

For Lease  
Muhlenberg

Mall West



Mall East



## 4220 & 4400 Pottsville Pike

Reading, PA 19605

### Property Features

- Mall East: Five Buildings  
447,634 SF Total
- Mall West: Two Buildings  
138,775 SF Total
- Available Suites from 9,410 SF to 35,667 SF
- ±40 Acre Site
- Located on Route 61 (Pottsville Pike),  
1 mile from Rt. 222 ramp. Easy access to I-176,

For more information, contact

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Data Sheet

GENERAL DATA	
Property Type:	Industrial/Warehouse
Lot Size:	40 Acres Total
Zoning:	LI - Light Industrial District
Lease Type:	NNN
CAM/Taxes:	\$1.84 / SF for Building 4 \$1.64 / SF for Building 7 (2021 Budget)

AVAILABILITIES	
Building Size (SF):	<p>Mall East:</p> <p>Building #1 - 93,440 SF</p> <p>Building #2 - 30,844 SF</p> <p>Building #4 - 34,150 SF</p> <p>Building #5 - 214,000 SF</p> <p>Building #6 - 75,200 SF</p> <p>Total Mall East - 447,634 SF</p> <p>Mall West:</p> <p>Building #7 - 61,192 SF</p> <p>Building #8 - 77,583 SF</p> <p>Total Mall West - 138,775 SF</p> <p>Total for Property - 586,409 SF</p>
Availabilities:	<p>Mall East:</p> <p>Building #4 - Suite B is 9,410 SF and is vacant</p> <p>Mall West:</p> <p>Building #7- Suite A is 15,348 SF and is vacant - Suite C is 35,667 SF and is vacant</p>



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Data Sheet, continued

DESCRIPTION	
Construction:	Typical CMU/block exterior wall, steel superstructure w/ open web steel trusses, steel roof deck covered w/ rigid insulation and rubber membrane. Smooth sealed concrete floors. Lighting is a mix of T-12 fluorescent and T-5 energy efficient fixtures.
Ceiling Height:	Buildings #4 & 7 are 19' 10" Clear at peak.
Truck Doors:	Varies by Unit. Typical 12' x 12' OH at-grade doors. Each Unit has Dock high doors, insulated, typical 30,000 LB leveler, lights, seals, bumpers. Bldg 7, Suite C has four 10' x 10' docks, two 8' x 8' docks and one 10' x 12' at-grade door.
Truck Access:	Direct access from Pottsville Pike which is State Route 61. This 4-Lane connects to State Route 222 one-half mile to the north.
HVAC:	Gas Fired Unit Heaters, Offices have split-systems w A/C. Building #7, Suite A has 3,000 SF air-conditioned area.
Water:	Public via Muhlenberg Township Water Authority
Sewer:	Public via Muhlenberg Township Sewer Authority
Electric:	Varies by Unit. Some have 480 Volt, all have 120/240 volt service. Services are directly metered and paid by Tenants. Met Ed provides the power.  Building 4, 9,410 SF space has 200 amp single phase service. Building 7, 15,348 SF space has 400 Amps at 480 V plus 400 Amps at 120/208 V, 3-phase delta. The 25,667 SF suite has 1,600 Amp, 480/277 volt 3-Phase power system.
Gas:	Units are served by UGI Energy and are directly metered.
Rail:	No rail to the Mall. Norfolk Southern operates an intermodal yard at N. 6th Street in Reading approximately 3-miles from the site.
Sprinkler:	All Units are wet Sprinklered. Unless otherwise noted, they are rated for Normal Hazard.
Municipality:	Muhlenberg Township is widely regarded at the heart of the industrial area within Berks County. The Township administration is well educated and "in-tune" to the needs of manufacturers and industrial users. Please see <a href="http://www.muhlenbergtownship.com">www.muhlenbergtownship.com</a> for a directory of departments and individuals that can assist in your business operation.



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Muhlenberg Industrial Mall West

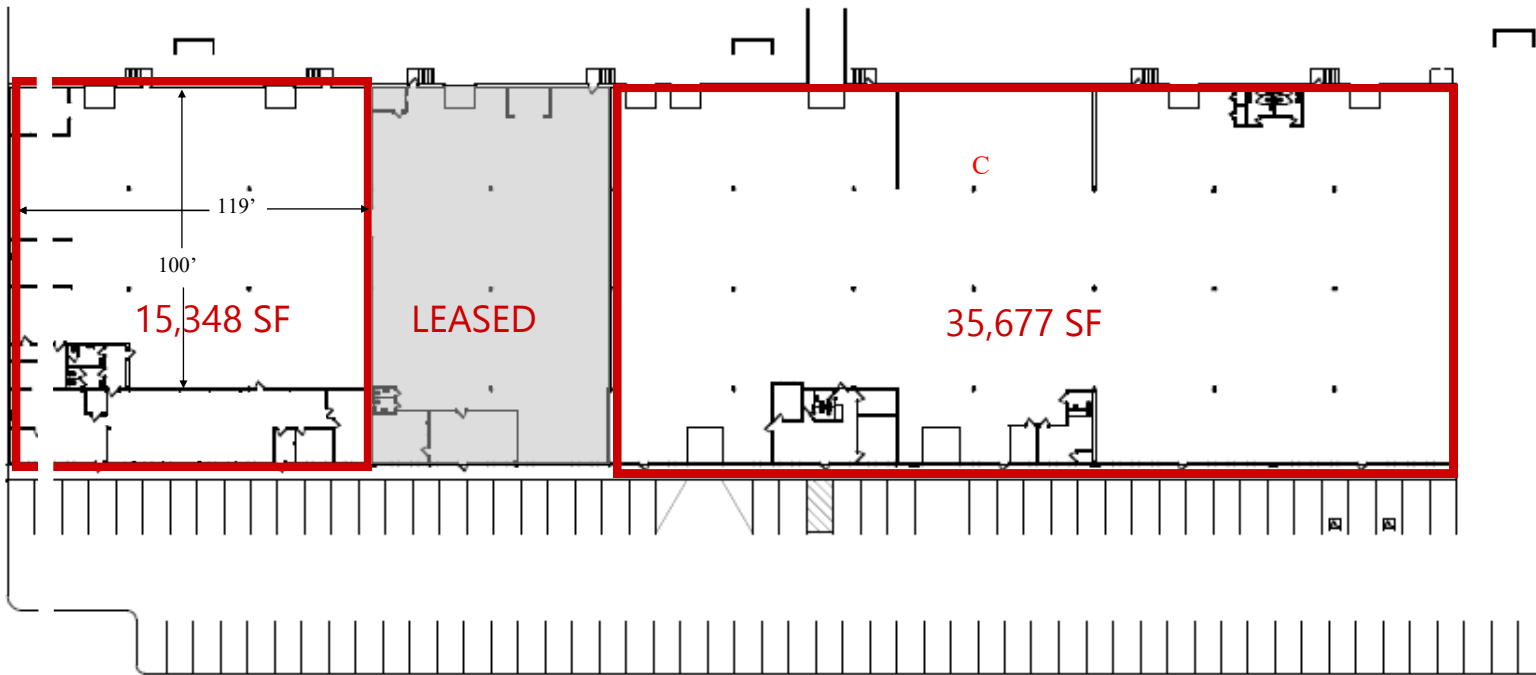


**NAI**Keystone

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## Truck Parking & Truck Court



### UNIT #A

- 15,348 SF
- Prior Use Food Grade
- 3,000 SF Area at front is air conditioned. Perfect for assembly or tech use.
- 2-Dock Positions
- 800 Amp, 3-Ph electric service
- 19' 10" Clear height

### UNIT #C

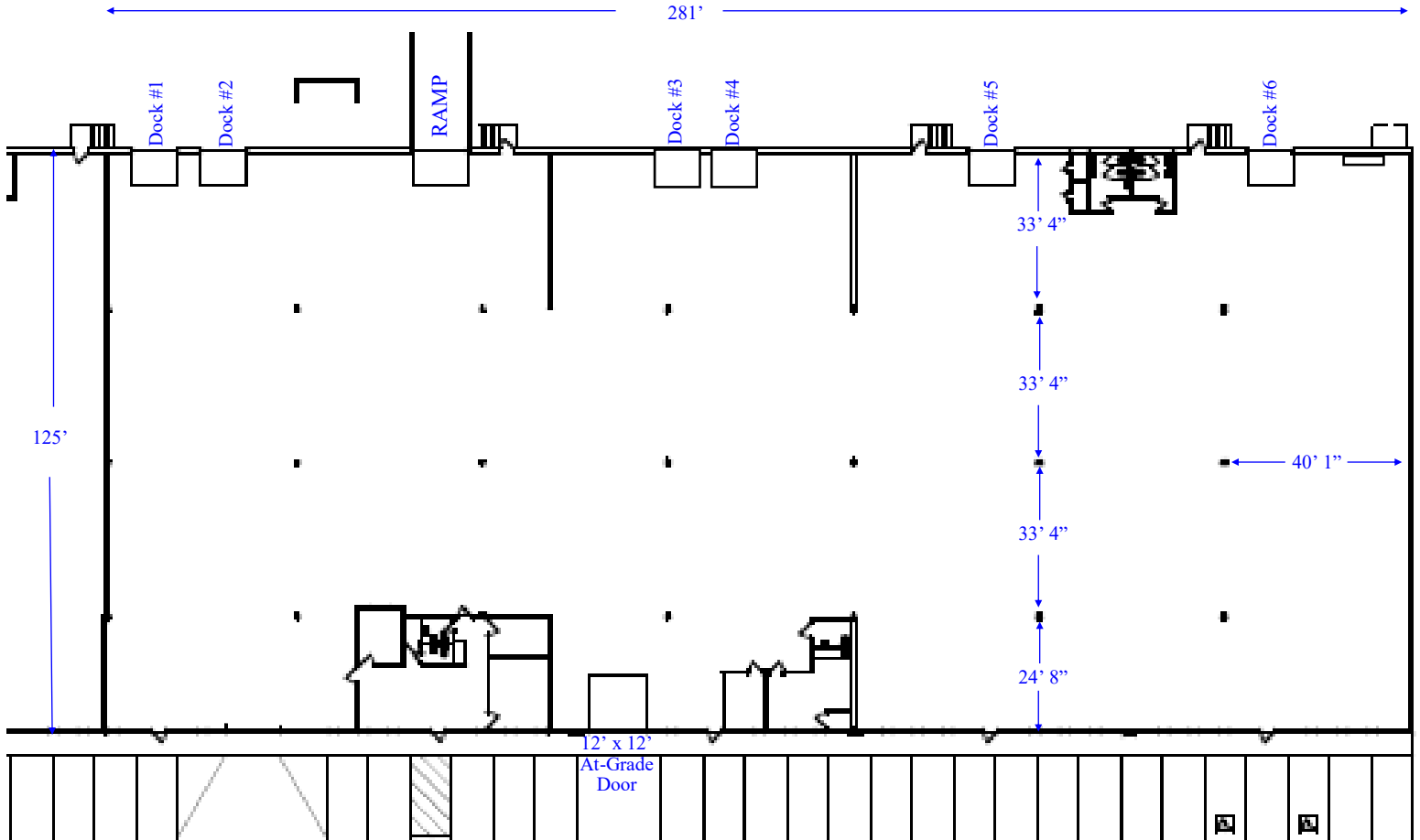
- 35,667 SF
- 1,000 SF +/- Office
- One drive-in door 12' w x 14' high
- 6-Dock Positions
- 1,600 Amp, 3-Ph electric service
- 19' 10" Clear height



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### UNIT #C

- 35,667 SF Total
- 1,000 SF +/- Office
- One drive-in door 12' w x 14' h
- One 12' x 12' at-grade door on building face
- 1,600 Amp, 3-Ph at 480/277 V
- 19' 10" Clear height
- Break Room
- 6-Dock Positions, 4 have edge of dock levelers
- 4 Restrooms
- T-5 Lighting
- Normal Hazard Sprinklers
- Four docks at 10' x 10', two 8' x 8'

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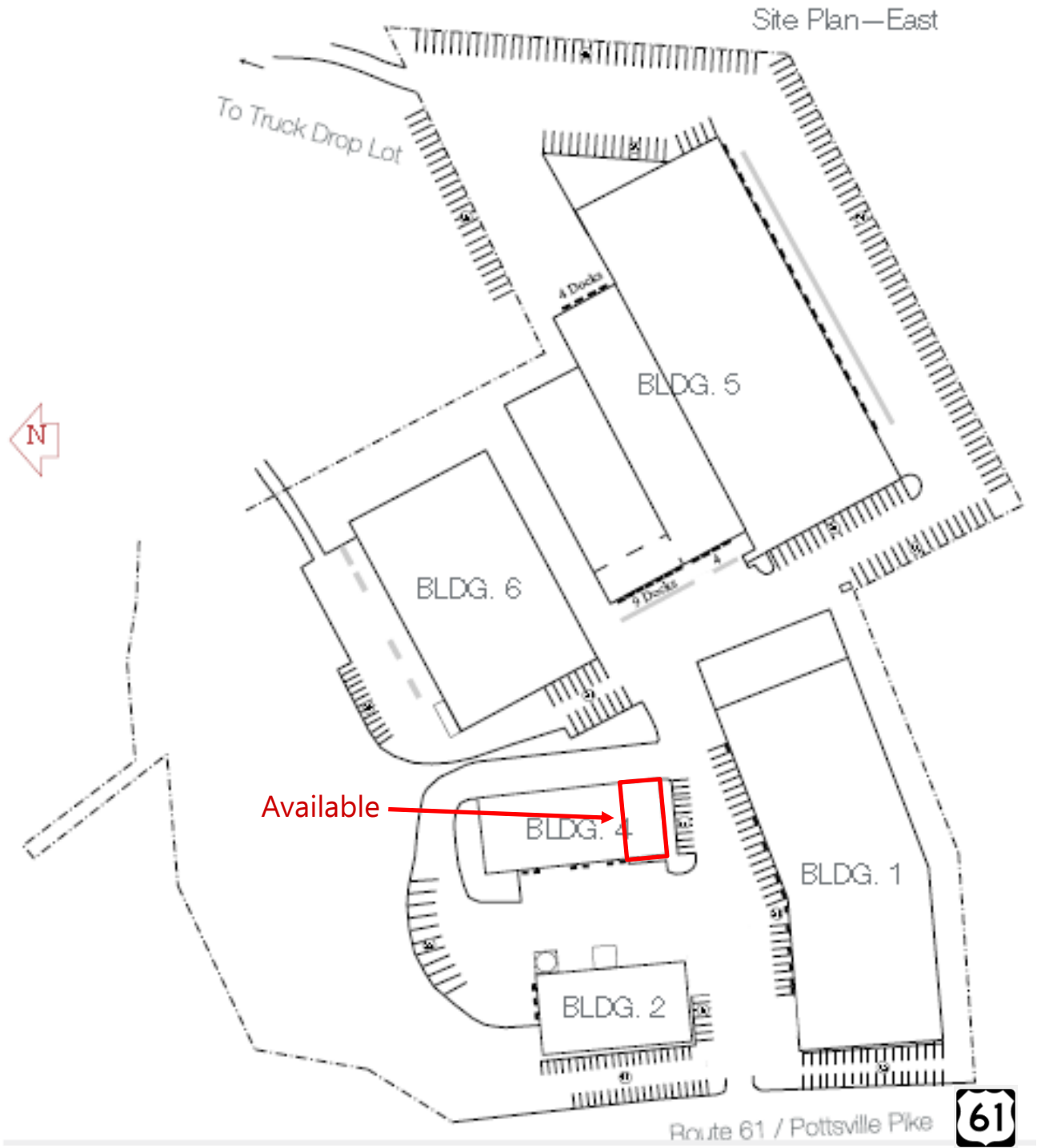
4211 & 4220 Pottsville Pike  
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## Muhlenberg Industrial Mall East



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4211 & 4220 Pottsville Pike

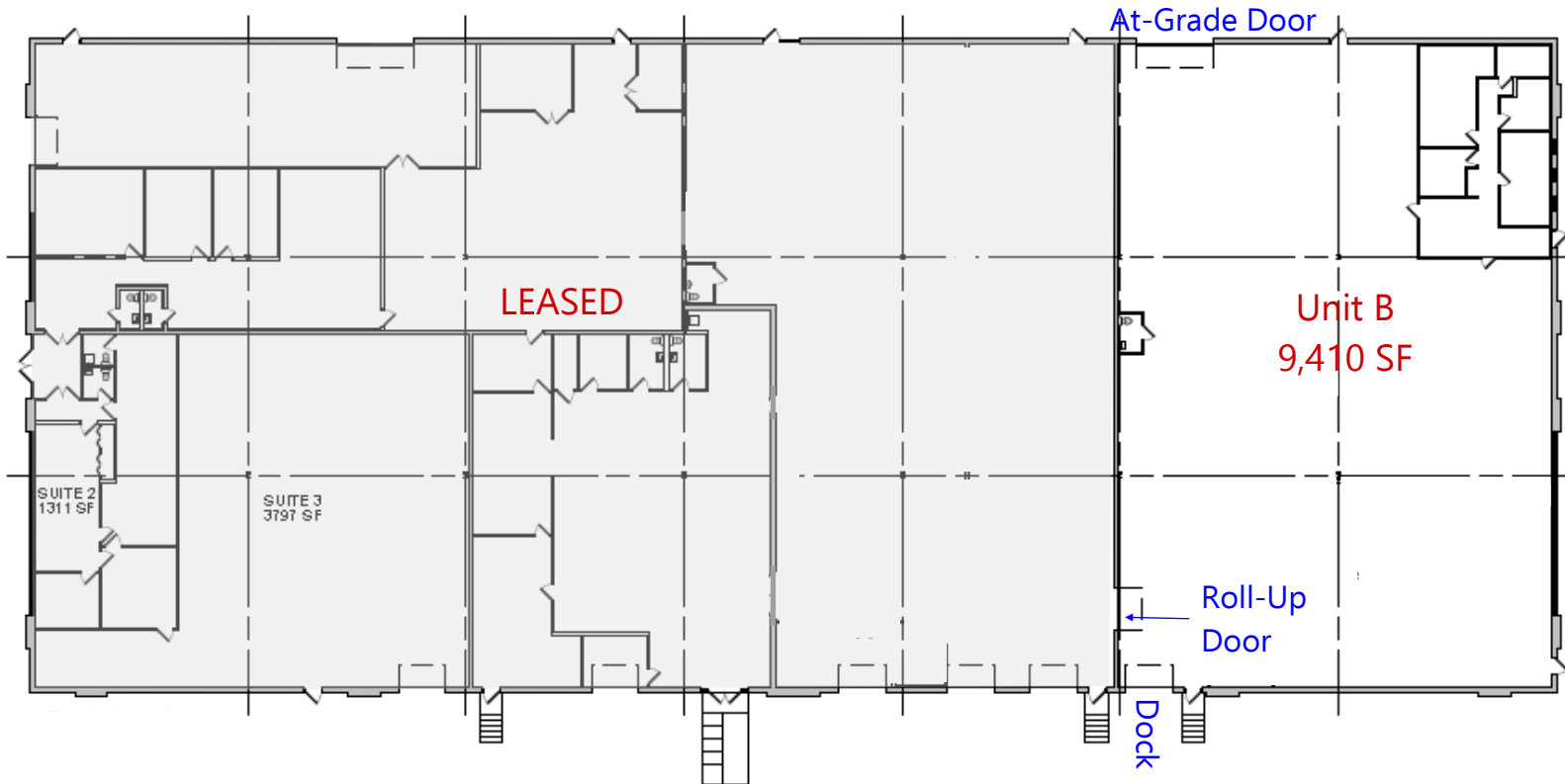
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### UNIT #B

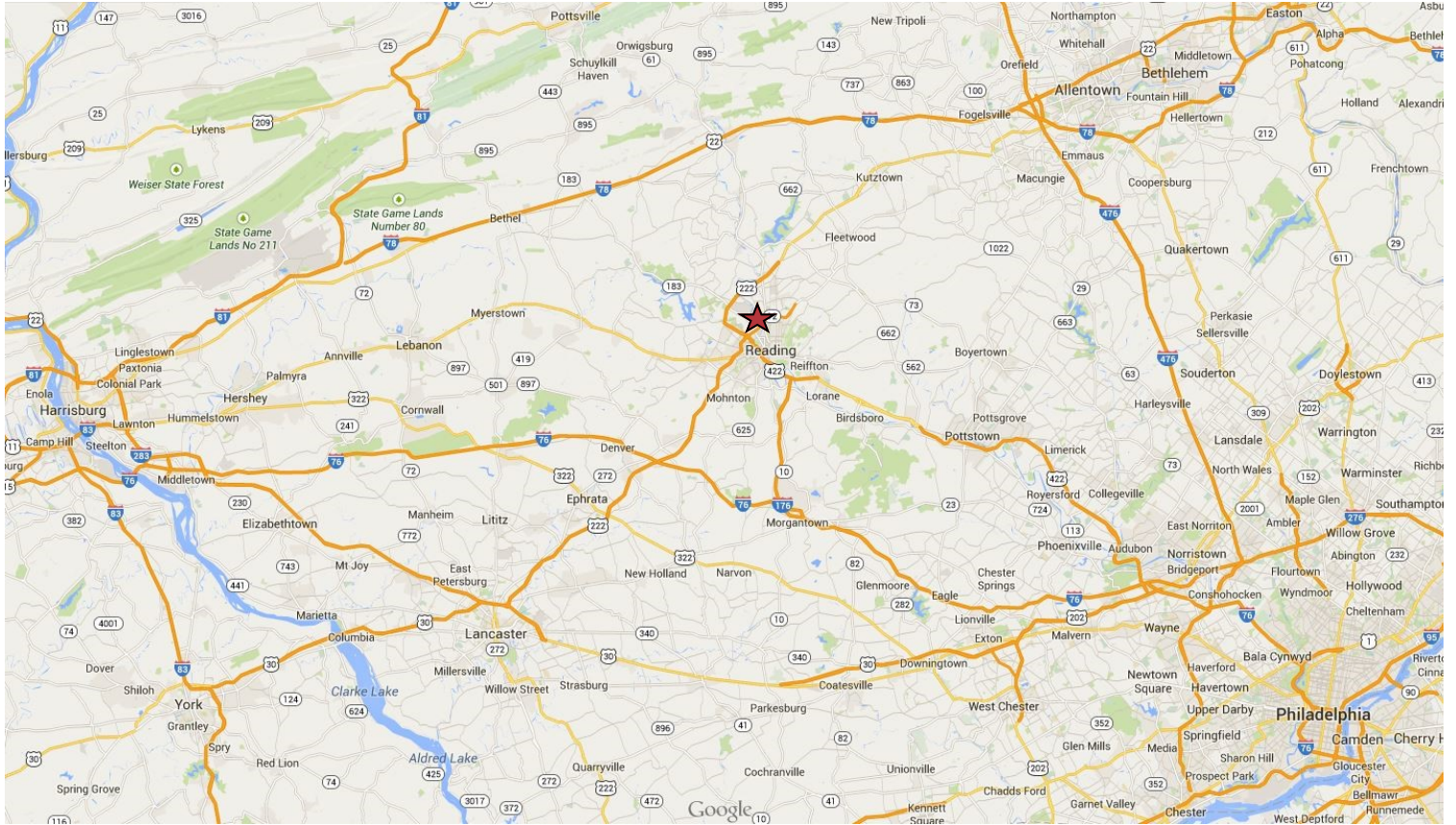
- 9,410 SF
- 1,000 SF +/- Office
- One drive-in door 12' w x 14' h
- 1-Dock Position
- 200 Amp, 1-Ph electric service
- 19' 10" Clear height



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## Mileage and Driving Times



Major City	Mileage	Driving Time
Allentown, PA	31 miles	39 minutes
Philadelphia, PA	69 miles	1 hour, 16 minutes
Harrisburg, PA	66 miles	1 hour, 11 minutes
Baltimore, MD	114 miles	2 hours, 5 minutes
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	73 miles	1 hr, 12 minutes
Port of Wilmington	66 miles	1 hour, 27 minutes

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

Shipping Center	Mileage	Driving Time
FedEx	5 miles	8 minutes
USPS	1.2 miles	4 minutes
UPS	0.9 miles	3 minutes
Norfolk Southern Intermodal	2 miles	5 minutes



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