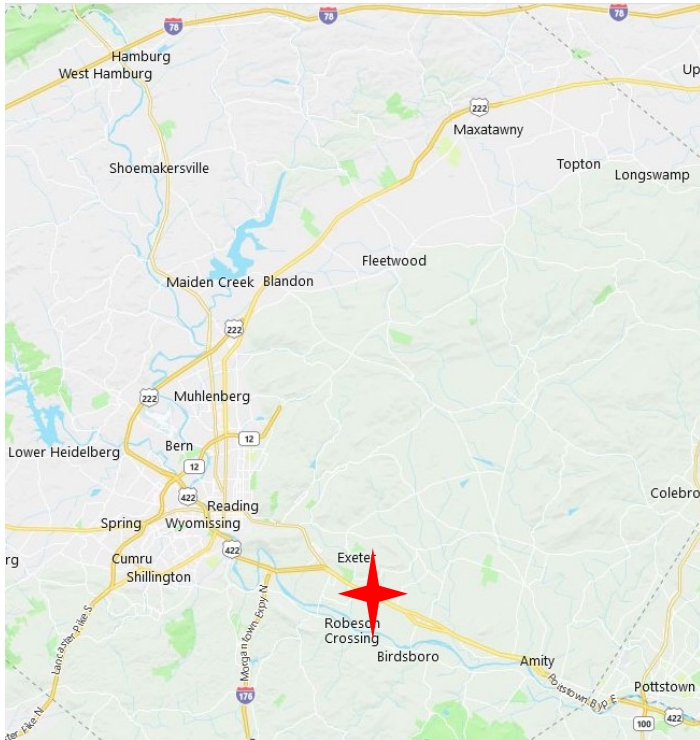


Industrial / Commercial  
Land For Sale  
55 Acre Site  
Reading, PA 19508



E. Ben Franklin Highway (SR 422)  
Reading, PA 19606

**Highlights:**

- ◆ 2,500' + LF Highway Frontage
- ◆ Flex Zoning
- ◆ 30,000 Cars / Day per PA DOT
- ◆ Public Water & Sewer possible w/ extension

For more information, contact

**Steve Willems, SIOR**

+1 610 370 8506



875 Berkshire Boulevard, Suite 102  
Wyomissing, PA 19610  
+1 610 779 1400

For Sale  
E. Ben Franklin Highway (SR 422)  
Reading, PA 19508

## Photos

Center area of tract



Area to the north, including pond

Route 422 frontage



Wooded section on east border

**NAIKeystone**

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For Sale

E. Ben Franklin Highway (SR 422)

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Site Data

DESCRIPTION	
<b>Overall Tract Size:</b>	54.99 Acres offered for sale
<b>Zoning:</b>	Flex Industrial, see <a href="https://ecode360.com/36633620">https://ecode360.com/36633620</a>
<b>Real Estate Taxes:</b>	\$31,518 (2020)
<b>FEMA Flood Zone:</b>	Not in a flood zone per FEMA Map 42011CO543G effective 07/03/2012
<b>Average Traffic Volume:</b>	30,000 / Day per PA DOT (2020)
<b>Highest &amp; Best Use:</b>	Industrial / Flex; consider utilizing Route 422 frontage for Commercial uses
<b>Water:</b>	Public Water is available on the south side of Route 422 eastbound lane via PA American Water Company.
<b>Sewer:</b>	Public Sewer is available on the north side of Rt 422 eastbound. Service is via Exeter Township Sewer Authority. The Twp. Authority is in the process of turning this over to PA American.
<b>Electric:</b>	Served by Met Ed Energy
<b>Natural Gas:</b>	Not served by natural gas. LP only.
<b>Cable:</b>	Via Service Electric Company
<b>Fire Service:</b>	Served by the Exeter Township Fire Department with two locations, West Station 25-2 (Reiffton) 46 W 33rd Street, Reading PA 19606 and East Station 25-3 5580 Boyertown Pike, Birdsboro, PA 19508
<b>Leases:</b>	<ul style="list-style-type: none"><li>• Three (3) Homes are leased. One has a "Life Estate", two are lease for \$c c/ month w/ short term leases.</li><li>• Three (3) Billboard site leases generate \$xx/Yr and are up for renewal XXX</li><li>• Shop is Owner Occupied</li></ul>
<b>Available Reports/Data:</b>	Community Report that reflects Residential Real Estate Statistics Demographic Profile with Current Market Data Plot Plan



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## Parcel Data

### GENERAL DATA / PARCELS THAT MAKE UP THE SITE:

Map #	Address	PIN#	Size / Acreage	RE Taxes	Use / Status
A	6781 Perkiomen Avenue NON-CONTIGUOUS, AVAILABLE FOR SALE ON ITS OWN	5345-13-13-1170	3.52	\$5,171.	Single Family Residence 1,456 SF Built in 1940
B	6871 Ben Franklin Highway	5345-13-13-8094	10.14	\$6,693.	Single Family Residence 1,596 SF Built in 1950
C	Perkiomen Avenue	5345-14-23-9570	34.67	\$3,641.	Vacant land, former Nursery Two ponds
D	6901 Ben Franklin Highway	5345-13-12-9703	1.0	\$5,729.	Vacant land
E	6981 Ben Franklin Highway	5345-13-22-1623	0.9	\$6,463.	Single Family Residence 1,213 SF Built in 1935
F	7001-A Ben Franklin Hwy	5345-13-22-2525	0.16	\$4.	Vacant land
G	7001 Ben Franklin Highway	5345-13-22-3512	0.35	\$3,729.	Shop/Office 2,325 SF Built in 1955
H	W. Perkiomen Avenue	5345-18-22-7364	4.25	\$88.	Vacant land Three (3) Billboard leases
			<b>54.99 Acres</b>	<b>\$31,518.</b>	

#### Notes:

Perkiomen Avenue, Ben Franklin Highway, Philadelphia Pike and Baumstown Road are all essentially the same road.  
**These roads make up State Route 422**

The sizes, addresses, taxes are all per Public Record.

All residential leases are short-term, most less than a year.

Billboard leases vary in length, most under a year.

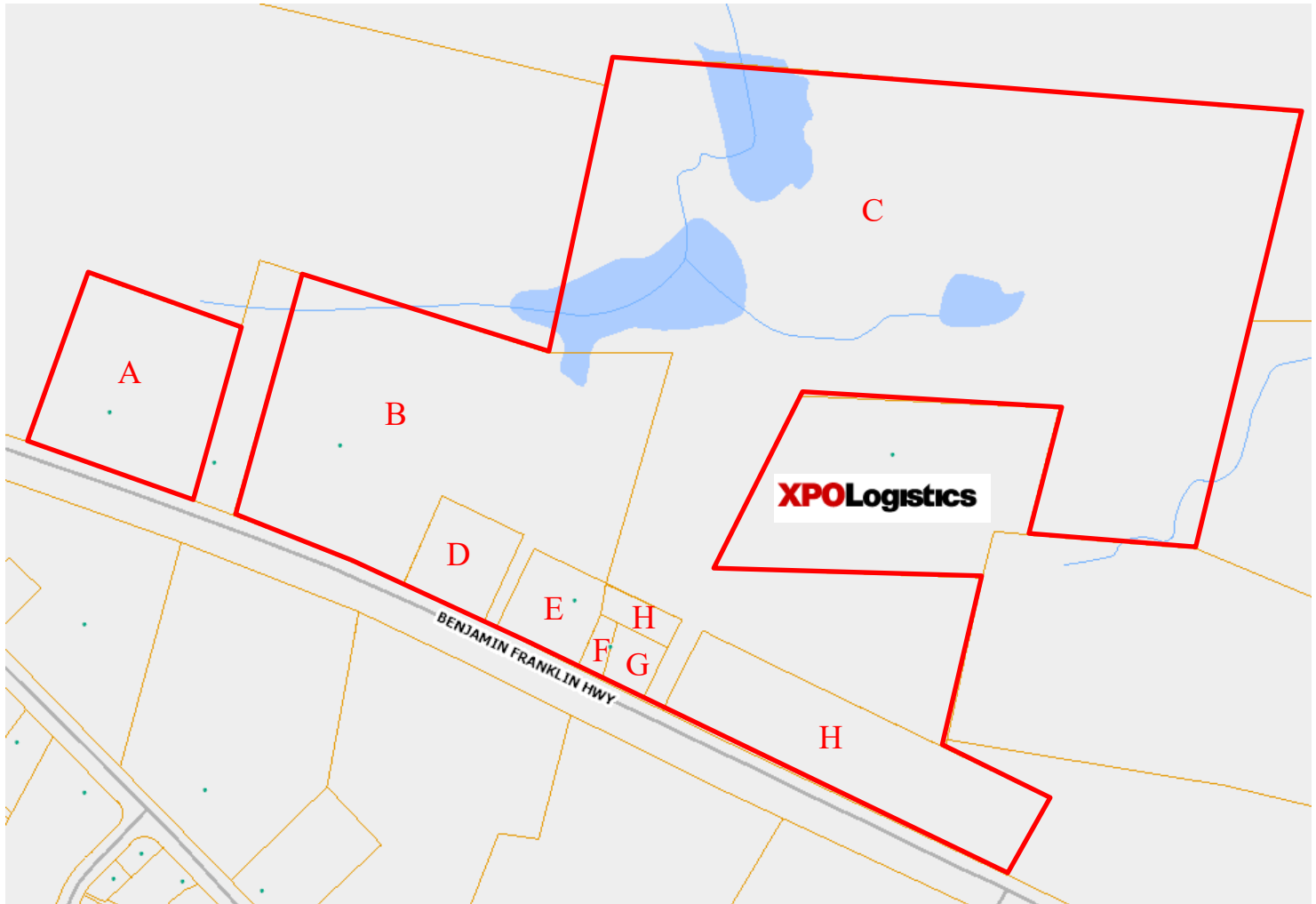


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## Overall Plot Plan

Labels tie to the Parcel Data Section

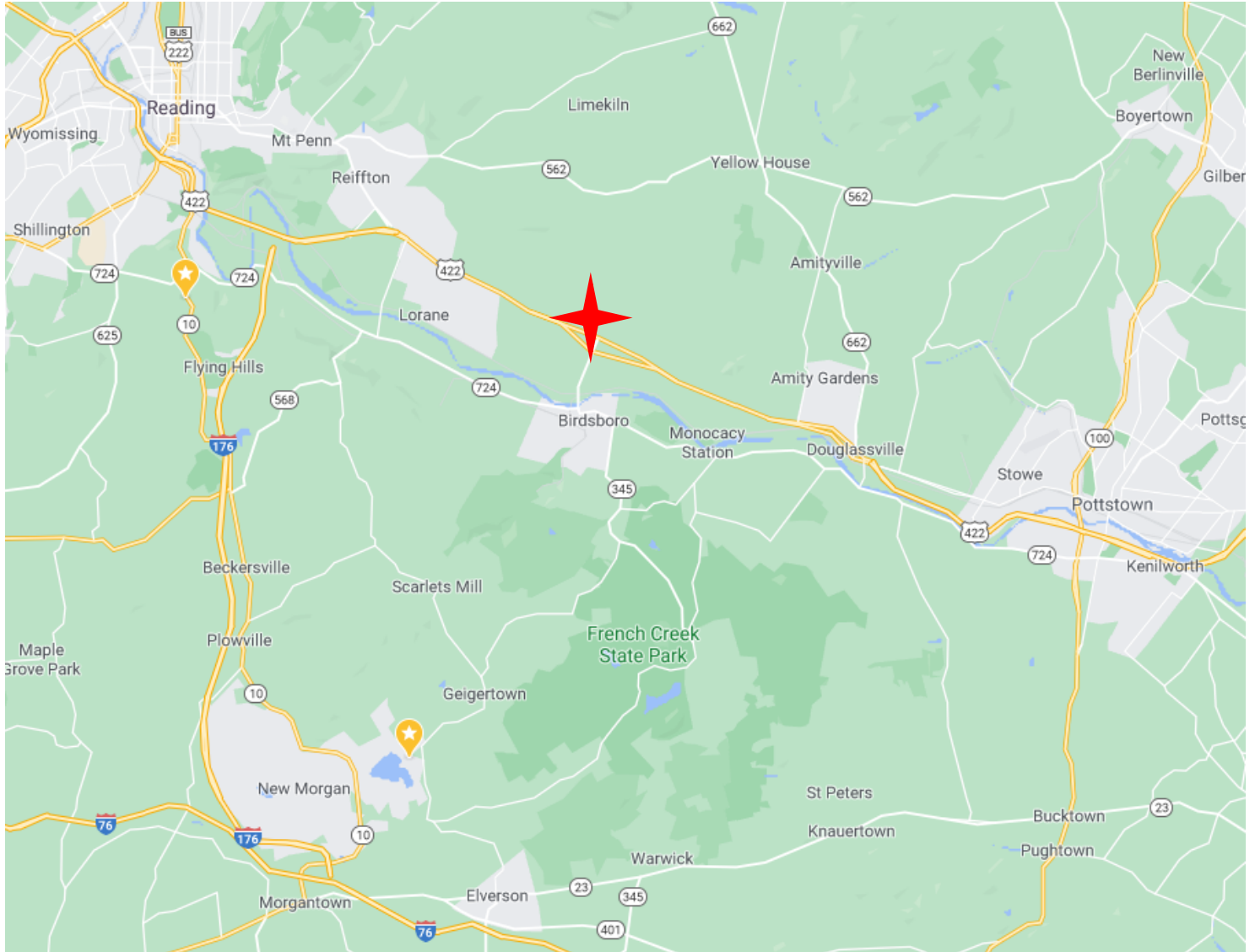


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For Sale  
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Reading, PA 19508

## Location Map



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For Sale  
 Lincoln Road  
 Birdsboro, PA 19508

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

Major City	Mileage	Driving Time
Allentown, PA	35.2 Miles	1 Hour, 2 minutes
Philadelphia, PA	49.7 Miles	1 Hour, 11 Minutes
Pottstown, PA	10.0 Miles	17 Minutes
Baltimore, MD	116 Miles	2 Hour, 2 Minutes
New York, NY	136 Miles	2 Hours, 16 Minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	54.4 Miles	1 Hour, 16 Minutes
Port of New York / Red Hook Terminal	137 Miles	2 Hour, 18 Minutes
Port of Wilmington	57.3 Miles	1 Hour, 27 Minutes

Shipping Center	Mileage	Driving Time
FedEx	2.2 Miles	4 Minutes
USPS	2.5 Miles	5 Minutes
UPS	2.2 Mile	4 Minutes
Norfolk Southern Intermodal	8.8 Miles	22 Minutes



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