



THE KEYSTONE BUILDING

440 N. 3RD STREET • READING, PA 19601



Each Office Independently Owned and Operated

1290 BROADCASTING ROAD
WYOMISSING, PA 19610
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OFFERING HIGHLIGHTS

THE OFFERING

65,062 square feet industrial/warehouse. Perfect for “last mile” warehousing or a regional distribution center. Great location in the City of Reading with easy road access. Modern warehouse space with 18’ clear height and 9 truck bays which can accommodate up to 52 foot trucks.

- ☑ **Low taxes**
- ☑ Updated building with **low maintenance costs**
- ☑ Great **road access**
- ☑ 9 covered **truck bays**
- ☑ **18’ clear height**

MUNICIPALITY	Reading City
CITY, COUNTY, ZIP	Reading, Berks, 19601
IMPROVEMENTS	65,062 sf warehouse w/ adjacent 6,291 sf building
WATER/SEWER	Municipal (Reading Area Water Authority, Reading Sewer Authority)
UTILITIES	Electric (Met-Ed), Gas (UGI)
ENVIRONMENTALS	Clean Environmentals Phase I and Phase II reports available
ZONING	MC – Manufacturing Commercial
TAX PARCELS	06-5307-66-62-5955 • 06-5307-66-63-6005 06-5307-66-63-8002 • 06-5307-66-63-8016
SITE SIZE	2.12 Acres
ASKING RENT (NNN)	\$4.50 / sf
ANNUAL PROPERTY TAX	\$0.16 / sf
PARKING	Paved lot across street (12 spaces), gated lot next to main building (15 spaces), virtually unlimited street parking

MECHANICALS – WAREHOUSE

DESCRIPTION

65,062 square foot main building on 2.12 acres. Fenced in area with another 6,291 square foot pole building. Paved parking lot across 3rd Street with space for 12 cars. Plus gated lot with space for 15 cars.

FEMA

Zone X, outside the 100-year and 500-year floodplains.

GENERAL CONSTRUCTION

The original building is masonry brick with a heavy steel superstructure. The newer warehouse section steel frame with block exterior walls, and a brick exterior veneer.

WATER/SEWER

Water supplied by Reading Area Water Authority. 8" water main into south side of basement. Bradford White 50 gal gas hot water heater, installed 2018. Sewer supplied by Reading Sewer Authority.

ELECTRIC SERVICE

Electric service provided by MetEd. 400 amp 240 volt, 3-phase main with pull box fuses. 200 amp 240 volt main with pull box fuses. Numerous sub panels throughout complex.

GAS SERVICE

Natural gas is provided by UGI Energy.

HVAC

1st Floor Offices	Heat-Gas hydronic baseboard powered by Weil-McLain boiler, rebuilt in 2018
1st Floor Offices	Air Conditioning-Samsung minisplit system, installed 2016
1st Floor Retail Spaces	Heat-80,000 BTU furnace, installed 2017, and small Reznor hanging unit
2nd Floor Showroom	3 ton Samsung heat pump & air handler heating/cooling system, installed 2016
Warehouse	No heating or air conditioning
Upper floors	No heating or air conditioning
Basement	No heating or air conditioning

LIGHTING

Warehouse uses 84 Argent 75W high efficiency LED High Bays. Office and second floor showroom use 35 retrofitted fixtures using two tube 4' T8 LED lamps. 2nd floor--half has been retrofitted with two tube 4' T8 lamps, the other half uses 2 tube 8' fluorescent fixtures. 3rd and 4th floors use 2 tube 8' fluorescent fixtures.

ROOF

One section of flat rubber roof replaced with a 20 year Firestone guaranteed rubber roof. Remaining sections of roof are scheduled to be replaced in the same fashion.

MECHANICALS – WAREHOUSE

LOADING DOCKS

9 internal docks accessed by 4 large overhead exterior doors. Three 20' doors service 2 docks each. One 30' door services 3 extra deep docks. All docks have individual, interior roll down doors. Bays can accommodate up to 52' trucks.

FREIGHT ELEVATORS

	#1 FRONT ELEVATOR	#2 MIDDLE ELEVATOR	#3 REAR ELEVATOR
STOPS	Basement, Floors 1, 2, 3	Basement, Floors 1, 2, 3	Basement, Floors 1, 2, 3, 4
CAR DIMENSIONS	5' 7" x 7' 4"	5' 8" x 3' 8"	5' 6" x 7' 2"
WEIGHT CAPACITY	3,000 lbs.	2,000 lbs.	2,500 lbs.
CURRENT STATUS	Not in use, but operable	In Use	In Use

FIRE SUPPRESSION SYSTEM

Main building is fully sprinklered with a dry system.

SECURITY ALARMS

Entire site is monitored by a FA1600C security system with motion sensors and door alarms.

RESTROOMS

LOCATION	1st Floor	2nd Floor	2nd Floor	2nd Floor
TYPE	Unisex	Men's	Men's	Unisex
DIMENSIONS	9' x 7'	10' x 11'	10' x 7'	10' x 6'
FIXTURES	1 sink, 1 toilet	2 sinks, 2 toilets, 1 urinal	1 sink, 1 toilet	1 sink, 2 toilets

PARKING

Newly paved additional off street parking, for approximately 12 cars located across the street from the main building.



MECHANICALS – POLE BUILDING

GENERAL CONSTRUCTION

6,291 square foot pole building with metal frame construction.

WATER/SEWER

Currently none, can be added.

ELECTRIC SERVICE

200 amp, 240v 3 phase

GAS SERVICE

Currently none, can be added.

HVAC

Currently none, can be added.

LIGHTING

2 tube 8' fluorescent fixtures.

ROOF

Metal roof which is scheduled to be recoated.

LOADING DOORS

Five 12' wide x 15' high electric garage doors in rear. One 12' wide x 15' high drive in front making it a full drive through bay.

FIRE SUPPRESSION SYSTEM

Currently none, can be added.

SECURITY ALARMS

Entire site is monitored by a FA1600C security system with motion sensors and door alarms.

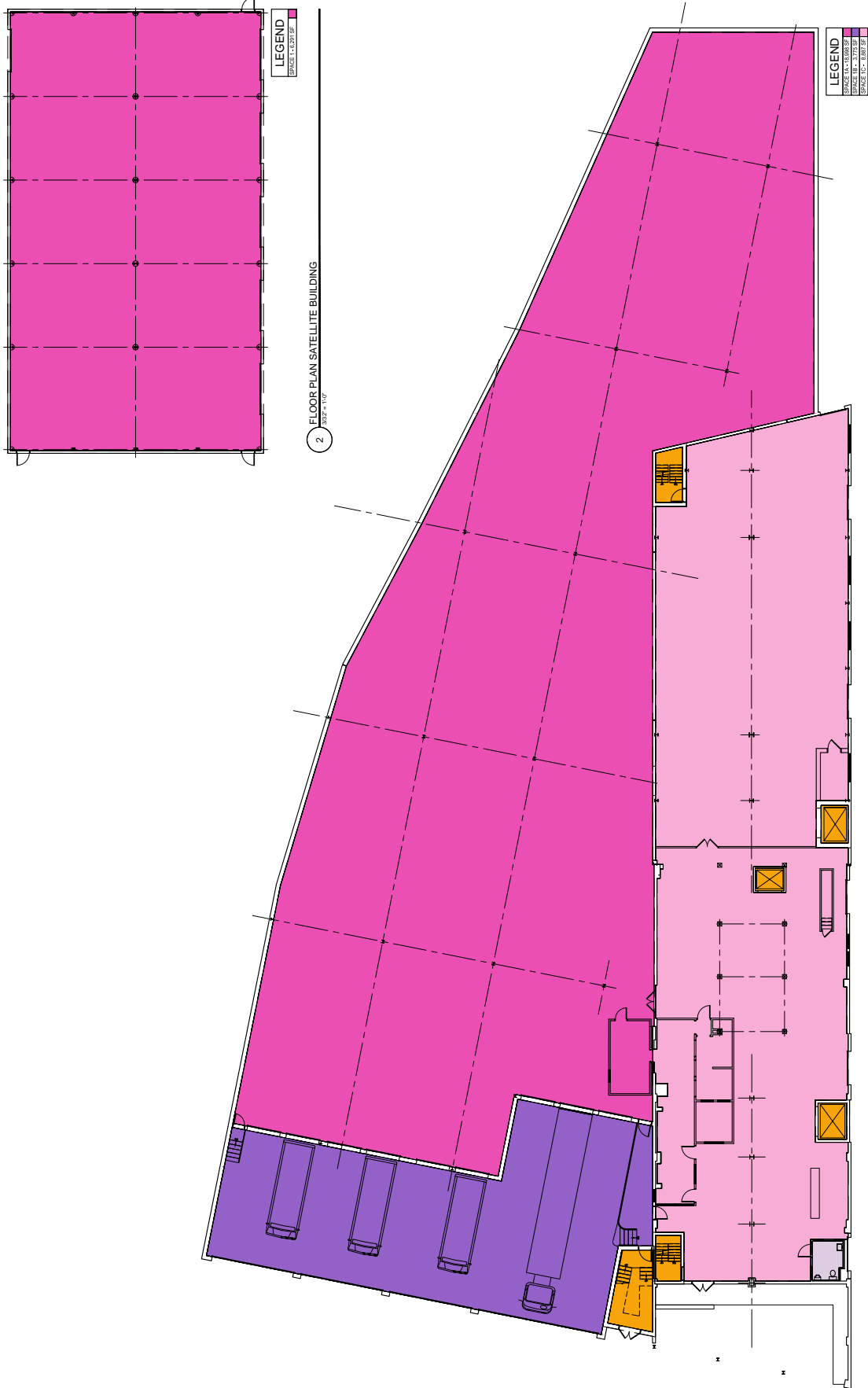
RESTROOMS

Currently none, can be added.

PARKING

Gated lot with outside lighting, 15 parking spaces.

FLOOR PLAN



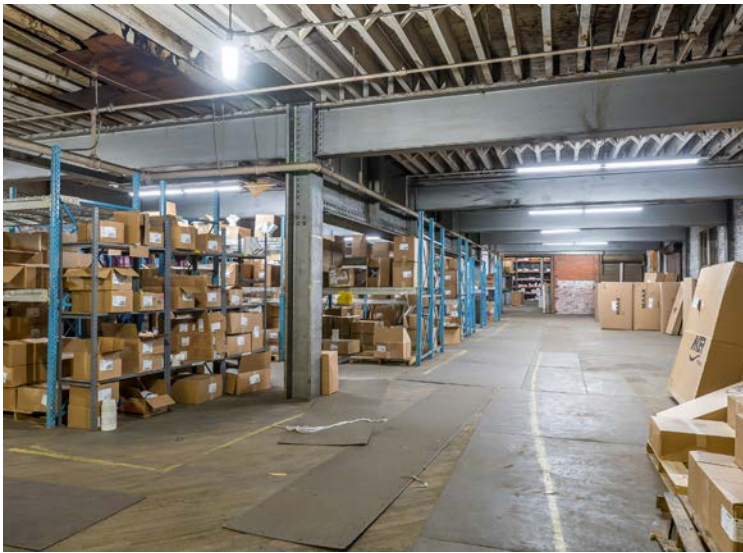
DEMOGRAPHICS

Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	123,197		203,468		297,345	
2018 Estimate	122,877		202,788		295,964	
2010 Census	122,676		201,658		292,416	
Growth 2018 - 2023	0.26%		0.34%		0.47%	
Growth 2010 - 2018	0.16%		0.56%		1.21%	
2018 Population by Hispanic Origin						
2018 Population	64,528		73,603		78,732	
2018 Population						
White	93,324	75.95%	164,727	81.23%	251,933	85.12%
Black	19,019	15.48%	23,476	11.58%	26,342	8.90%
Am. Indian & Alaskan	2,551	2.08%	2,884	1.42%	3,089	1.04%
Asian	2,169	1.77%	4,137	2.04%	5,555	1.88%
Hawaiian & Pacific Island	531	0.43%	580	0.29%	617	0.21%
Other	5,283	4.30%	6,985	3.44%	8,428	2.85%
U.S. Armed Forces	15		52		95	
Households						
2023 Projection	44,792		76,917		111,638	
2018 Estimate	44,666		76,641		111,099	
2010 Census	44,531		76,112		109,653	
Growth 2018 - 2023	0.28%		0.36%		0.49%	
Growth 2010 - 2018	0.30%		0.70%		1.32%	
Owner Occupied	22,931	51.34%	47,862	62.45%	77,102	69.40%
Renter Occupied	21,735	48.66%	28,780	37.55%	33,997	30.60%
2018 Households by HH Income						
Income: <\$25,000	15,739	35.24%	19,833	25.88%	23,274	20.95%
Income: \$25,000 - \$50,000	12,157	27.22%	18,909	24.67%	25,175	22.66%
Income: \$50,000 - \$75,000	6,988	15.65%	13,684	17.85%	19,852	17.87%
Income: \$75,000 - \$100,000	4,398	9.85%	9,289	12.12%	15,233	13.71%
Income: \$100,000 - \$125,000	2,170	4.86%	5,519	7.20%	9,912	8.92%
Income: \$125,000 - \$150,000	1,035	2.32%	3,000	3.91%	5,903	5.31%
Income: \$150,000 - \$200,000	1,191	2.67%	3,736	4.87%	6,708	6.04%
Income: \$200,000+	987	2.21%	2,672	3.49%	5,043	4.54%
2018 Avg Household Income						
2018 Avg Household Income	\$52,991		\$67,158		\$76,398	
2018 Med Household Income						
2018 Med Household Income	\$37,748		\$49,231		\$57,912	

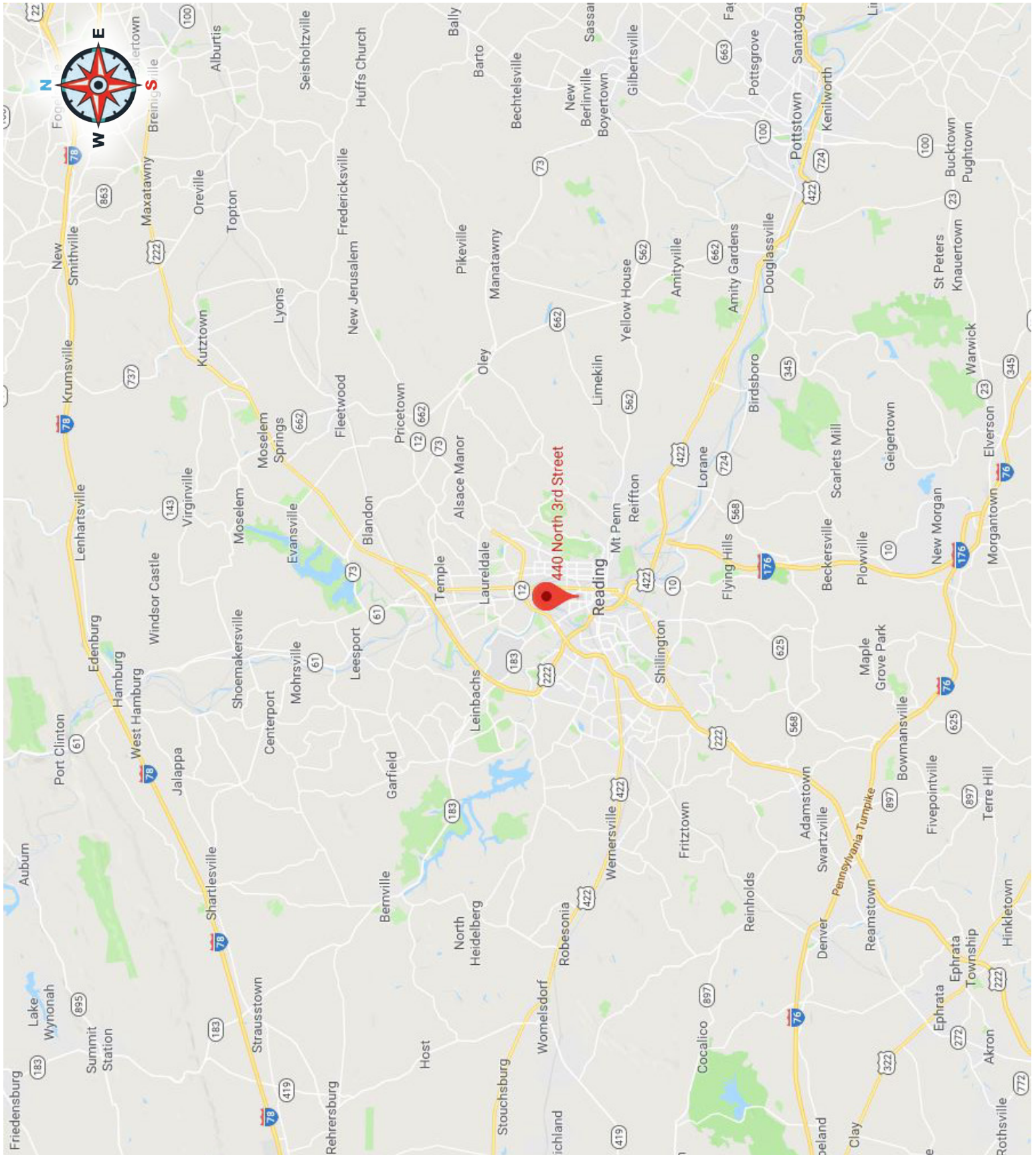
PHOTOS



PHOTOS



CONVENIENT CENTRAL LOCATION



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