

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'

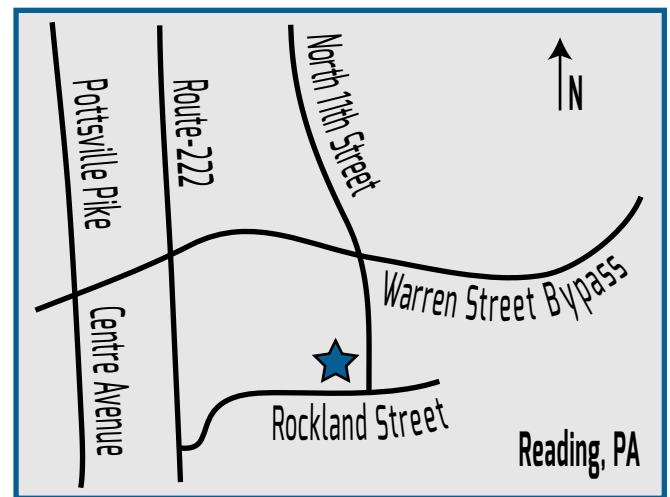
Ceiling Heights: Office: 10' / Warehouse: 15' - 18'

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 & Incentive: M-C: Manufacturing Commercial, City of Reading. HUBZone for Federal Contract Assistance



BERGER-EPSTEIN ASSOCIATES, INC.

3900 Hamilton Boulevard, Suite 208, Allentown, PA 18103

Jonathan Epstein, CCIM

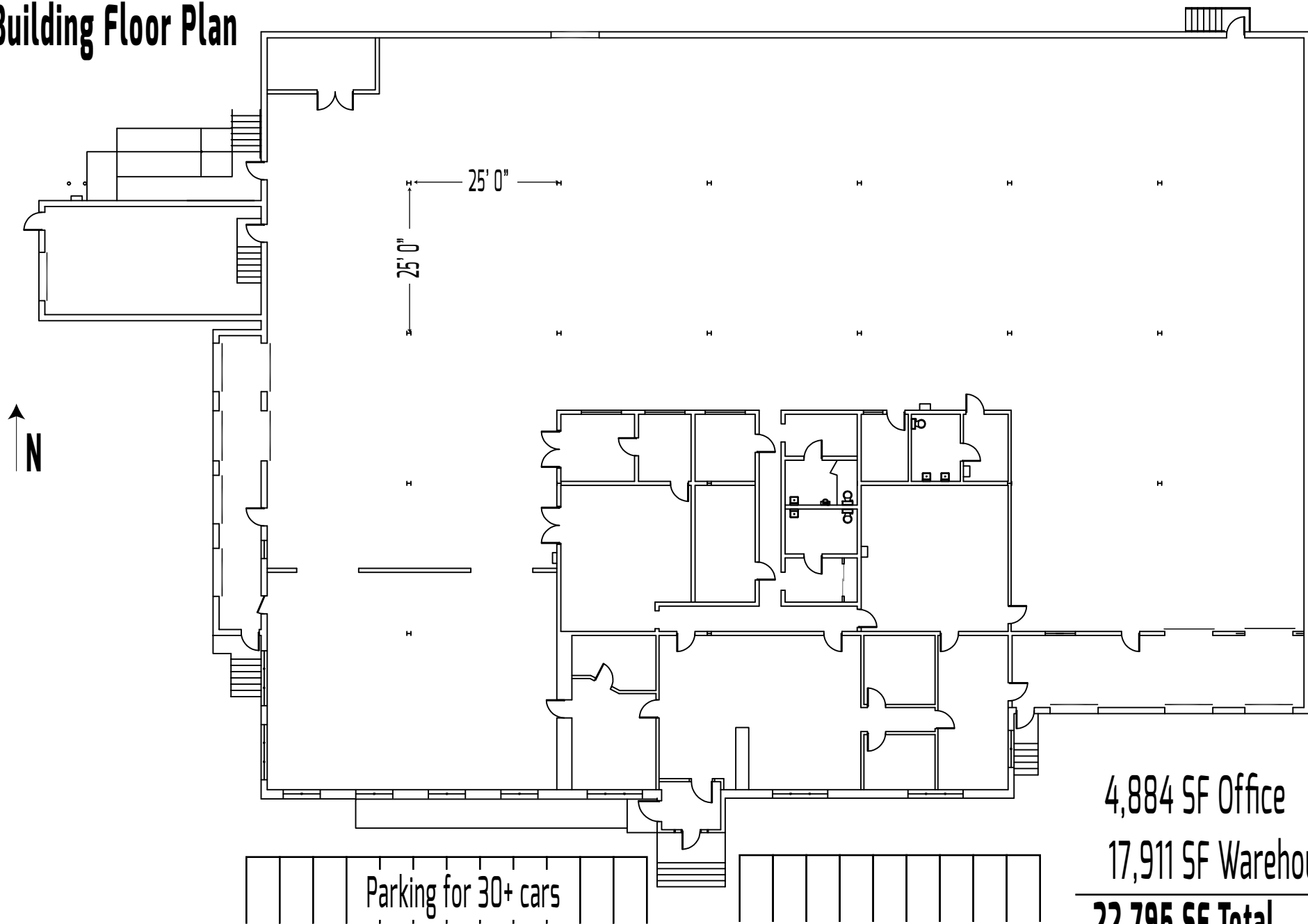
je@berger-epstein.com

(610) 437-7070 x212

berger-epstein.com

1041 ROCKLAND STREET, READING, PENNSYLVANIA

Building Floor Plan



4,884 SF Office
17,911 SF Warehouse

22,795 SF Total

NORTH 11th STREET

ROCKLAND STREET