

# Berks Corporate Center

Reading, PA

For Lease: 12,285 SF &  $\pm 28,000$  SF Warehouse / Flex Space



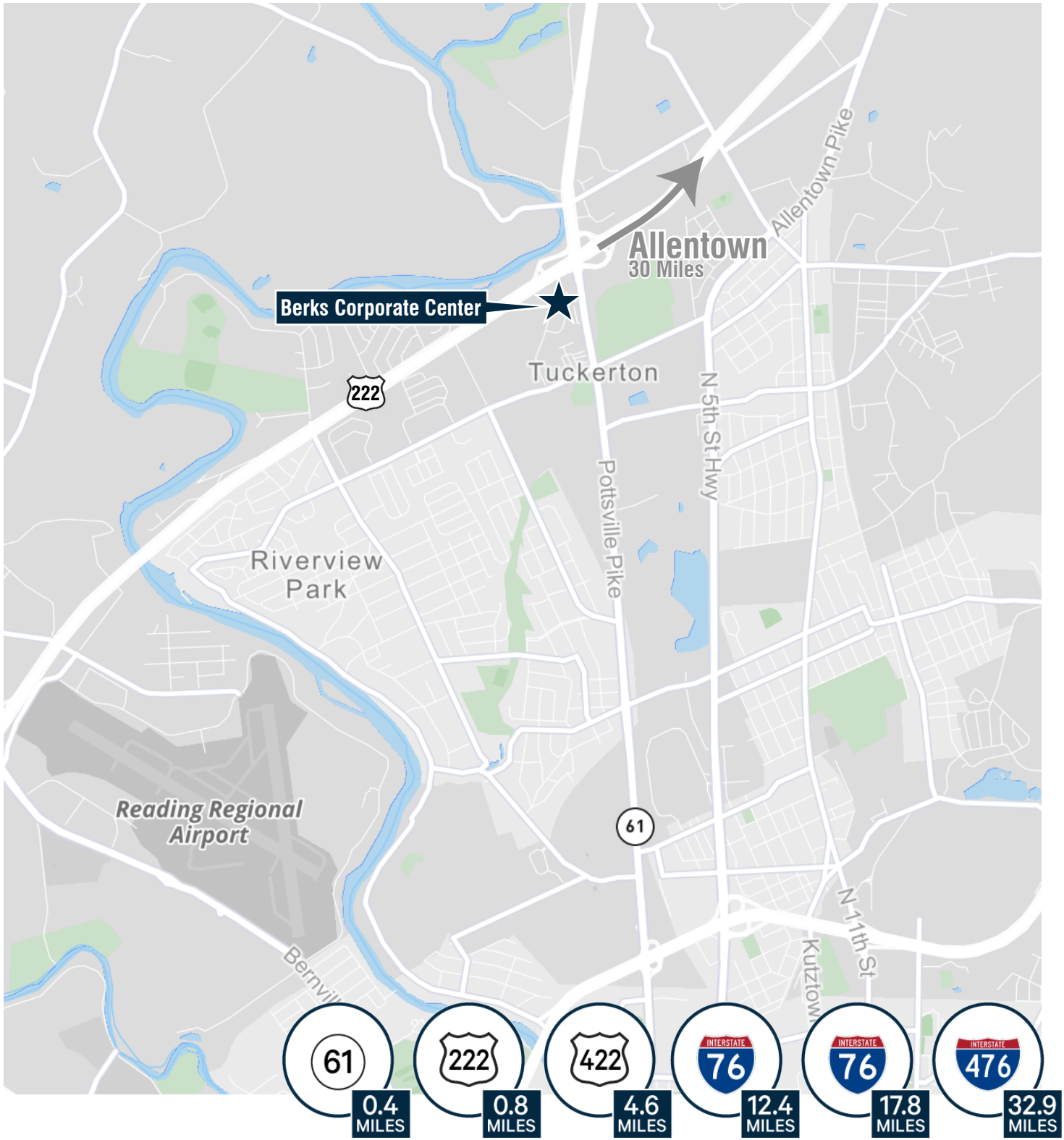
Industrial & Logistics



**CBRE**



# Location Map



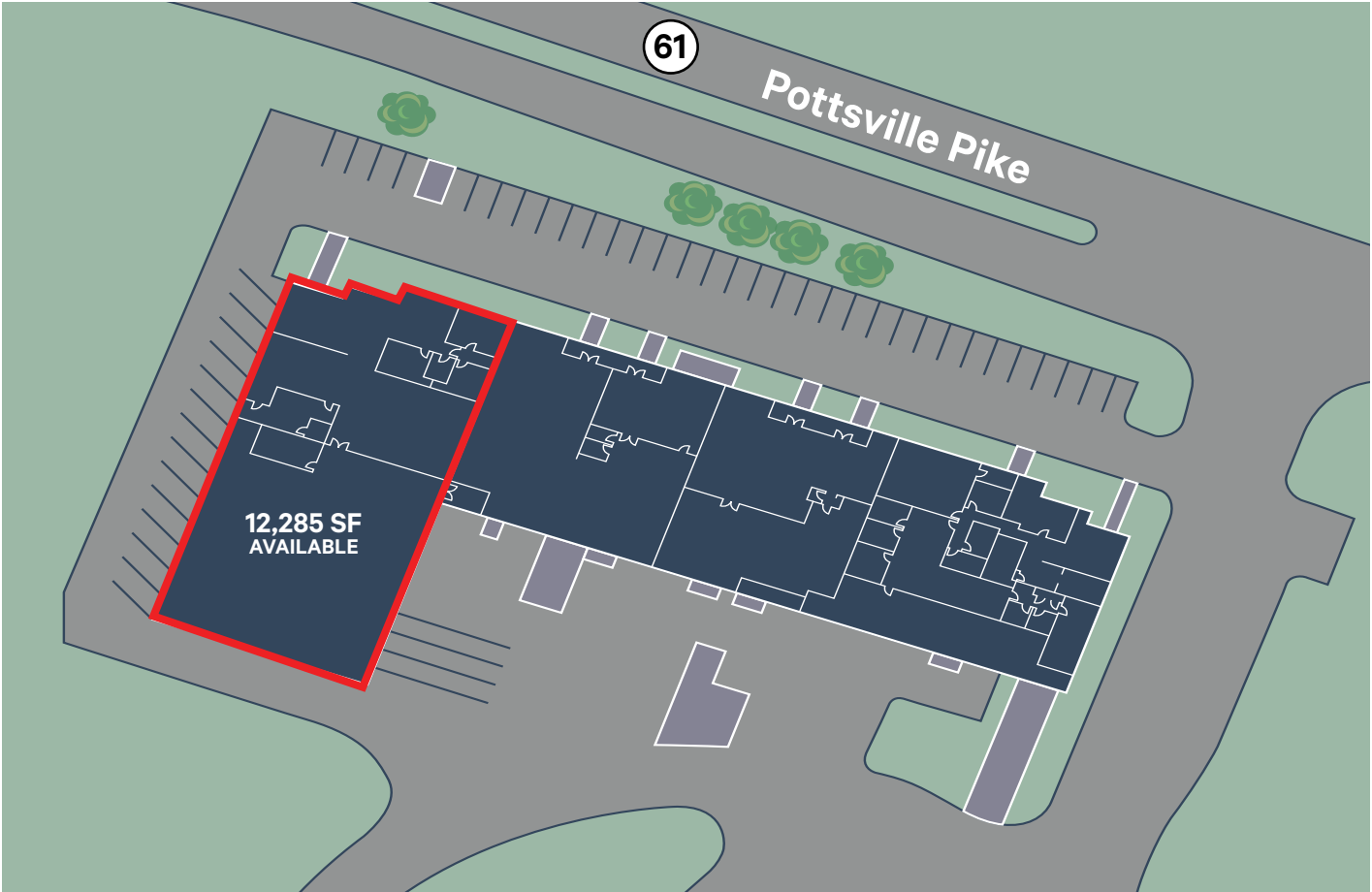
# Berks Corporate Center Site Plan





# Site Plan

100 Corporate Drive



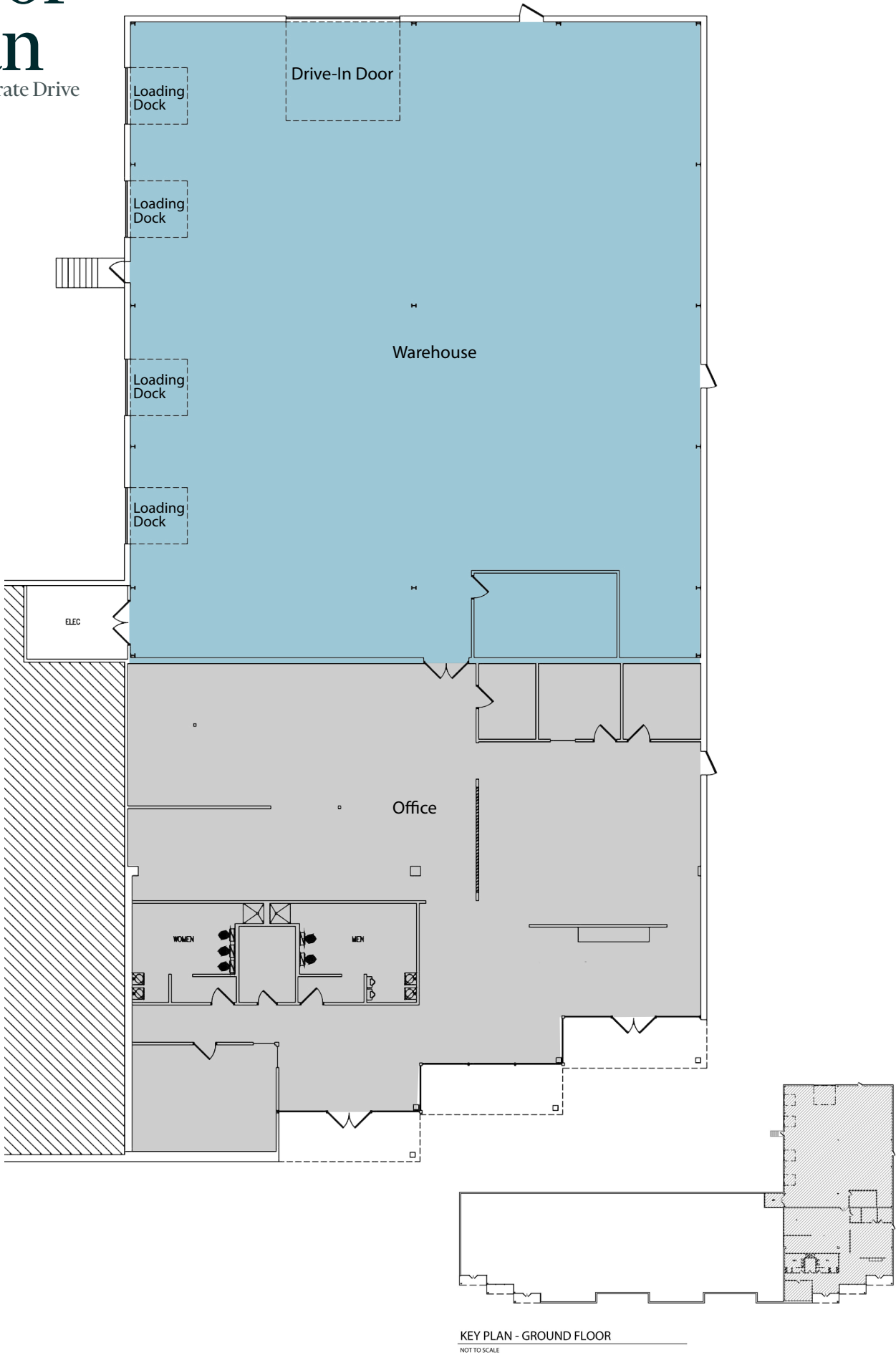
## Building Highlights

Total Building Size:	31,020 SF	Loading:	Four (4) 8'x8' loading docks, and One (1) drive-in door (8'X8")
Total Available:	12,285 SF	Electric:	Main Service Panel-800a 208/120v 3ph 4w Supplied by MetEd
Warehouse Size:	7,417 SF	Gas:	UGI Utilities
Office Size:	4,868 SF	Water:	Muhlenberg Township Authority
Ceiling Height:	22' to underside of bar joist	Sewer:	Muhlenberg Township Authority
Column Spacing:	40' x 40'	Year Built:	1987
Parking:	1.5/1,000 SF parking ratio	Zoning:	I-1 - Limited Industrial District, Muhlenberg Township, Berks County

# Floor Plan

100 Corporate Drive

For Lease





# Site Plan

600 Corporate Drive

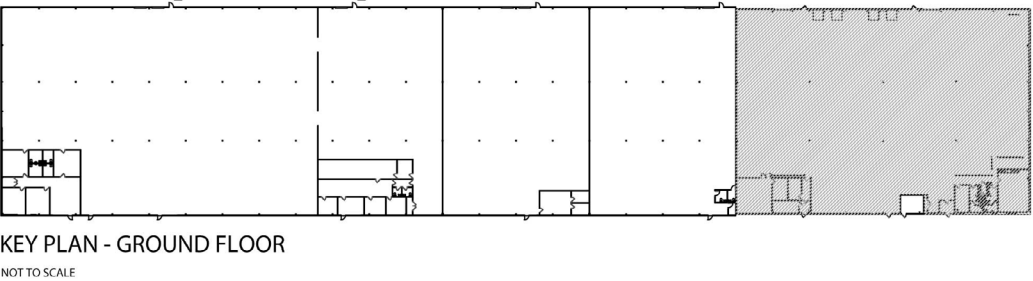
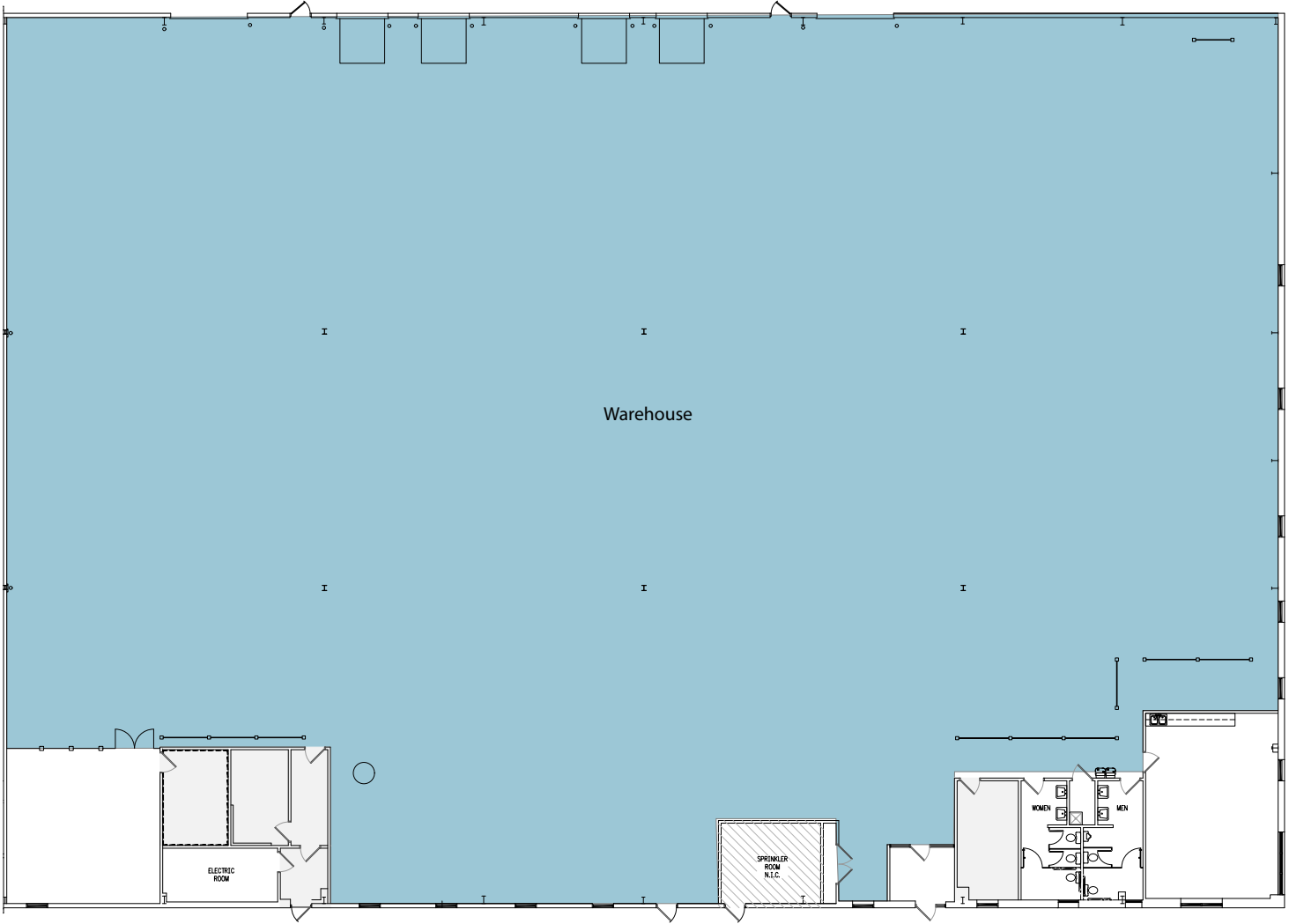


## Building Highlights

Total Building Size:	98,000 SF	Lighting:	T-5 energy efficient lighting
Total Available:	±28,000 SF	Electric:	Supplied by MetEd
Warehouse Size:	±25,000 SF	Gas:	UGI Utilities
Office Size:	±3,000 SF	Water:	Muhlenberg Township Authority
Ceiling Height:	24'	Sewer:	Muhlenberg Township Authority
Column Spacing:	50' x 40'	Year Built:	1999
Parking:	16 spaces lined in front of unit with additional parking area in the rear of the building	Zoning:	I-1 - Limited Industrial District, Muhlenberg Township, Berks County

# Floor Plan

600 Corporate Drive





# Regional Map

## REGIONAL CONNECTIONS

Downtown Reading	6 Miles
Kutztown	13 Miles
Allentown	40 Miles
King of Prussia	45 Miles
Philadelphia	69 Miles
New York City	130 Miles



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