

For Lease
Industrial Space
Reading, PA 19606



6711 Perkiomen Avenue
Reading, PA 19606
Exeter Township, Berks County

For more information, contact:

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Property Features:

- 19,000 SF Space (45-day delivery)
- 7,410 SF Space
- 7,300 SF Space
- 5,660 SF Space
- Great storage or warehouse space
- Value Priced Quality Space



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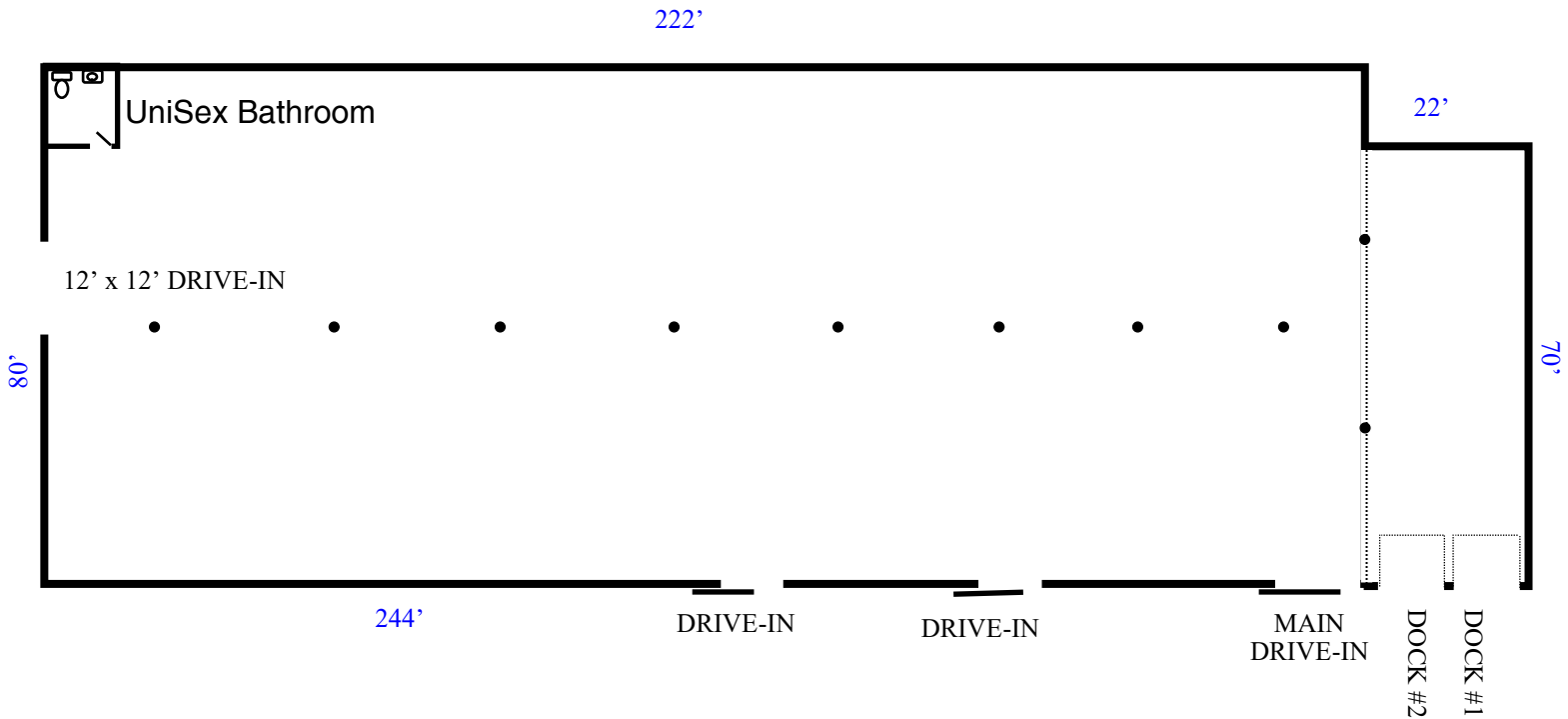
DATA SHEET

GENERAL DATA																						
Property Type:	Industrial / Flex																					
Lot Size:	7.33 Acres																					
Building Size:	77,911 SF Total																					
Available Spaces:	Building #1 - 19,000 SF Building 2A - 7,300 SF Building 2B - 5,660 SF Building 3 - 7,410 SF																					
Zoning:	H/C - Highway Commercial District																					
Year Built:	1964 to 2004																					
Construction:	<p>Building #1 is wood pole barn style framing with a mix of wood and metal siding. Heavy-duty smooth concrete floor. Sliding and hi-lift overhead doors. Docks are modern (installed 2022). LED lighting. One bathroom. No heat and no insulation. UGI is running natural gas to the site. Gas radiant tube heat is available for an acceptable Lease. 200 Amp 1-phase electric service.</p> <p>Building "2" is wood frame on the 2A and 2C sides, w/ 2B having CMU / concrete block walls. Florescent lighting currently. LED is possible. Concrete floors. One gravel bed exterior loading dock in front of 2A. These are dry, un-heated buildings perfect for many uses. No bathroom is present. Owner is open to installing with a term / credit lease.</p> <p>Building "3" is second floor with at-grade and dock planned. Clean rectangular building ready for your business. Bathrooms are present and subject to being upgraded to ADA compliance.</p>																					
Parking:	7+ Acres site with stone/gravel parking areas. If additional space is required, Landlord is open to the idea of adding more stone areas.																					
Truck Access:	Two driveways, each onto the westbound lane of Perkiomen Avenue (Route 422). An eastbound turnaround is 200 yards from the property for your convenience.																					
CAM & Tax:	<table border="1"> <thead> <tr> <th>CAM BUDGET 2024</th> <th>Total</th> <th>RATE PSF</th> </tr> </thead> <tbody> <tr> <td>Snow removal</td> <td>\$6,000.00</td> <td>\$0.08</td> </tr> <tr> <td>Grass</td> <td>\$5,000.00</td> <td>\$0.06</td> </tr> <tr> <td>Insurance</td> <td>\$36,000.00</td> <td>\$0.46</td> </tr> <tr> <td>Maintenance</td> <td>\$5,000.00</td> <td>\$0.06</td> </tr> <tr> <td>Real Estate Taxes</td> <td>\$ 12,314.00</td> <td>\$0.16</td> </tr> <tr> <td>Total:</td> <td></td> <td>\$0.82 PSF</td> </tr> </tbody> </table>	CAM BUDGET 2024	Total	RATE PSF	Snow removal	\$6,000.00	\$0.08	Grass	\$5,000.00	\$0.06	Insurance	\$36,000.00	\$0.46	Maintenance	\$5,000.00	\$0.06	Real Estate Taxes	\$ 12,314.00	\$0.16	Total:		\$0.82 PSF
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FLOOR PLAN BUILDING #1



19,000 SF +/-

- Four at-grade drive-in doors
- Two Dock Positions
- 21' 2" Peak Height, 18' Eave Height
- New LED Lighting
- 25' x 39' Column Spacing
- 200 Amp, Single Phase
- Not Heated



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AERIAL BUILDING #1



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PHOTOS BUILDING 1



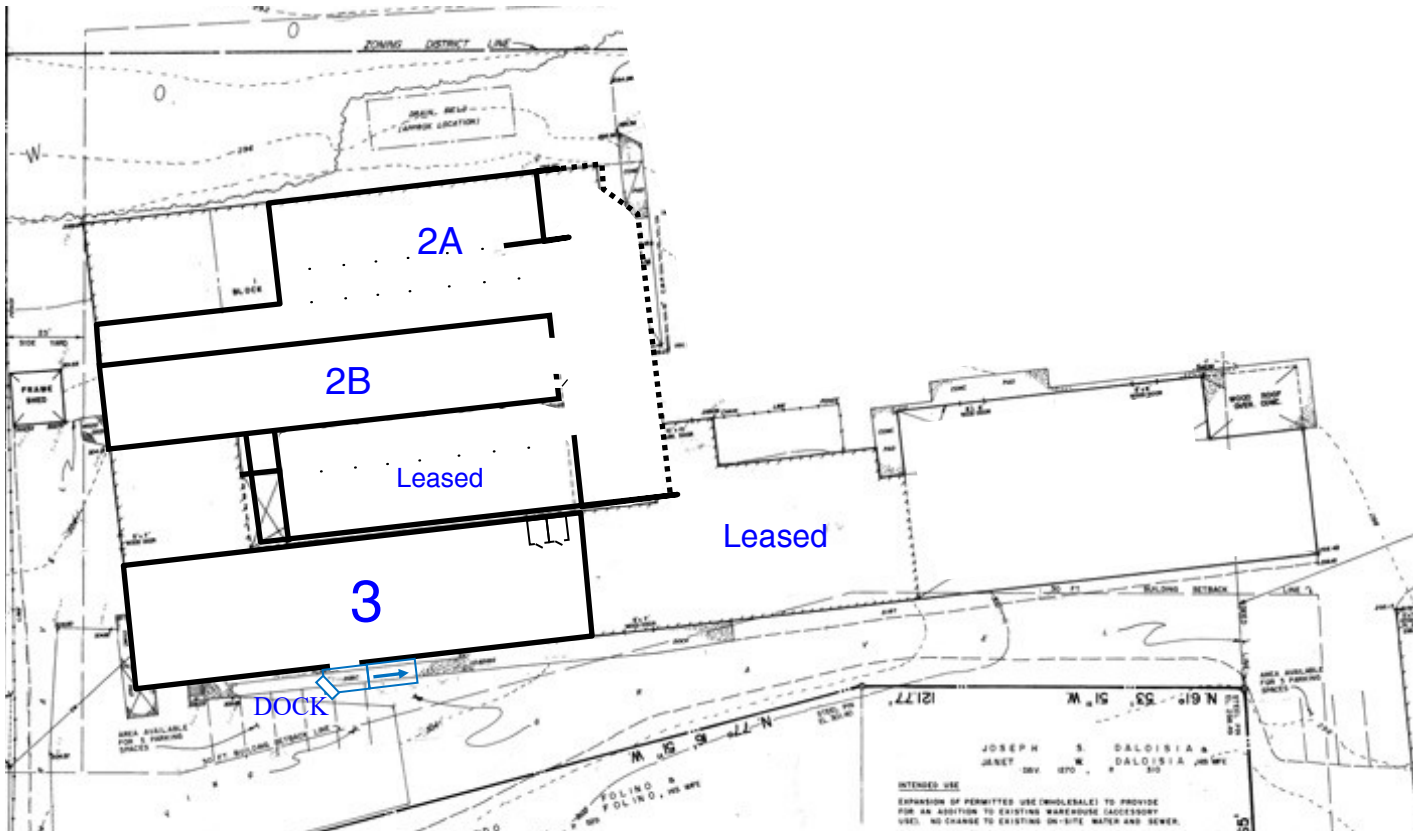
Building 1 At-Grade Door



Two Dock Positions

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FLOOR PLAN BUILDINGS #2 & 3



SPACE:	2A	2B	3
Size:	7,300 SF	5,660 SF	190' x 39' 7,410 SF
Access:	One exterior Dock	12' Drive-In Door	Dock possible - to be installed
Ceiling Heights:	8' to 9' 6"	15' 6'	11'
Misc.:	Requires an overhead door and access doors. No heat. No bathroom.	Clear-span, no columns, concrete block walls. No heat. No bathroom.	Requires an overhead door or dock. Can be heated. Two small bathrooms exist.
	30-day delivery	60-day delivery	Immediate delivery

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PHOTOS
BUILDING 2 & 3



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PHOTOS BUILDING 2



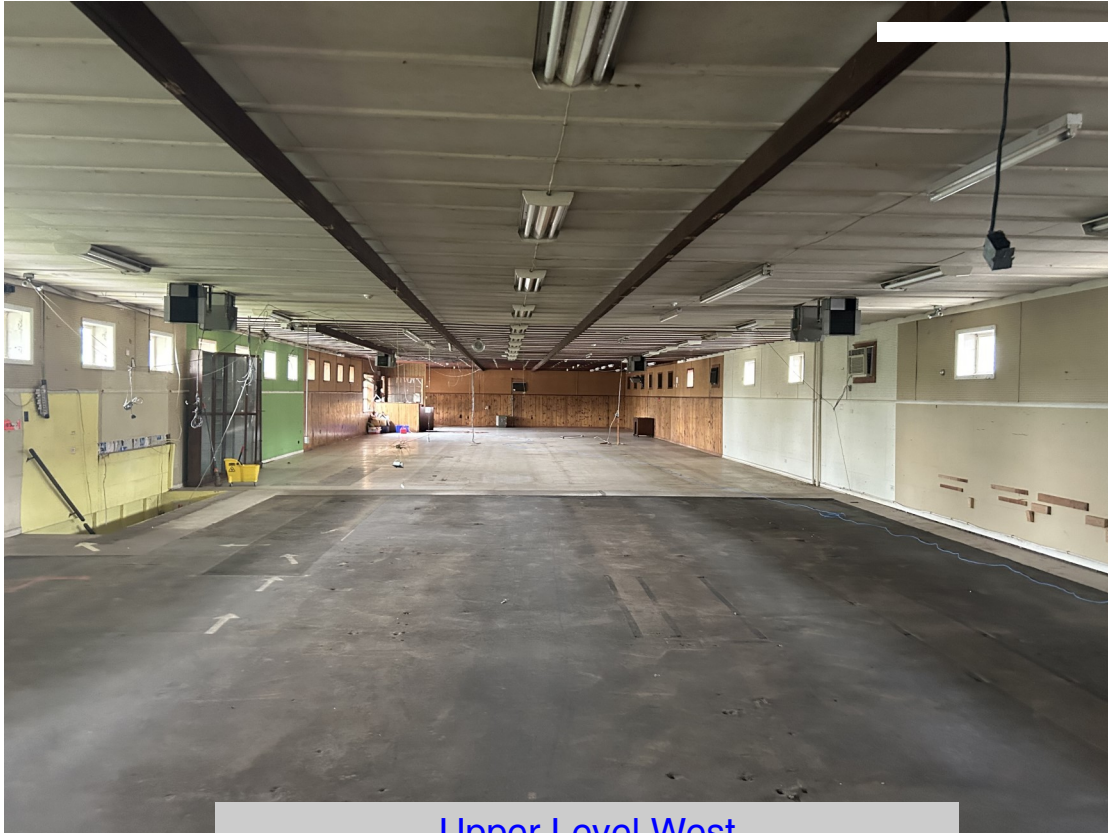
Building 2 - Unit A on the right



Dock Platform

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PHOTOS BUILDING 3



Upper Level West



Upper Level Middle

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BUILDING 3

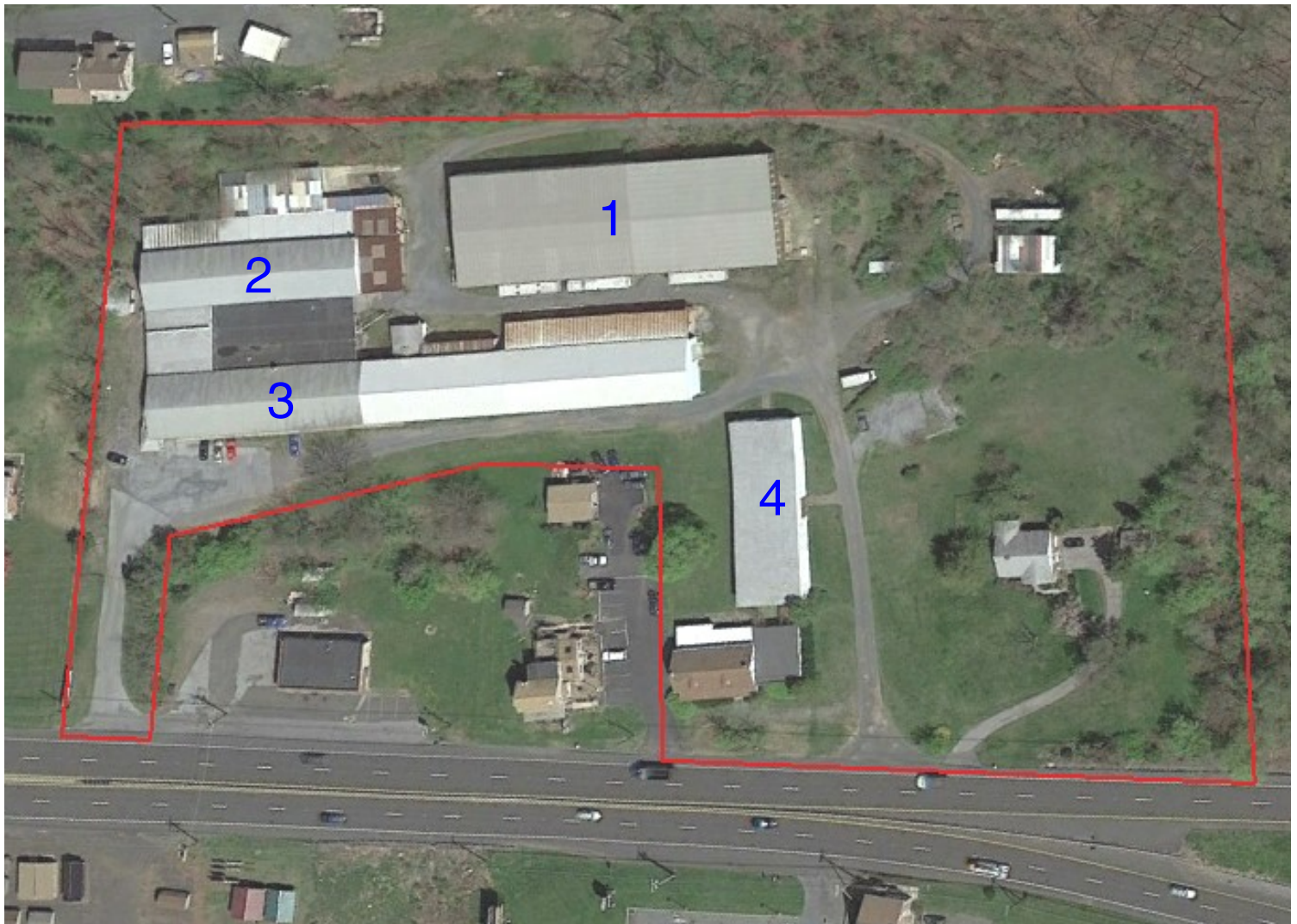


Proposed Dock for Building 3



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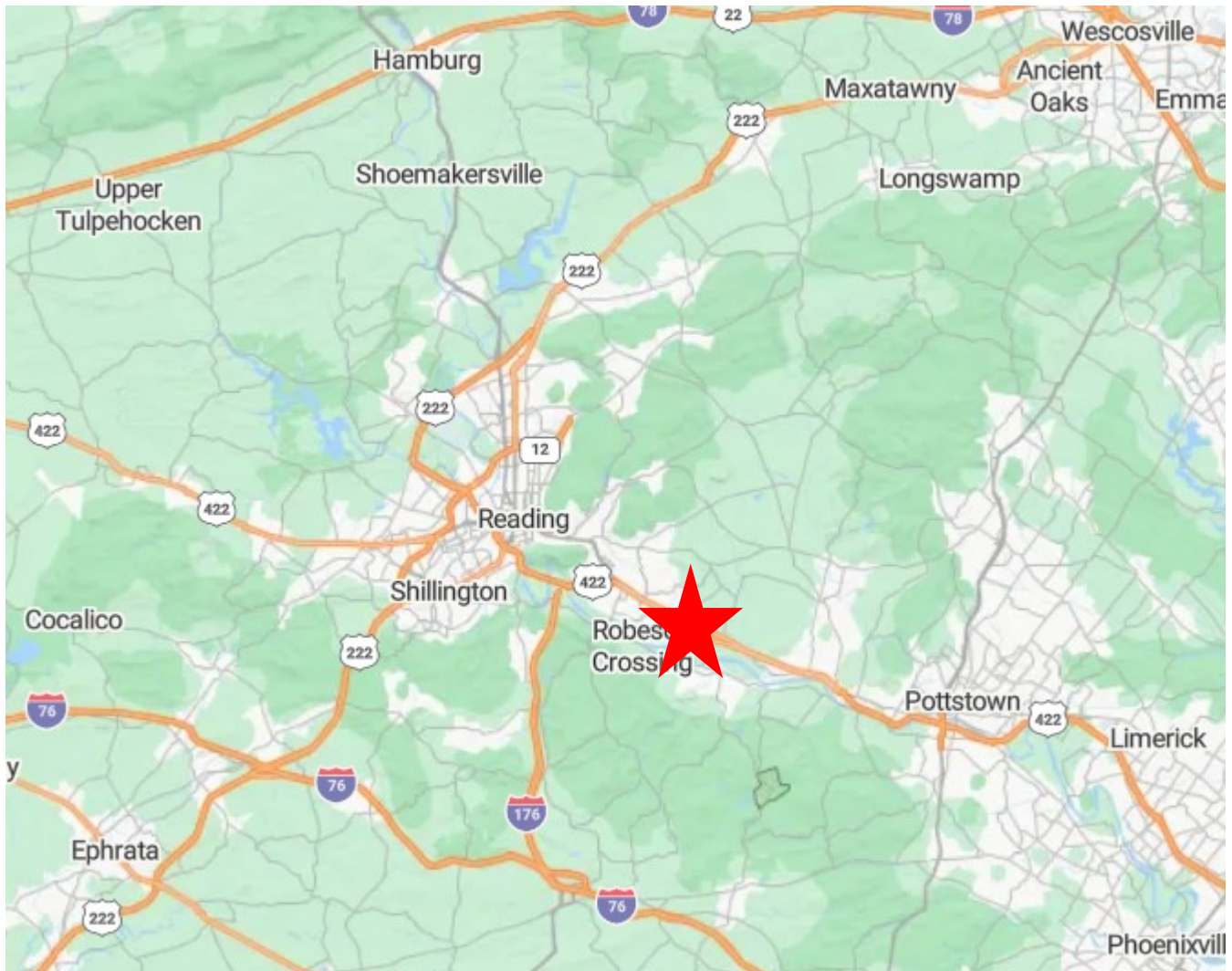
AERIAL



- Two Driveways to Perkiomen Avenue (State Route 422)
- Additional Parking possible
- Value Leases at a great location
- On-site Landlord, growth potential

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LOCATION MAP



- To Pottstown 9.7 miles, 18 minutes
- To Reading 9.3 miles, 17 minutes
- To Philadelphia 50 miles, 1 Hour 15 minutes
- To Allentown 36 miles, 1 hour

UPS 2.2 miles, 5 minutes
FED EX 2.6 miles, 6 minutes
USPS 2.5 miles, 6 minutes