



1 Industrial Drive

1 Industrial Drive
Birdsboro, Pennsylvania 19508

Property Highlights

- 60' x 475' industrial building
- 30' clear span, no columns
- Public utilities, with great access to PA Route 422

Property Overview

Industrial building, located along Route 724 in Birdsboro Borough. The main tenant leases 21,000 sf, leaving 7,000 sf for the new owner to lease or use.

Offering Summary

Sale Price:	\$725,000
Building Size:	28,000 SF
Lot Size:	2.32 Acres

Demographics 1 Mile

Total Households 2,589

3 Miles

6,733

5 Miles

16,567

For More Information

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

For Sale
28,000 SF | \$725,000
Industrial Space



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Building Name	1 Industrial Drive
Property Type	Industrial
Property Subtype	Manufacturing
APN	5344-09-05-6931
Municipality	Birdsboro Borough
Building Size	28,000 SF
Lot Size	2.32 Acres
Zoning	Industrial
Water/Sewer	Public
Heat	Natural Gas
Electric	Multiple Panels, 400 Amp 480v 3p
Roof	Rubber/Metal
Drive-in Doors	(2) 12'x14'
Ceiling Height	30'
Construction	Metal

Industrial building, located along Route 724 in Birdsboro Borough



Income Summary

Tenant 1	\$55,860
Tenant 2	\$12,000
Gross Income	\$67,860

Expense Summary

Taxes	\$9,472
Insurance	\$1,000
Professional Fees	\$2,000
Maintenance	\$1,000
Gross Expenses	\$13,472
Net Operating Income	\$54,387

	1 Mile	3 Miles	5 Miles
Population			
Total Population	6,980	17,917	44,769
Average age	35.9	39.2	40.1
Average age (Male)	34.6	38.6	40.1
Average age (Female)	39.4	40.8	40.4
Households & Income			
Total households	2,589	6,733	16,567
# of persons per HH	2.7	2.7	2.7
Average HH income	\$68,854	\$76,993	\$83,322
Average house value		\$267,882	\$259,289

* Demographic data derived from 2010 US Census

