

Global HQ, Lab/R&D Building 167,000 SF on 43.72 Acres

2400 Bernville Road
Reading, PA 19605



Affiliated Business Disclosure
& Confidentiality Agreement

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Table of
Contents

04	Property Description
10	Maps & Aerials
12	Building Plans
18	Zoning Information



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Property Description

01

The Offering

2400 Bernville Road, Reading, PA

Square Footage	Tech Center - 167,000 SF - Office Support Space: ±57,000 SF - Manufacturing Space: ±73,000 SF - Lab/R&D Space: ±30,000 SF - Warehouse/Archive Space: ±7,000 SF Day Care - 12,480 SF
Parcel Size	43.72 Acres Parcel Number 27-4398-15-62-5918: 43.72 Acres (Includes building).
Year Built	1991
Parking	510 surface lined spaces (Tech Center + Day Care); 3.05/1,000 SF.
Ceiling Height	23' clear throughout R&D, manufacturing and warehouse space.
Loading	- Loading Docks: Three (3) 9' x 9', all with levelers, seals and bug guards. - Drive-In Door: One (1) 10' x 9'.
Fire Alarm/Sprinkler System	Wet sprinkler system throughout entire facility as well as supplemental FM200 for fire protection in dedicated areas of the building.
Utilities	- Gas: UGI - Water: Reading Water Authority - Sewer: Bern Township - Electric: MetEd
Power Supply	4200amp Primary Service. Direct connection to a 20-acre solar array is available to offset property energy consumption with renewable power at market rates.
Air Compressors	Three (3) oil free air compressors - one (1) 120-horsepower primary compressor and two (2) backup compressors of 60 horsepower each.
Boiler Systems	Two (2) steam boilers (primary and backup).
Heat Pump Systems	133 heat pumps throughout the building.
Chiller Systems	Two (2) 180 ton cooling towers with over 1,000 gpm cooling capacity.
HVAC Systems	- Office area consists of 133 heat pumps. - Production area controlled by two (2) 180 ton rotary water chillers.
Roof	Entire roof was replaced in 2012 with a Firestone 60 mil EPDM rubber roof. This roofing system is covered by a 20 year warranty, with approximately 6 years remaining.
Childcare Facility	A 12,480 SF childcare facility exists on the site and is under a 25 -ear ground lease with Hildebrandt Learning Center, LLC. The ground lease was entered into on January 31, 2006 with roughly 4.5 years of term remaining (LXD 1/31/2031) and is structured as an absolute net lease. A copy of this lease is available.
Lighting	The entire facility was upgraded to either T8 or LED lighting.
Zoning	LI - Limited Industrial (Bern Township)
Property Taxes	Parcel Number 27-4398-15-62-5918: \$1.41/SF (2025)



READING DDG
REGIONAL AIRPORT
General Carl A. Spaatz (USAF) Field

12,480 SF
Day Care

167,000 SF
Tech Center

43.72 ACRES

183

222

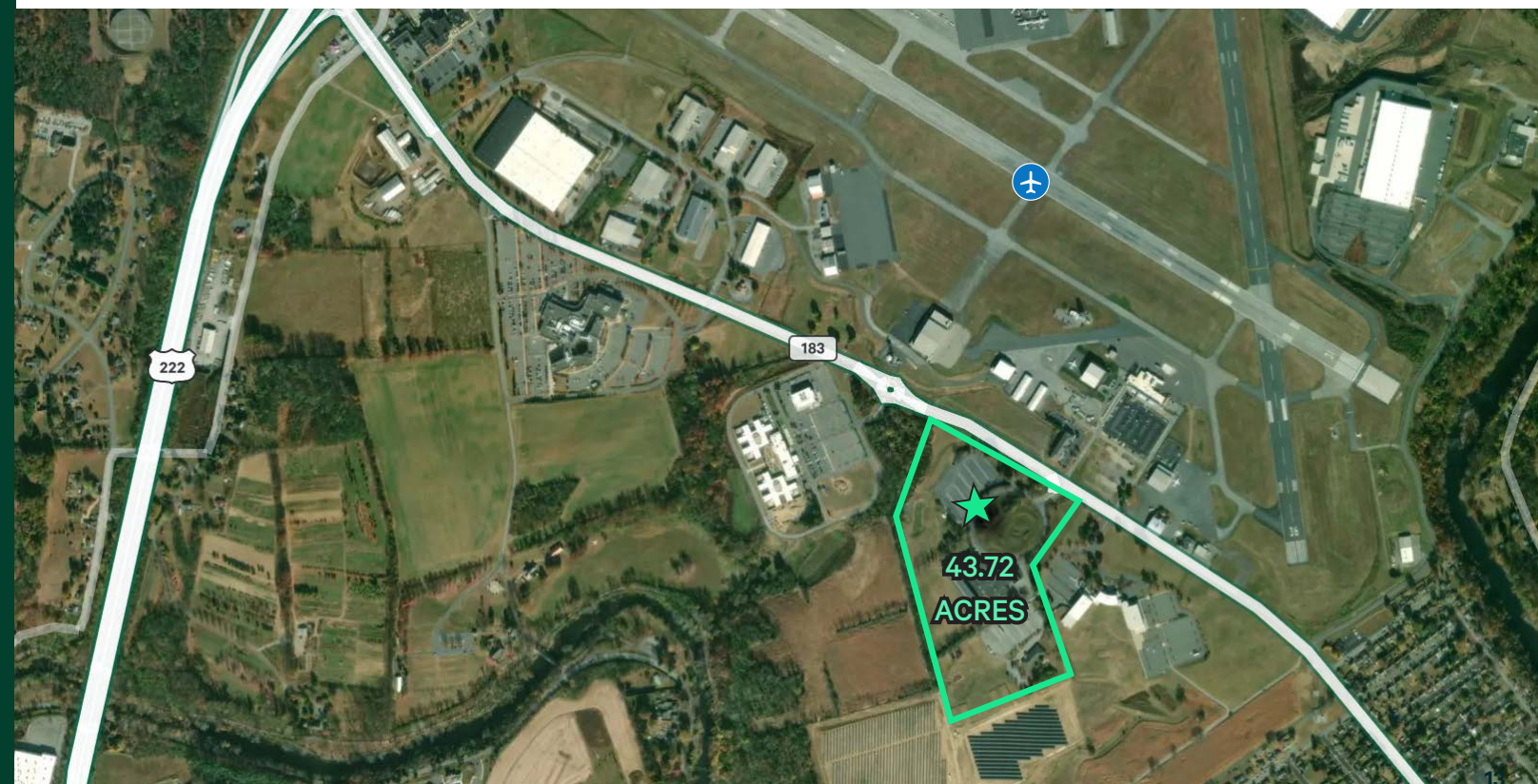
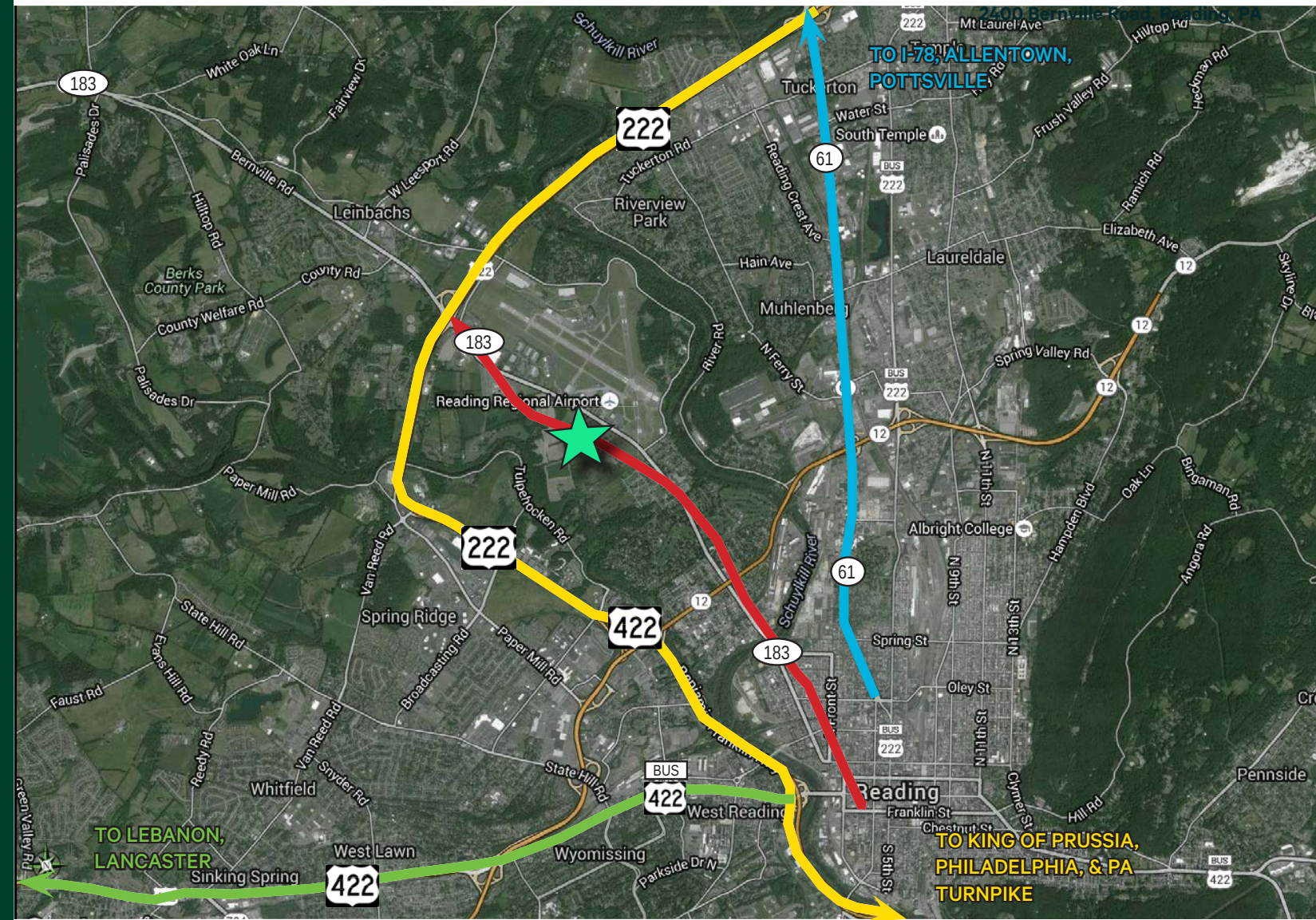
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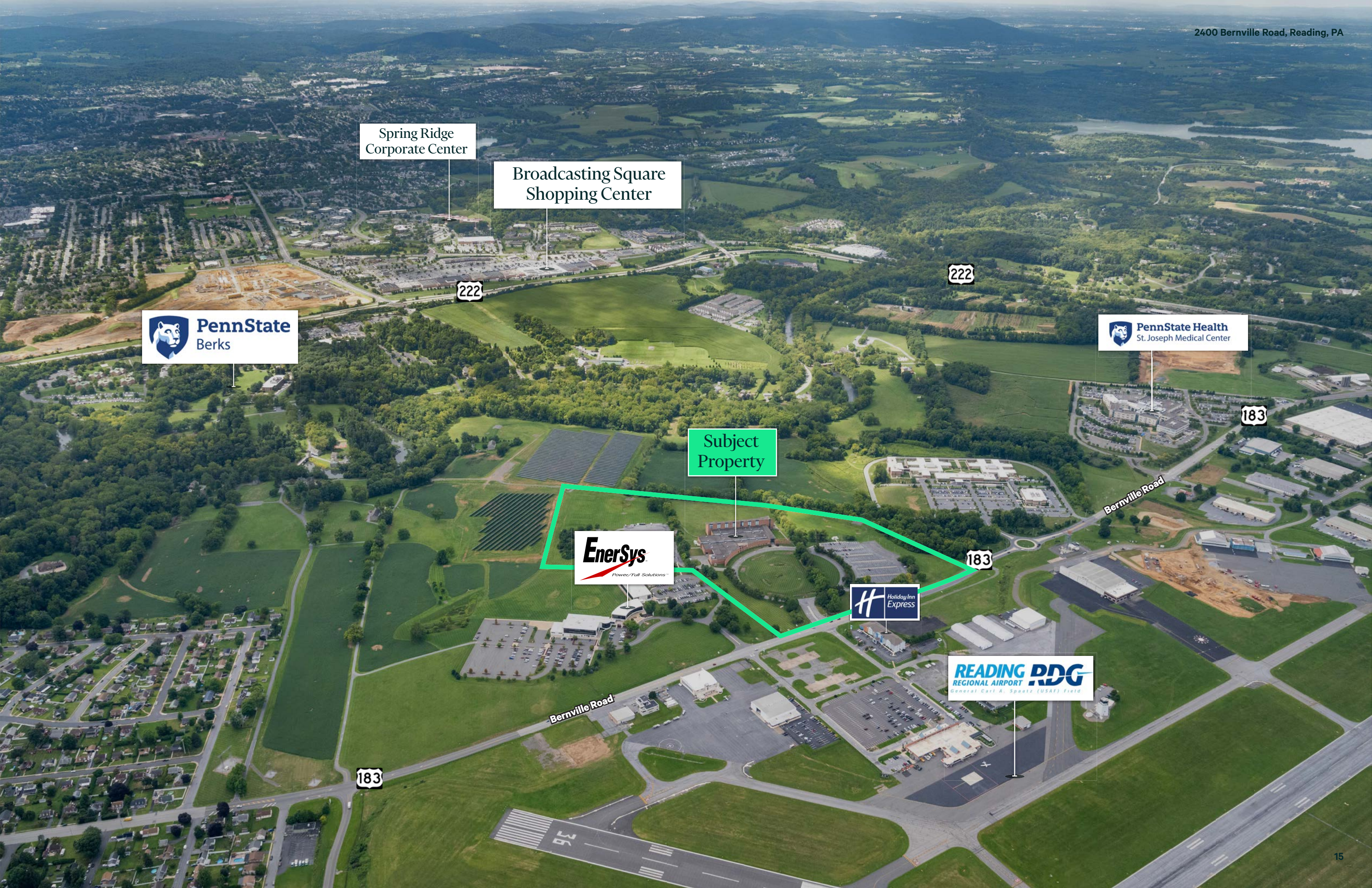


Maps & Aerials

02



* Parcel outlines are approximate



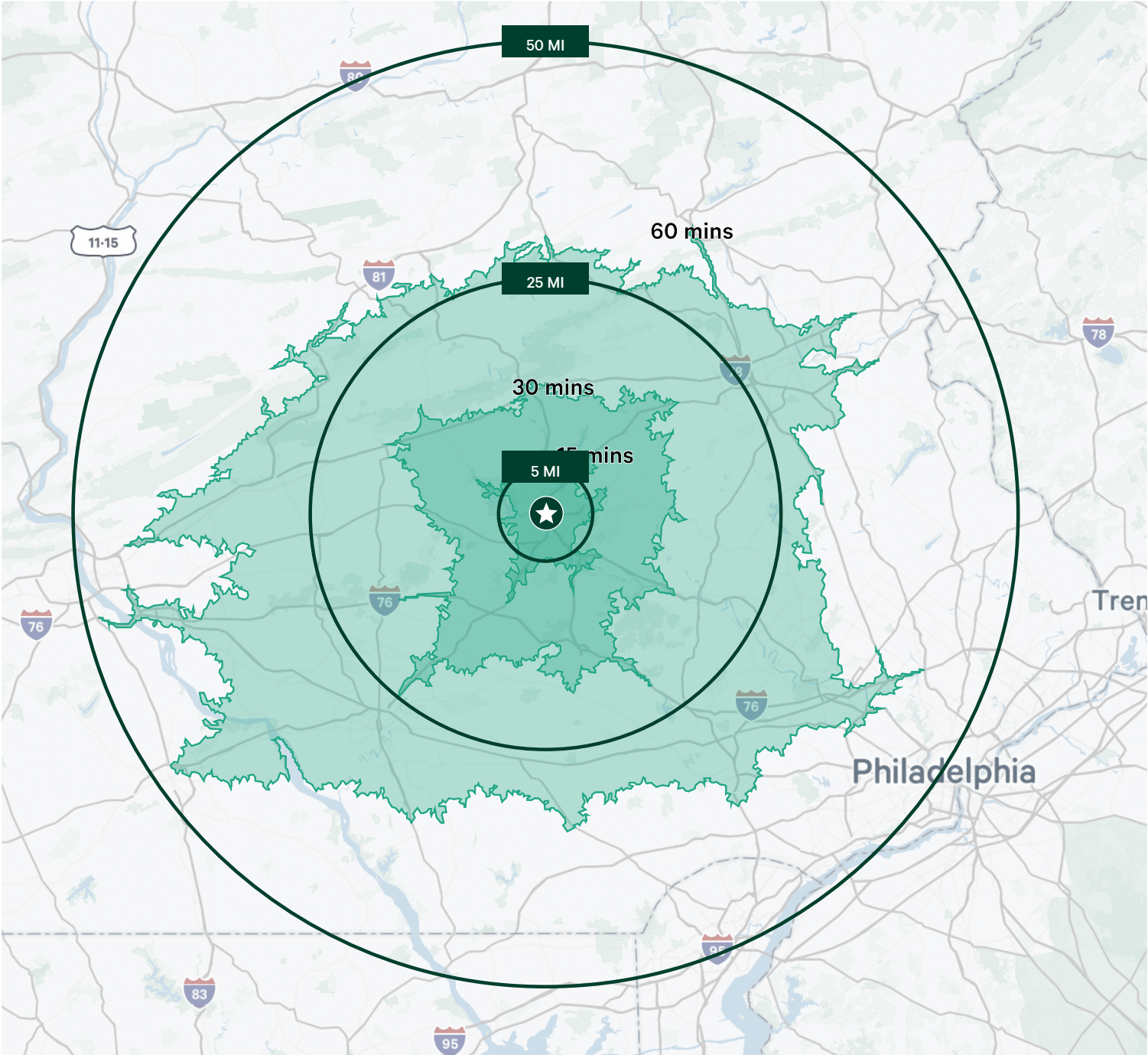
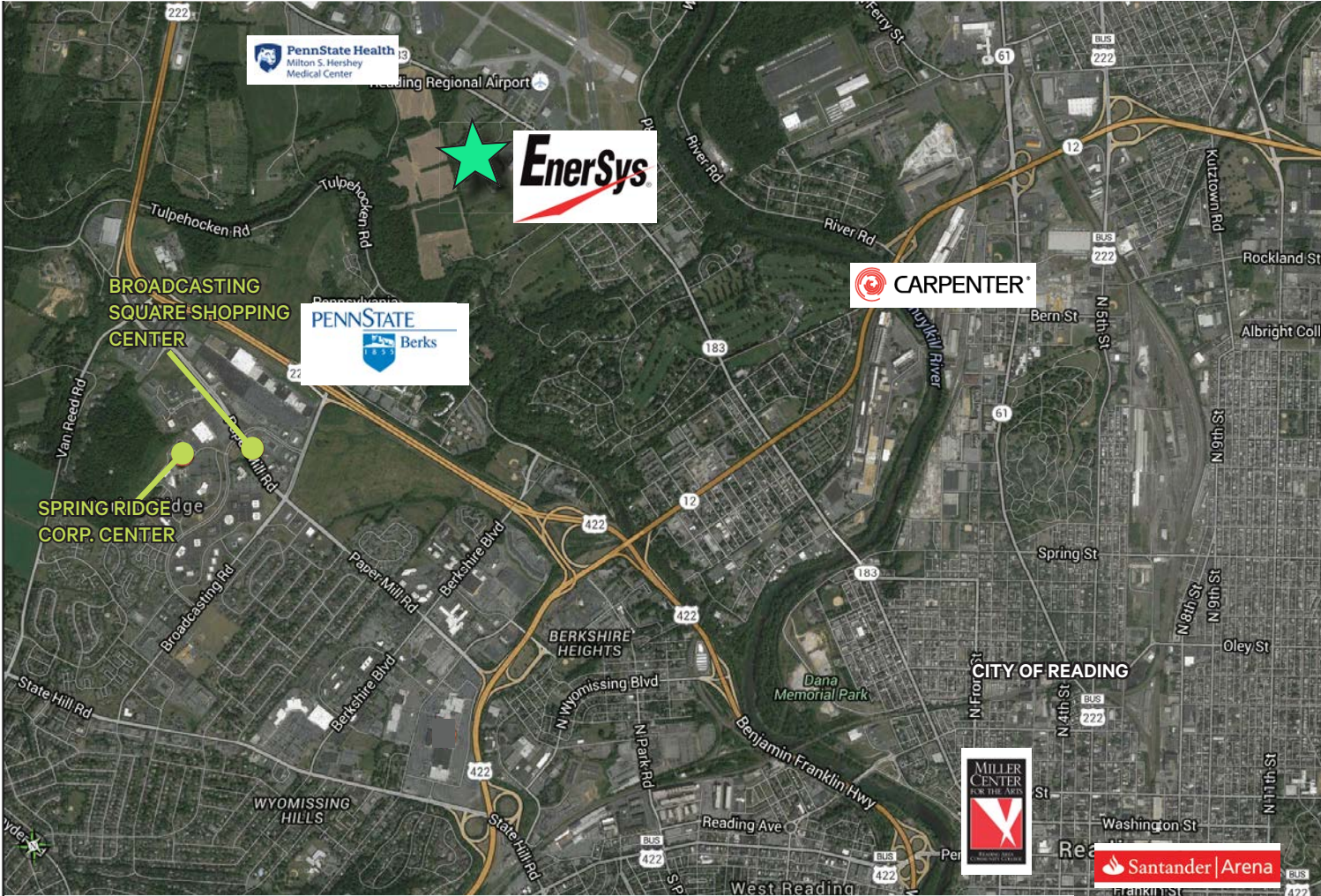
Spring Ridge
Corporate Center

Broadcasting Square
Shopping Center



Subject
Property





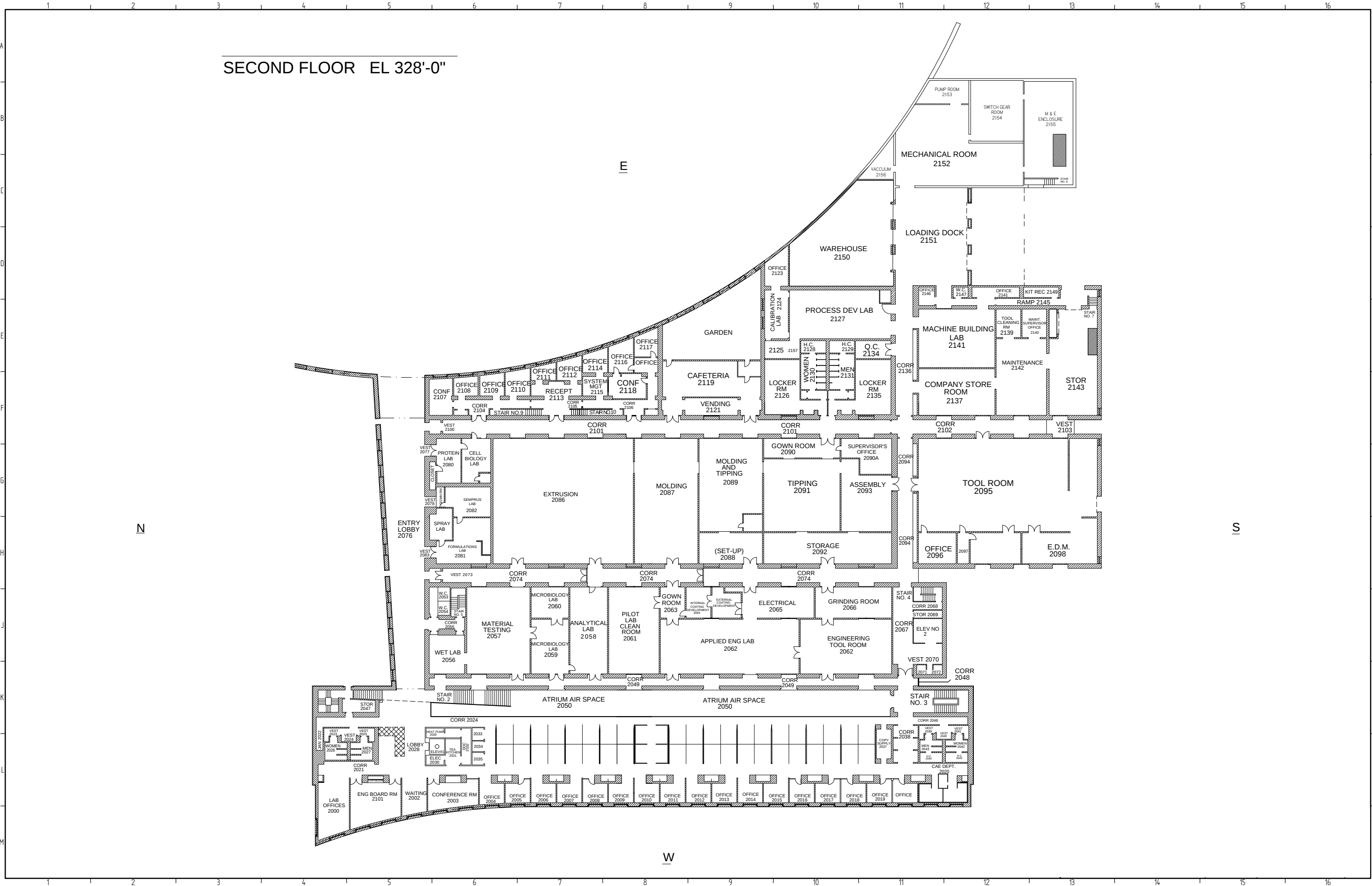
	Miles
Morgantown, PA	19 miles
Pottstown, PA	22 miles
Allentown, PA	37 miles
Quakertown, PA	41 miles
King of Prussia, PA	44 miles
Wilmington, DE	60 miles
Center City Philadelphia	67 miles
Princeton, NJ	99 miles
New York City, NY	123 miles

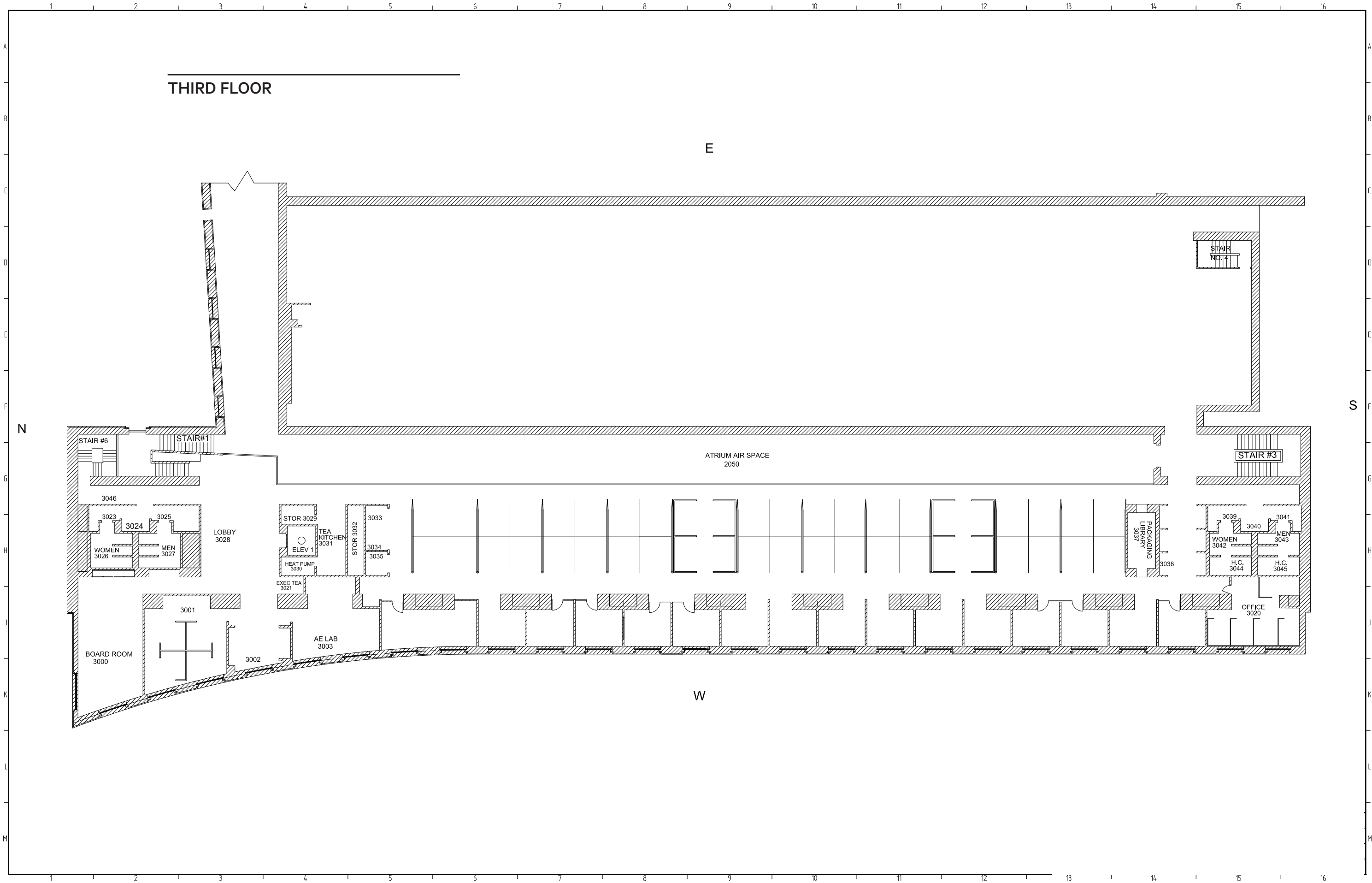
Building Plans

03



2200 Barnville Road, Reading, PA



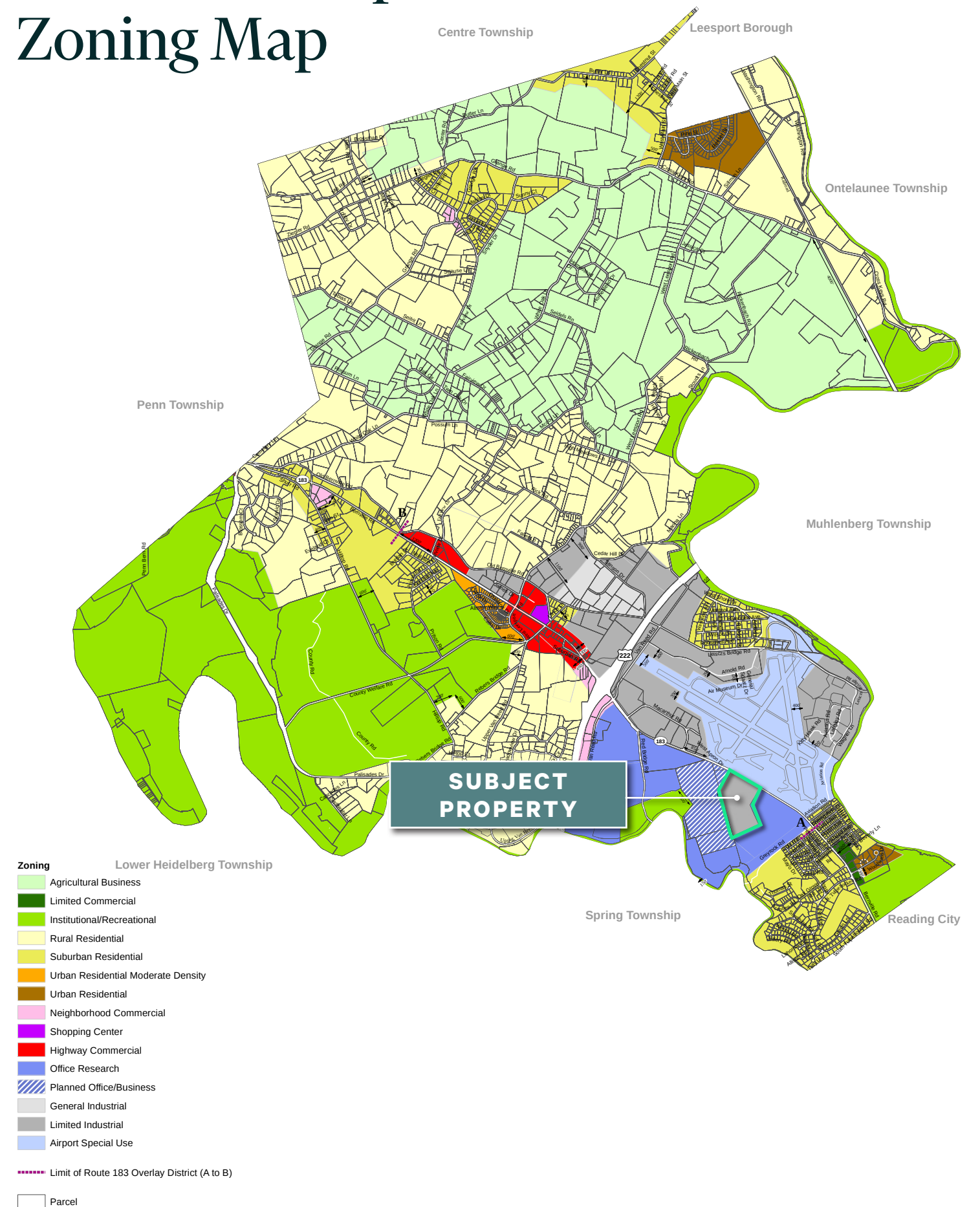


Zoning Information

04

Bern Township Zoning Map

2400 Bernville Road, Reading, PA



ARTICLE VIII
LI Limited Industrial District

§ 184-44. Purpose.

It is the intent of this district to provide an area in which a variety of industrial uses may locate, provided that they will not adversely affect the public health, safety and general welfare of the residents and inhabitants of the Township. To accomplish this, performance standards are established.

§ 184-45. Applicability.

In an LI District, the following regulations shall apply.

§ 184-46. Permitted uses.

- A. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:
- (1) Industrial uses which shall be carried on in a completely enclosed building and which shall include the storage, manufacture, assembly, fabrication, packing, testing or other handling of products from previously prepared materials. All other industrial uses not defined above are permitted in the General Industrial District only.
 - (2) Office activities.
 - (3) Wholesaling, industrial sales, enclosed storage warehouse units and truck terminals, subject to the following: **[Amended 12-7-2021 by Ord. No. 333-2021]**
 - (a) All roadways, parking and loading areas shall be paved.
 - (b) No loading shall be permitted between the building setback line and the street line.
 - (c) All loading shall be conducted within or adjacent to a building.
 - (d) Activities shall be served by streets meeting Township collector street specifications.
 - (4) Printing and publishing activities.
 - (5) Research activities.
 - (6) Municipal use.
 - (7) Factory retail outlet stores, provided that the products sold are manufactured, assembled or produced on the premises as part of the primary activity thereon.
 - (8) Motor vehicle rental facilities. **[Added 4-1-2008 by Ord. No. 243-2008¹]**
 - (9) Industrial park. **[Added 10-21-2015 by Ord. No. 299-2015²]**

1. Editor’s Note: This ordinance also provided for the redesignation of former Subsection A(8) as Subsection A(9).

- (10) Large-scale industrial parks. **[Added 10-21-2015 by Ord. No. 299-2015]**
 - (11) Short-term rental pursuant to the terms and conditions of Chapter 165 of the Code of the Township of Bern. **[Amended 5-2-2023 by Ord. No. 342-2023]**
 - (12) Accessory uses normally associated with a permitted principal use. **[Amended 5-2-2023 by Ord. No. 342-2023]**
- B. The following uses are permitted by conditional use only by the Township Supervisors in accordance with § 184-210 of this chapter: **[Added 4-12-2000 by Ord. No. 186-2000]**
- (1) The collection, processing, bottling and distribution of surface water and groundwater, subject to the following:
 - (a) A permit shall be obtained from the Pennsylvania Department of Environmental Protection.
 - (b) A hydrologic study shall be submitted to the Township, which shall indicate the impact of water collection activities on surface water and groundwater supplies and quality in the general area of such activities. Water collection activities shall not endanger surface water and groundwater levels and quality on nearby properties. Any person engaged in water collection activities under this section who affects a public or private water supply by contamination or diminution shall restore or replace the affected water supply with an alternate source of water adequate in quantity and quality for the purposes served by the water supply.
 - (c) Any person engaged in water collection activities shall post security with the Township in such form and amount as the Township Board of Supervisors may determine to be adequate to guarantee the restoration or replacement of any water supply or supplies which may be adversely affected by such water collection activities.
 - (d) The operator shall post security with the Township to cover the cost to repair, reconstruct or resurface any public roads maintained by the Township which are damaged or subjected to excessive wear resulting from the use of said roads by the operator or others in connection with the water collection operations. In lieu thereof the operator may enter into an agreement with the Township to make an annual contribution to be used in the maintenance of said roads.
 - (e) The failure to post such security or to adequately protect the surface water and groundwater levels and quality on nearby properties shall be grounds for revocation of the operator's certificate of occupancy by the Township Board of Supervisors and, in that event, an officer of the Township, in addition to other remedies, penalties and forfeitures provided in this Zoning Ordinance, may institute in the name of the Township any appropriate action or proceeding to prevent, restrain, correct or abate any continuing violation of the provisions of this chapter by the operator.

2. Editor’s Note: This ordinance also provided for the redesignation of former Subsection A(9) as Subsection A(11).

- (2) The Bern Township Board of Supervisors realizes that large-scale industrial parks consisting of 100 acres or more can provide economic benefit to the Township, but may face unique challenges and obstacles related to their size and the challenges presented in developing such large-scale projects. In recognizing the challenges involved in developing large-scale industrial parks, being industrial parks consisting of 100 acres or more the Bern Township Board of Supervisors may permit the waiver of or a reduction of the following requirements, as part of a conditional use approval following a conditional use hearing: **[Added 10-21-2015 by Ord. No. 299-2015]**
- (a) § 184-169, Slope controls.
 - (b) § 184-170, Removal of natural resources.
 - (c) § 184-171, Floodplain controls and riparian buffer zones.
 - (d) § 184-175, Procedures for development of land other than agriculture.
- (3) Grower/processor facility in accordance with the use restrictions described in § 184-153.1C. **[Added 11-6-2017 by Ord. No. 309-2017]**
- (4) Medical marijuana delivery vehicle office in accordance with the use restrictions described in § 184-153.1D. **[Added 11-6-2017 by Ord. No. 309-2017]**

§ 184-47. Lot area. [Amended 4-12-2000 by Ord. No. 186-2000]

The minimum lot area for a permitted use with either or both public water and sewer facilities shall be one acre. The minimum lot area for a permitted use without either or both public water and sewer facilities shall be five acres.

§ 184-48. Yards. [Amended 4-12-2000 by Ord. No. 186-2000]

The minimum side and rear yards shall be 35 feet. The front yard shall be 50 feet measured from the street line. In the case of a lot without either or both public water and sewer facilities, the minimum side and rear yards shall be 50 feet. The minimum distance between buildings on the same lot shall be 50 feet.

§ 184-49. Height.

The maximum building height shall be 35 feet. This height may be exceeded through the conditional use procedure in accordance with § 184-210.

§ 184-50. Lot dimensions.

The minimum lot width at the building setback line shall be 150 feet. The minimum lot width at the street line shall be 100 feet.

§ 184-51. Coverage.

At least 40% of the lot shall be maintained as open area.

§ 184-52. Special design requirements.

- A. No paving other than driveways or pedestrian walkways shall be located within 20 feet (50 feet in the case of Route 183) of the street line. **[Amended 4-12-2000 by Ord. No. 186-2000]**
- B. Along each side and rear property line which abuts a residential district boundary line or an existing residential use, a minimum building setback of not less than 100 feet in width shall be provided and a minimum setback of 50 feet for parking areas shall likewise be provided. In a similar manner, where a tract of land which is zoned LI abuts an existing street and the land on the opposite side of the street is zoned residential or a residential use exists, the minimum front yard shall be 100 feet, the first 50 feet of which shall be open space. The minimum parking setback shall be 50 feet. **[Amended 10-1-1996 by Ord. No. 159; 10-1-1996 by Ord. No. 160]**
 - (1) The 20 feet of such yard space nearest the property line or street line or district boundary line shall be screened and buffered with landscaping, fencing, earth mounds, planting materials or a combination thereof as defined in § 184-5 herein. Where adjacent land that is residentially zoned is owned by the same owner as that of the LI zoned land and the same is part of an overall subdivision or land development plan or comprehensive series of land development plans, the front, side and rear yard setbacks in the abutting LI parcel or tract may be reduced to 50 feet, provided that the same remains open space and the first 20 feet of such yard space nearest the property line or street line or district boundary line shall be screened according to the definitions set forth in § 184-5 herein.
 - (2) In the event that the Bern Township engineering/planning consultant, in the reasonable exercise of professional discretion, determines that strict compliance with the requirement of screening in the first 20 feet of yard space nearest the street line or district boundary line is impractical or contrary to sound engineering and design principles, the Board of Supervisors may, upon recommendation of the engineering/planning consultant and the Bern Township Planning Commission, approve modification of said requirement in accordance with such recommendation.
- C. Each use shall comply with the applicable parking standards found in § 184-156. In addition, sufficient land area shall be reserved to accommodate one parking space for every 1 1/3 employees based on the future needs of the proposed use.
- D. Each use shall comply with Chapter 149, Stormwater Management, the storm drainage design standards found in Chapter 154, Subdivision and Land Development, as well as Chapter 89, Floodplain Management.
- E. Each use shall comply with the design standards found in § 184-152.
- F. Any development along the Route 183 corridor will require increased rights-of-way as determined after consultation with the Township, County and Pennsylvania Departments of Transportation.
- G. Where greater setbacks are established in § 184-147, or elsewhere in this chapter, regarding accessory buildings, structures and uses, such greater setbacks shall apply. **[Added 4-12-2000 by Ord. No. 186-2000]**

- H. Any building facade which faces a patron parking area, street or other space used or viewed by the public shall be provided with decorative facade treatment, architecturally integrated with all other building faces. [Added 4-12-2000 by Ord. No. 186-2000]
- I. Site models and/or graphic portrayals, providing a clear perspective of the relationship of the proposed development to the site and its visual impact on adjacent properties, shall be submitted to the Township. [Added 4-12-2000 by Ord. No. 186-2000]

§ 184-53. Performance standards.

Each use shall comply with the performance standards contained within § 184-153.





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