

For Lease
Lincoln Corporate Center
Reading, PA 19606



Lincoln Corporate Center **90 Vanguard Drive**

Exeter Township
Reading, PA 19606

For more information, contact

Steve Willems, SIOR

+1 610 370 8506

swillems@naikeystone.com

Property Features:

- Suite #90 Available
- Quality Industrial Park Setting
- 4,800 SF +/-
- 23' 6" Ceiling Height in Industrial
- Half Industrial / Half Office
- East side of Berks County, easy access to Montgomery County / Phila.

NAIKeystone

875 Berkshire Boulevard, Suite 102

Wyomissing, PA 19610

+1 610 779 1400

naikeystone.com

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Fact Sheet

GENERAL DATA	
Property Types:	Industrial/Warehouse/Office
Lot Size:	6.77 Acres
Zoning:	Light Industrial
Lease type:	NNN
CAM:	\$0.00 / SF
Tax:	\$1.48 / SF 2020 Budget

PROPERTY DATA	
Building Size & Availability:	74,827 SF Total 4,800 SF Available Now
Description:	The Suite is finished nicely w/ commercial grade carpeting, painted walls, vinyl base, 2' x 4' grid type ceiling set at 9' AFF, stained solid core doors set in hollow metal frames and 2' x 4' florescent lights with prismatic lenses. Six private offices, open area for works stations and a large 21' x 39' + room are present. One lunch room is also included. An 856 square foot mezzanine is available and not included in the rental calculations.
Construction:	100 Vanguard Drive is primarily a masonry building with plaster exterior with an addition featuring vertical steel panels. Building 6 features spit face masonry up 8' then vertical steel panels to the standing seam metal roof. Each has a typ. 6" reinforced concrete floor.
Ceiling Heights:	Office grid ceiling is 9' AFF Industrial is 23' 6" under steel
Truck Doors:	One 8' x 8' Dock with edge of dock leveler and dock seals
HVAC:	Gas forced air heat w/ A/C. Two zones in office with Honeywell programmable thermostats. Industrial area has a gas fired unit heater.
Water & Sewer:	Municipal for Muhlenberg Twp. Water Authority and Sewer Authority. Included in the CAM cost.
Lighting:	400 W Metal Halide in industrial area.
Electric:	100 Amp, 277/480 Volt, 3-Phase 4-Wire. Provided by Met Ed. Service paid directly by Tenant.
Gas:	Natural gas is provided by UGI Energy. Service is paid directly by Tenant.
Sprinkler:	100% Sprinklered at "Normal Hazard" level.
Telecom:	High Speed data from Penn-Tele-Data Company One hub is present. Cabling to all offices.
Age:	1991

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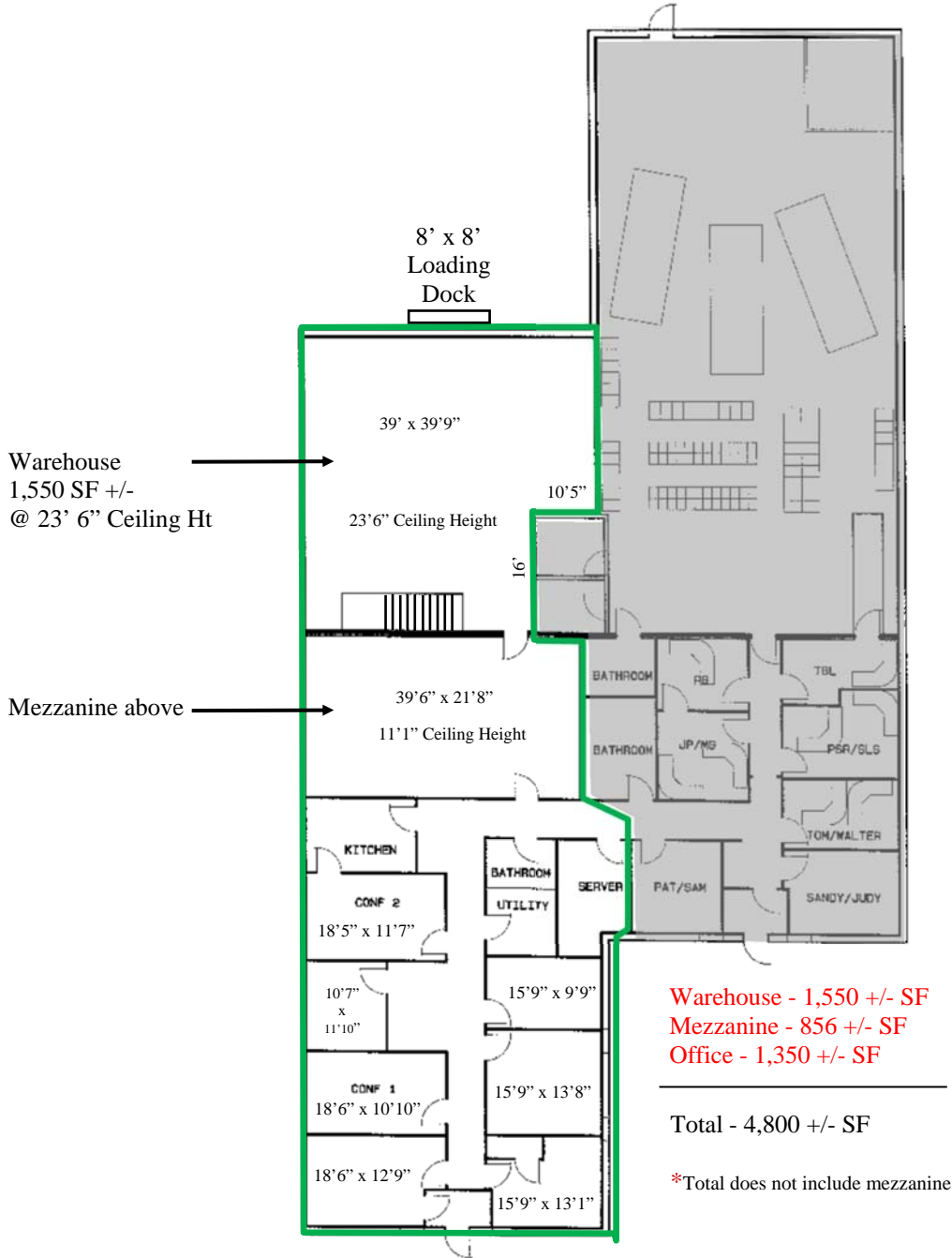
Vanguard Drive Aerial



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Suite 90 Photos



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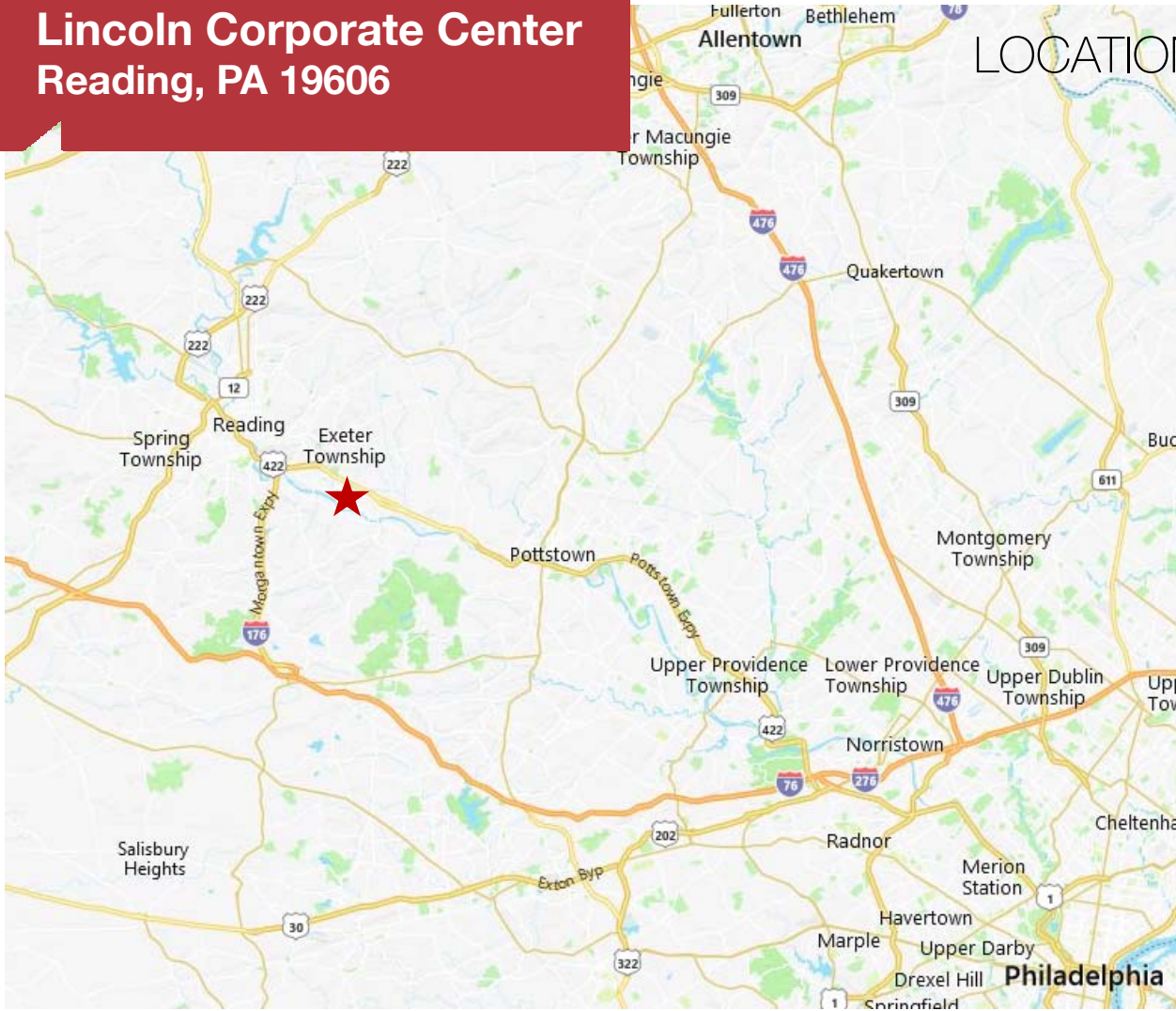
Photos



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LOCATION



Major City	Mileage	Driving Time
Allentown, PA	42 Miles	1 Hour, 10 Minutes
Philadelphia, PA	53 Miles	1 Hour, 23 Minutes
Harrisburg, PA	74 Miles	1 Hour, 23 Minutes
Baltimore, MD	105 Miles	2 Hour, 18 Minutes
New York, NY	138 Miles	2 Hours, 41 Minutes

Mileage and driving times to nearby cities, marine terminals, and shipping centers.

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	57 Miles	1 Hour, 17 Minutes
Delaware River Port Authority	55 Miles	1 Hour, 18 Minutes
Port of Wilmington	70 Miles	1 Hour, 24 Minutes

Shipping Center	Mileage	Driving Time
Fedex	1.1 Miles	3 Minutes
USPS	2.9 Miles	6 Minutes
UPS	6.8 Miles	14 Minutes
Norfolk Southern Intermodal	2.7 Miles	6 Minutes

Contact information

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NAI Keystone Commercial & Industrial, LLC

Ph 610 779 1400

Email Swillems@naikeystone.com



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