

# For Sale Redevelopment Opportunity



12 W. Locust Street

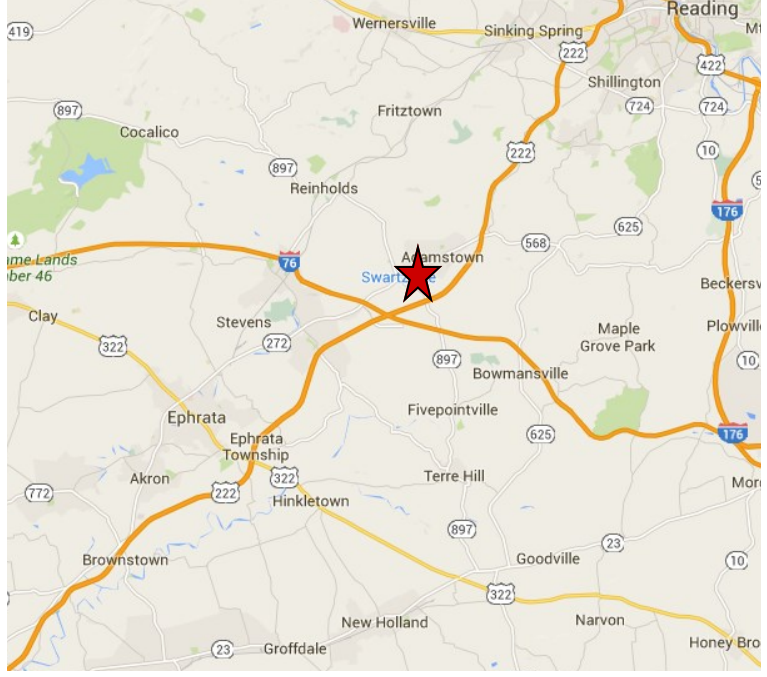
\$1,250,000

## Highlights

- \* +/- 71,515 SF on 1.59 Acres
- \* Redevelopment opportunity for commercial, residential or mixed-use
- \* 70 Parking spaces on-site
- \* Adjacent to Borough owned parking lot

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NAI Keystone proudly presents a redevelopment opportunity of the former Fleetwood Auto Bodies site in Fleetwood, PA. The property, which still bears the iconic "Auto Bodies Fleetwood" lettering on the brick face of the main building, was built by the Fleetwood Metal Body Company in 1909 and used for the manufacturing of automobile bodies until they were acquired and merged into General Motors in 1931. The site features 2 separate buildings connected by a second floor walkway over S. Franklin Street. The site represents a unique redevelopment opportunity from both a commercial or residential standpoint. Approximately 70 parking spaces exist on site currently. The site sits adjacent to a 2 acre site Fleetwood Borough has developed into their new town square complete with 200+ parking spaces available.

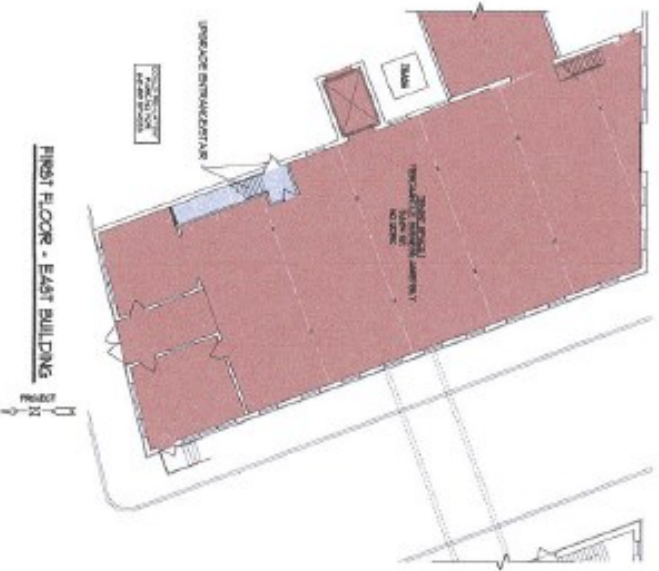
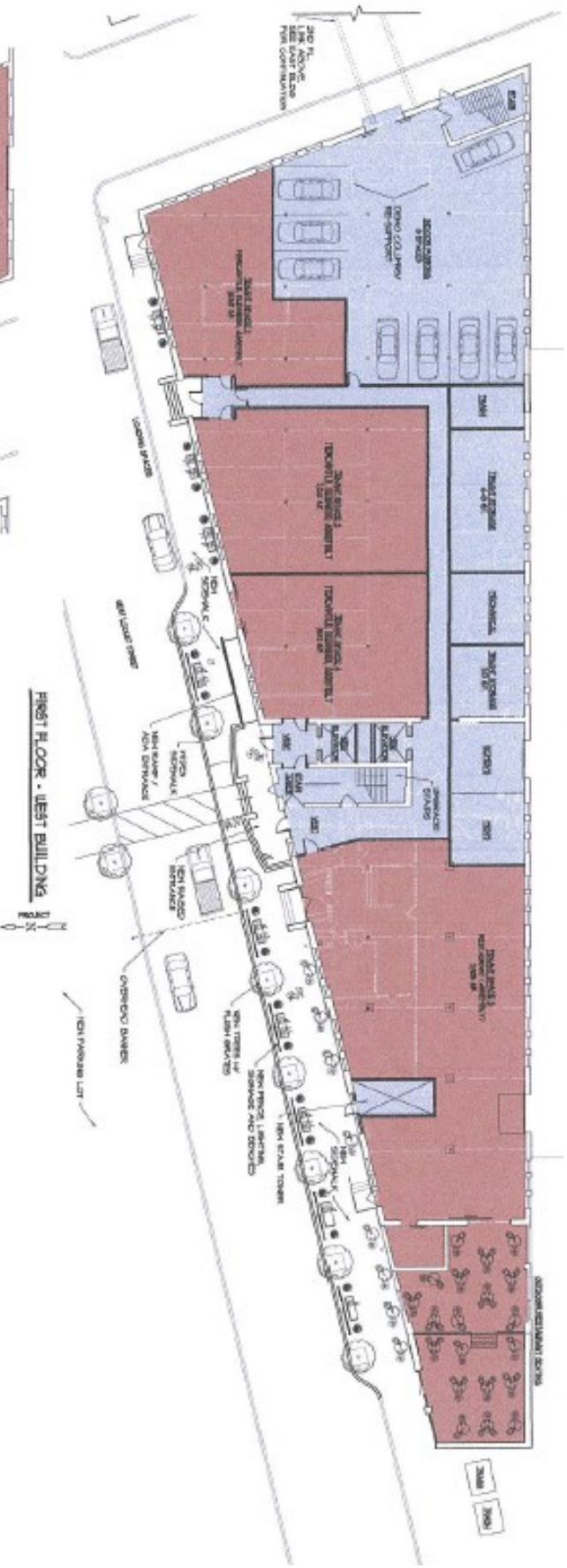
DESCRIPTION	
<b>Property Type:</b>	Industrial
<b>Real Estate Taxes:</b>	\$7,889 (2020)
<b>Municipality:</b>	Fleetwood Borough - Berks County
<b>Zoning:</b>	I-1 Industrial
<b>Construction:</b>	Red Brick
<b>Building Size (SF):</b>	71,515 SF Total East Building 1 <sup>st</sup> Floor = 9,120 SF East Building 2 <sup>nd</sup> Floor = 6,295 SF  West Building 1 <sup>st</sup> Floor = 18,560 SF West Building 2 <sup>nd</sup> Floor = 18,390 SF West Building 3 <sup>rd</sup> Floor = 18,390 SF West Building Walkway = 760 SF
<b>Acreage:</b>	1.59 Acres
<b>Floors:</b>	Concrete on 1st floor, wood on 2nd and 3rd floors.
<b>Roof:</b>	Rubber
<b>Heating:</b>	Gas-fired forced hot air
<b>Cooling:</b>	Mix of central air and window units
<b>Water:</b>	Public
<b>Sewer:</b>	Public
<b>Electric:</b>	480 Amp 3-phase
<b>Gas:</b>	Yes
<b>Ceiling Height:</b>	Variable. Between 9' and 14'
<b>Docks :</b>	One external dock loading area
<b>Drive-in:</b>	3 drive in doors located on 1st level
<b>Elevators:</b>	Each building has a functional freight elevator.
<b>Parking:</b>	70 on-site. Borough owned parking lot adjacent to the property has 209 parking spaces that may be available for lease.

12 W. Locust Street  
Fleetwood, PA

Photos







**PARKING CALCULATIONS**

	ZONING MINIMUM	REQUIRED
ST FLOOR RETAIL, NET = 11,442 SF.	1,200 SF. = 80 SPACES	1,000 SF. = 60 SPACES
2ND FLOOR BUSINESS NET = 20,442 SF.	1,000 SF. = 207 SPACES	1,000 SF. = 104 SPACES
3RD FLOOR APARTMENTS (2)	2,000 SF. = 40	200 SF. = 20
TOTAL PARKING = ON-SITE PROVIDED + ADDITIONAL, NEEDS =	247 SPACES TO SPACES 207 SPACES	264 SPACES TO SPACES 154 SPACES

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# 2nd & 3rd Floor Concept Plan



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Aerial View

