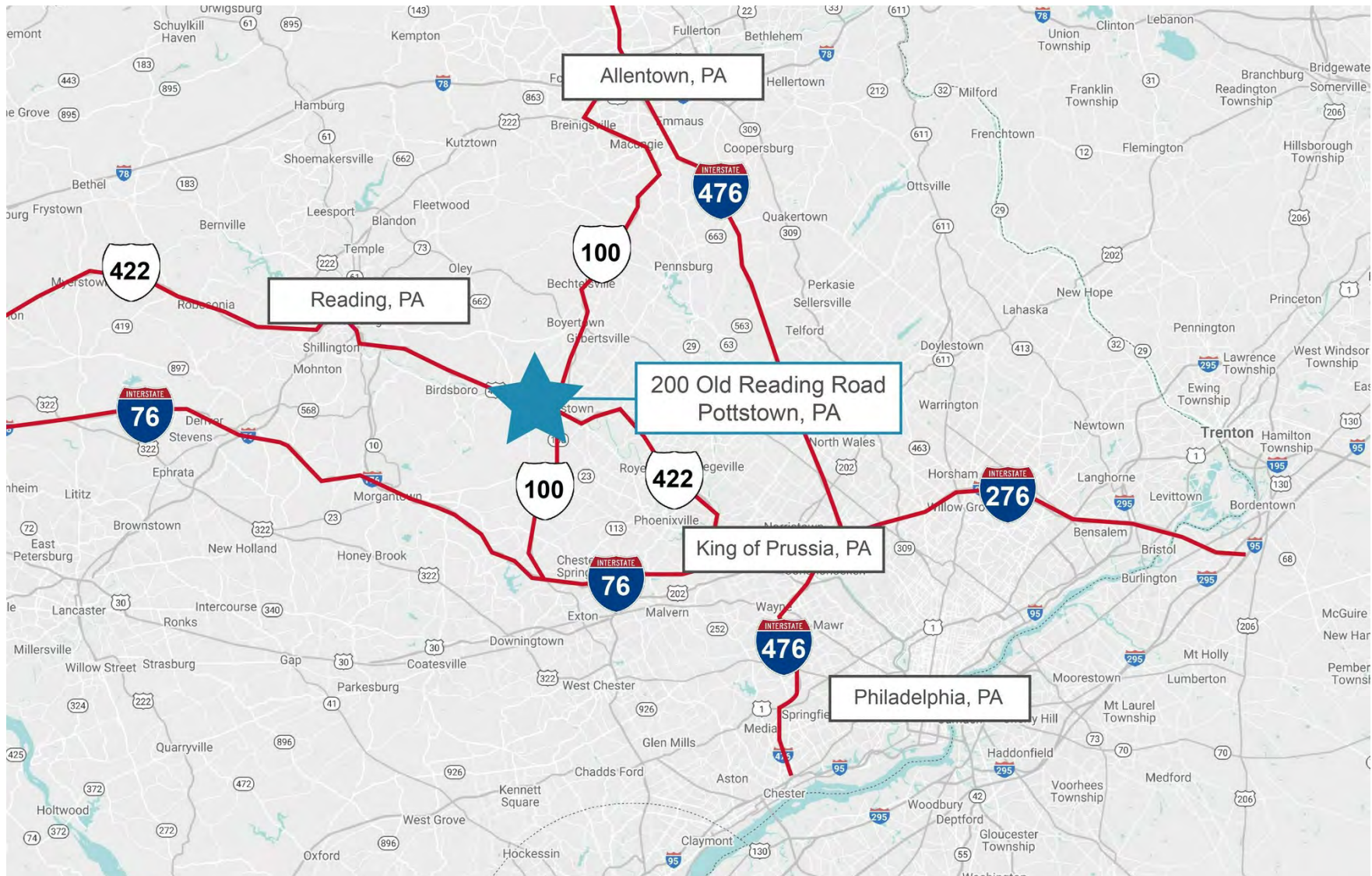
FLEX OFFICE

- Food Processing
- Health and fitness center
- Medium manufacturing, assembly, processing
- Office
- Outdoor storage
- Warehouse
- Wholesale facility

COMMERCIAL BUSINESS

- Retail Store
- Wholesale office or showroom
- Restaurant Bank
- Commercial greenhouse or nursery
- Medical clinic
- Convenience/Grocery store

AREA MAP



DEMOGRAPHICS MAP & REPORT

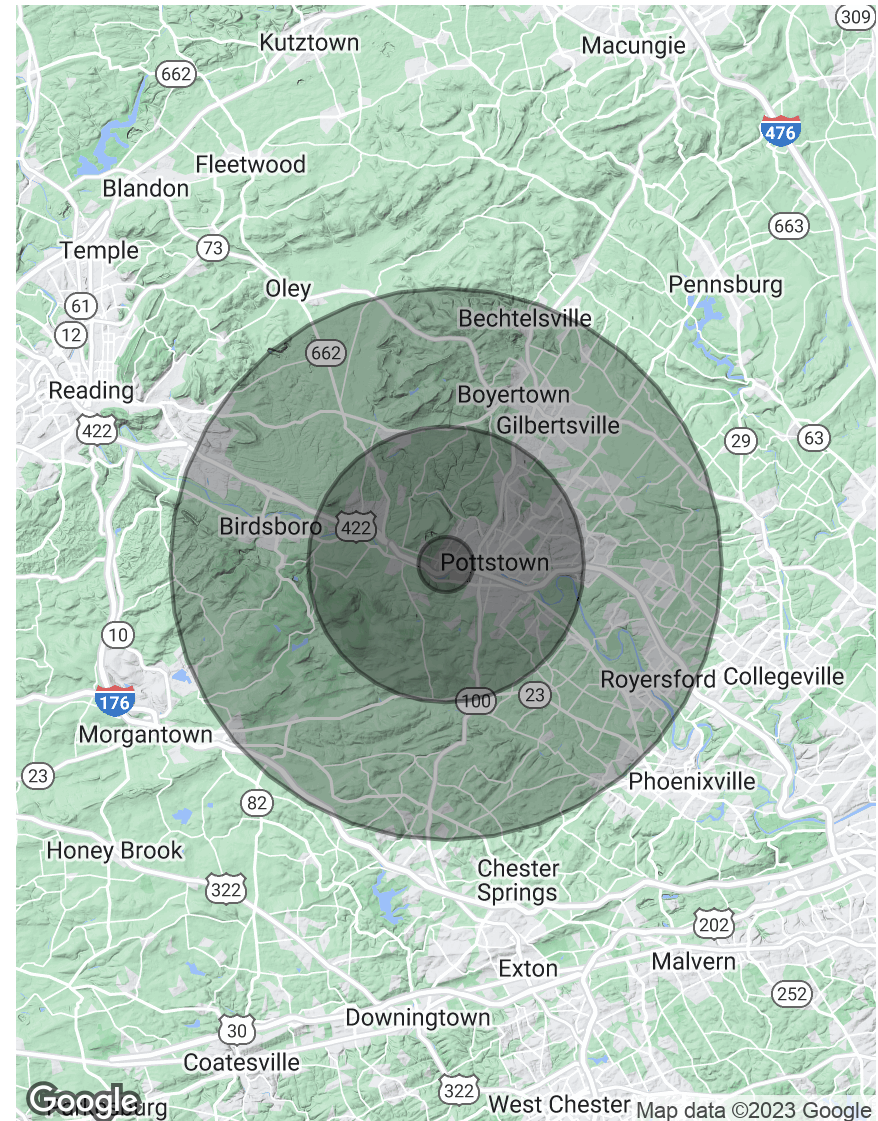
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,500	71,087	196,182
Average Age	40.5	40.4	42.1
Average Age (Male)	39.6	39.0	40.5
Average Age (Female)	42.3	42.2	43.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,082	29,610	80,102
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$60,883	\$84,848	\$98,529
Average House Value	\$154,878	\$209,701	\$257,967

* Demographic data derived from 2020 ACS - US Census



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