



For Lease
Office, Tech, &
Industrial Space

StonePointe Business Campus

2525 N. 12th Street, Muhlenberg Twp., Reading PA

Property Features:

- Office & Tech Space, 2,500 to 140,000 SF
- Industrial to 69,110 SF
- Redundant Fiber Optic, Heavy Infrastructure & On-Site Management
- Truck Docks & Drive-in Doors
- Parking Field for 3,000 +/-

Value Priced Quality!

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Site Information

StonePointe Business Campus

Muhlenberg Twp., Reading PA

GENERAL DATA	
Site Size:	133 Acres
Municipality:	Muhlenberg Township, Berks County www.Muhlenbergtp.com
PIN:	66-5318-13-14-8495
Zoning:	I-1 Limited Industrial Zoning
Building Size:	1,077,000 SF 279,000 SF is Office / Tech Space 709,000 SF Industrial 43,000 & 28,000 SF Detached Flex



DESCRIPTION	
Description:	This former Bell Labs Property has been expertly redeveloped into a premium business campus playing host to nationally recognized tenants. More than one million square feet of space for office, manufacturing and distribution; a facility with high-tech infrastructure and easy access to transportation. Convenient location near Reading Pennsylvania, with professional on-site management to support your business. On-site maintenance and management.
General Construction:	Reinforced concrete floors; brick over concrete block walls, mix of T-5, T-8 and T-12 Fluorescent Lighting. 100% Fire Sprinklered (normal hazard rating). All office and tech areas are air conditioned. Under-floor duct system for office data cabling. Gas heat / forced air with redundant radiant heat under window line in office areas.
Dock High Doors:	As-required.
At-Grade Doors:	As-required.
Ceiling Height:	Office ceilings are typically set at 9' AFF, Industrial areas are 17'9" Under steel, 20' to deck on Main Level; 11' to 14' on Lower Level
Column Spacing:	24' x 48' on Main Level; 24' x 24' in Lower Level
Parking:	3,000 +/- Surface Spaces
Telecom:	Redundant fiber lines serve the building. Major high speed carriers including Comcast, Verizon and Windstream.
Electric:	Dual 69 kva primary service by Met-Ed. 12,000 Amps at 480 volts supply the site.
Gas:	High and low pressure natural gas is provided by UGI Energy Services.
Water & Sewer:	Public via Muhlenberg Township water & sewer authority. Abundant capacity exists for most businesses.

StonePointe Business Campus

Muhlenberg Twp., Reading PA

Availabilities



Main Office Entrance



Garden Level Office Entrance

DESCRIPTION	OFFICE / TECH	INDUSTRIAL / FLEX
Availabilities:	3rd Floor - 7,200 SF 2nd Floor - Up to 55,500 SF 1st Floor - Up to 44,000 SF Garden Level - Up to 25,000 SF	Main Level - 69,110 SF
Lease Type:	Modified Gross	Triple Net "NNN"
Utilities:	"Lights & Plugs" are included along with HVAC and Common Area Janitorial	All sub-metered or estimated and paid monthly
CAM & Taxes:	\$3.75 / SF included in Base rate	\$1.31 / SF for Main level (2020) \$1.00 / SF for Lower level (2020)

StonePointe Business Campus

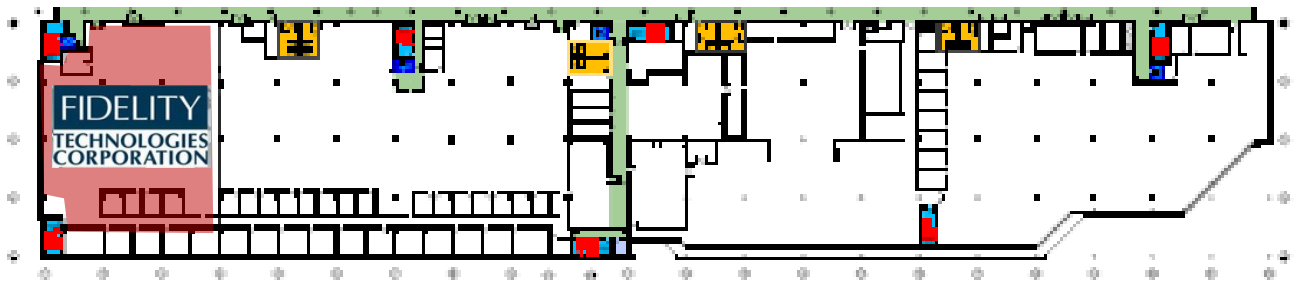
Muhlenberg Twp., Reading PA

Floor Plan - Office & Tech Areas

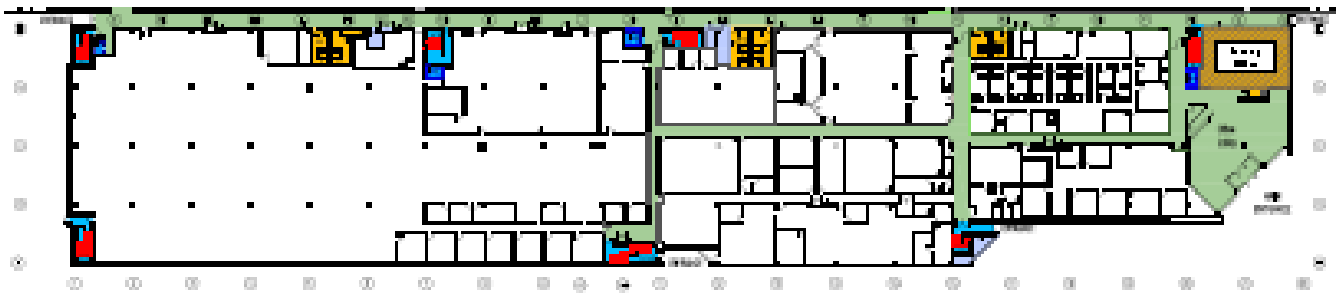
3rd Floor



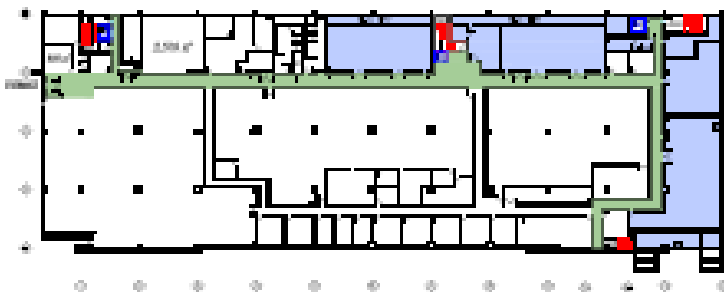
2nd Floor



1st Floor



Garden Level

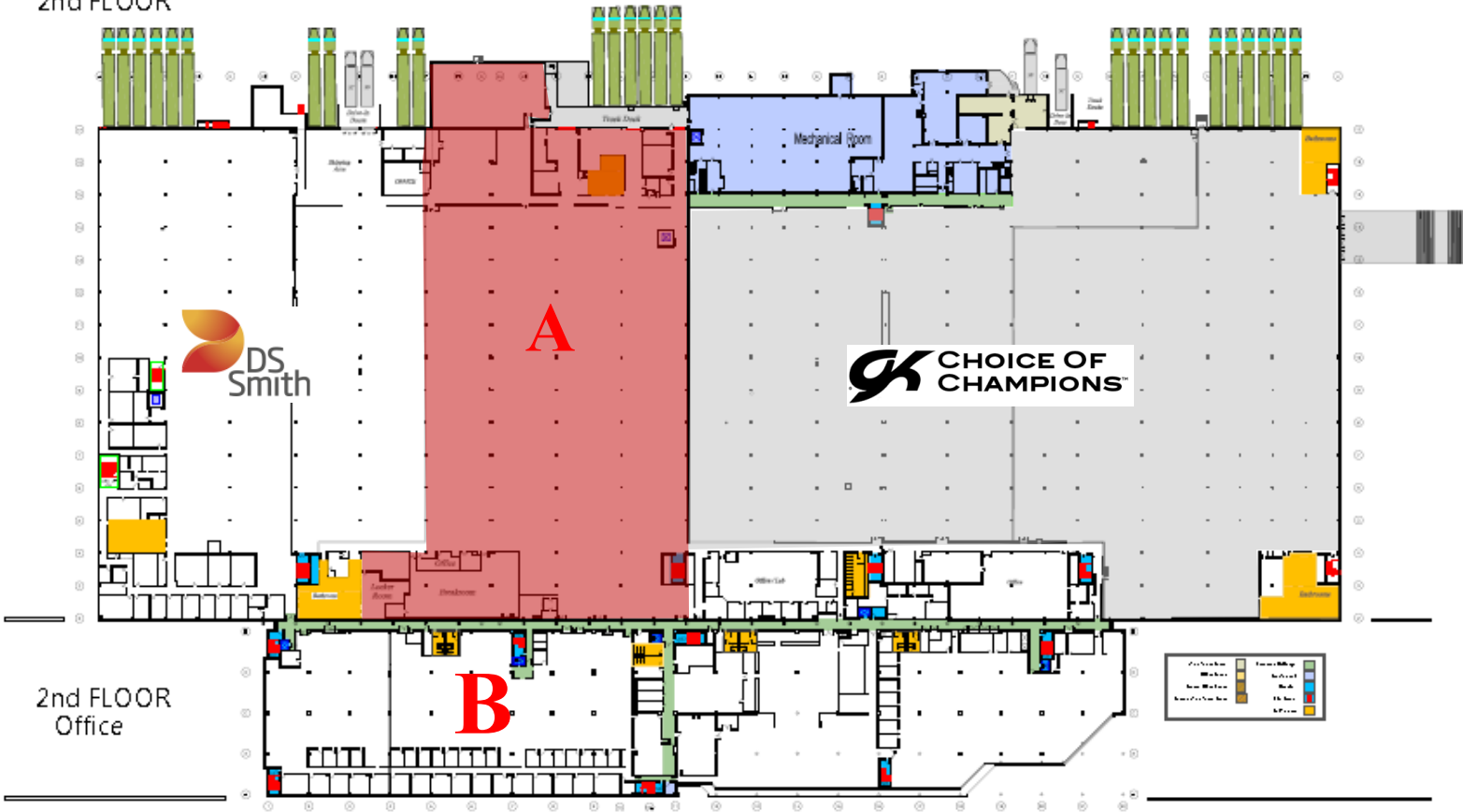


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Muhlenberg Twp., Reading PA

Floor Plan - Industrial & Tech Areas

2nd FLOOR



	SIZE	LOADING	OFFICE
A	69,110 SF	6 Loading Docks and one trash compactor.	Abuts Office Space
B	Office Suites from 5,000 to 67,155 SF Available		

StonePointe Business Campus

Muhlenberg Twp., Reading PA

Floor Plan - Detached Industrial Bldg.

44,000 SF Total

- Fully Leased



StonePointe Business Campus

Muhlenberg Twp., Reading PA

Office Photos



StonePointe Business Campus

Muhlenberg Twp., Reading PA

Industrial Photos



Typical floor layout,
Main Level

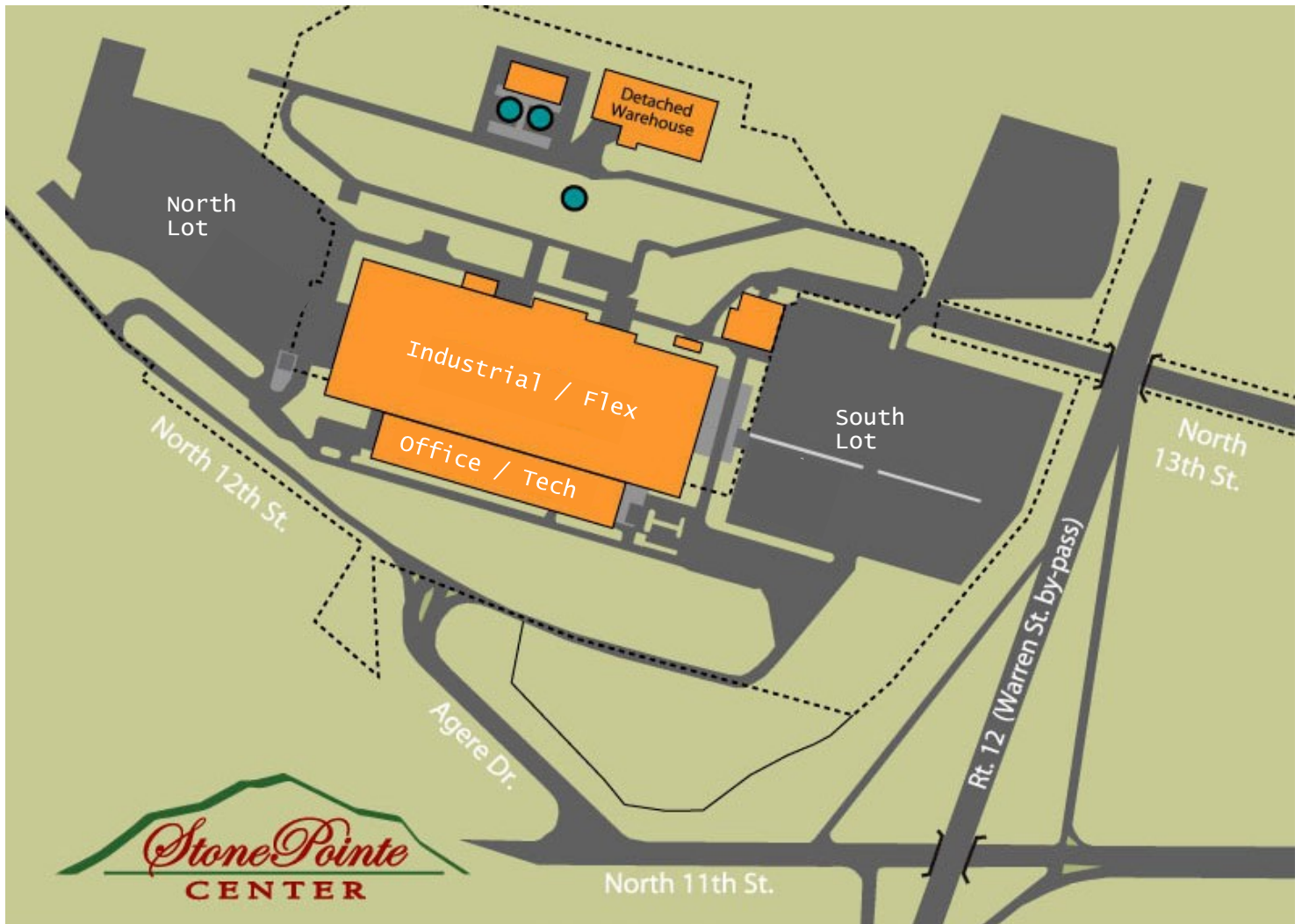
Typical floor layout,
Lower Level



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Muhlenberg Twp., Reading PA

Site Plan



StonePointe Business Campus

Muhlenberg Twp., Reading PA

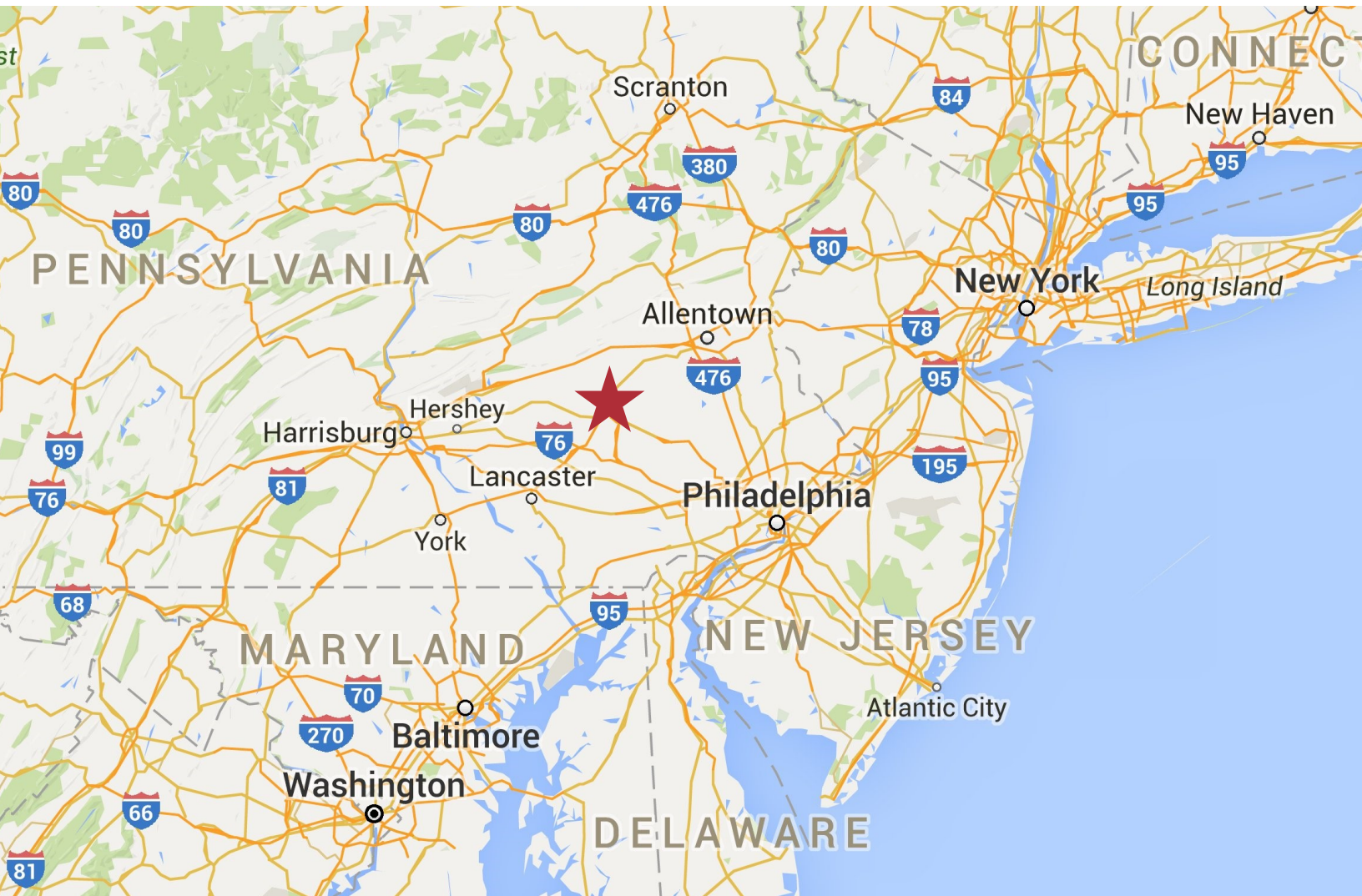
Aerials



StonePointe Business Campus

Muhlenberg Twp., Reading PA

Location



Mileage and driving times to nearby cities and marine terminals

Major City	Mileage	Driving Time
Allentown, PA	31 miles	46 minutes
Philadelphia, PA	69 miles	1 hour, 16 minutes
Harrisburg, PA	63 miles	1 hour
Baltimore, MD	108 miles	2 hours
New York, NY	118 miles	2 hours, 6 minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	72 miles	1 hour, 14 minutes
Delaware River Port Authority	69 miles	1 hr, 15 minutes
Port of Wilmington	80 miles	1 hour, 30 minutes

Shipping Center	Mileage	Driving Time
Fedex	5.7 miles	12 minutes
USPS	0.5 miles	2 minutes
UPS	4.4 miles	1 minutes
Norfolk Southern Intermodal	2 miles	6 minutes

