

1041 ROCKLAND STREET, READING, PA

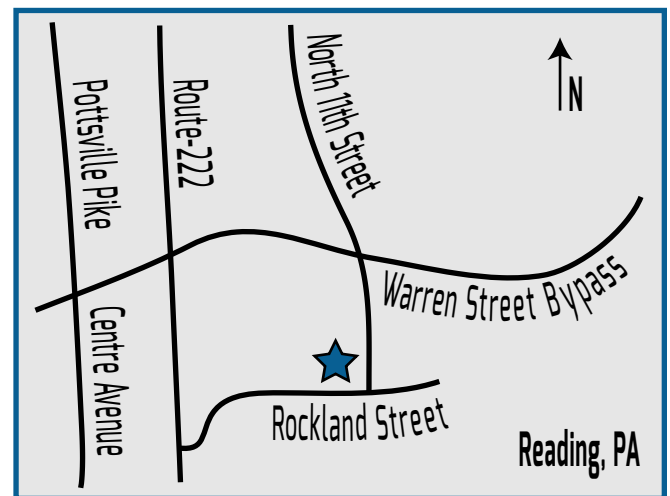
22,795 SF FLEX OFFICE / WAREHOUSE SPACE FOR LEASE

4,884 sf Office / 17,911 sf Warehouse



BUILDING FEATURES AND SERVICES

- Building Size: 22,795 SF (4,884 SF Office / 17,911 SF Warehouse with Mezzanine) on 1.25 Acres
- Construction: Masonry and Steel
- Parking: On-Site Parking for 30+ Cars
- Loading: 7 Truck-Height Loading Docks
- Roof: New Rubber Roof over Steel Deck
- Column Spacing: 25' x 25'
- Ceiling Heights: Office: 10' / Warehouse: 15' - 18'
- Fire Protection: 100% sprinklered
- HVAC: Office: Air Conditioning / Warehouse: Gas-Fired Heaters
- Utilities: Electric: 1,200-Amp Service / Gas: 2" Line / Water & Sewer: Municipal
- Zoning: M-C: Manufacturing Commercial, City of Reading



BERGER-EPSTEIN ASSOCIATES, INC.

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Jonathan Epstein, CCIM

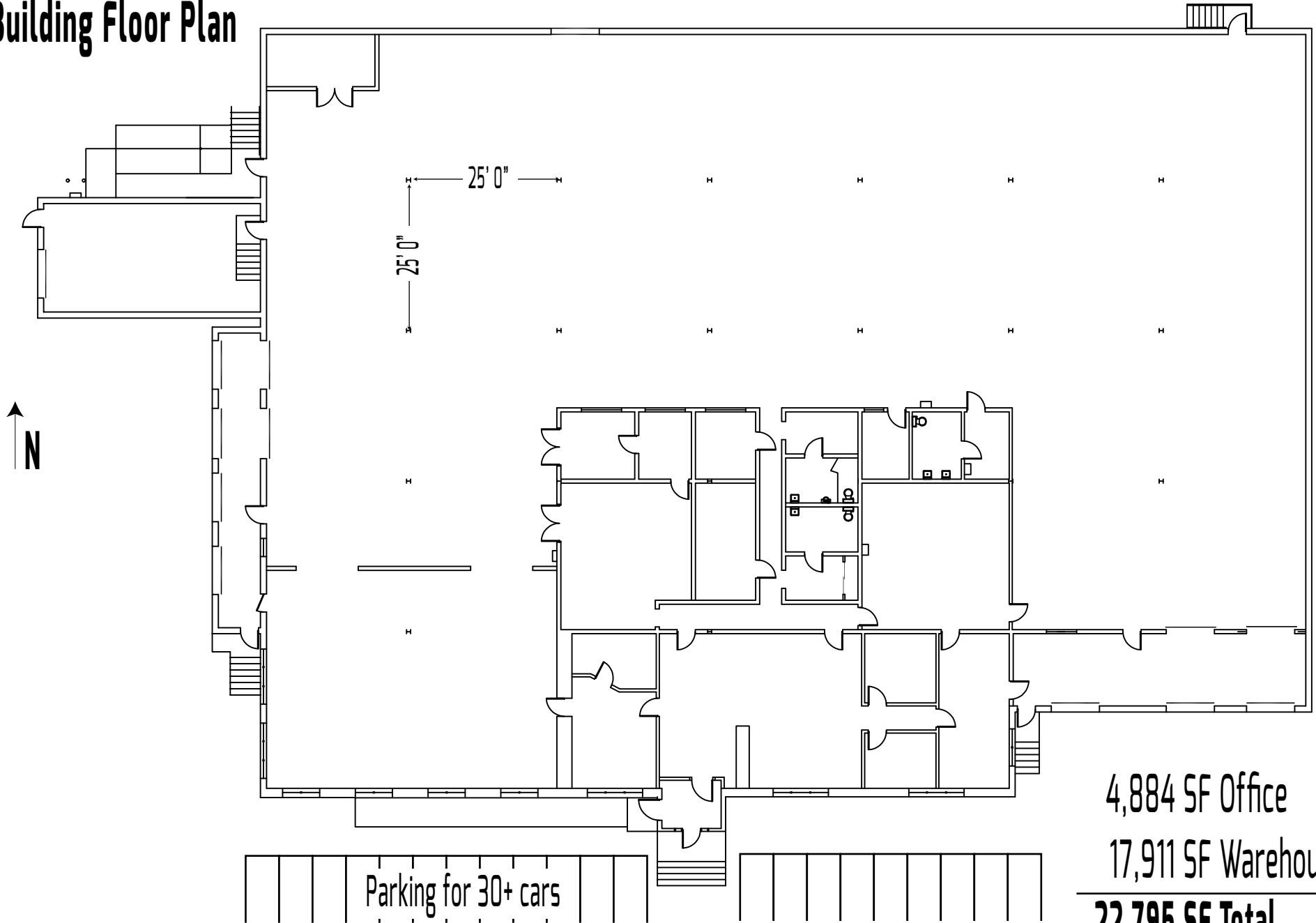
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1041 ROCKLAND STREET, READING, PENNSYLVANIA

Building Floor Plan



4,884 SF Office
17,911 SF Warehouse

22,795 SF Total

ROCKLAND STREET

NORTH 11th STREET