

Industrial & Logistics | For Lease

CBRE

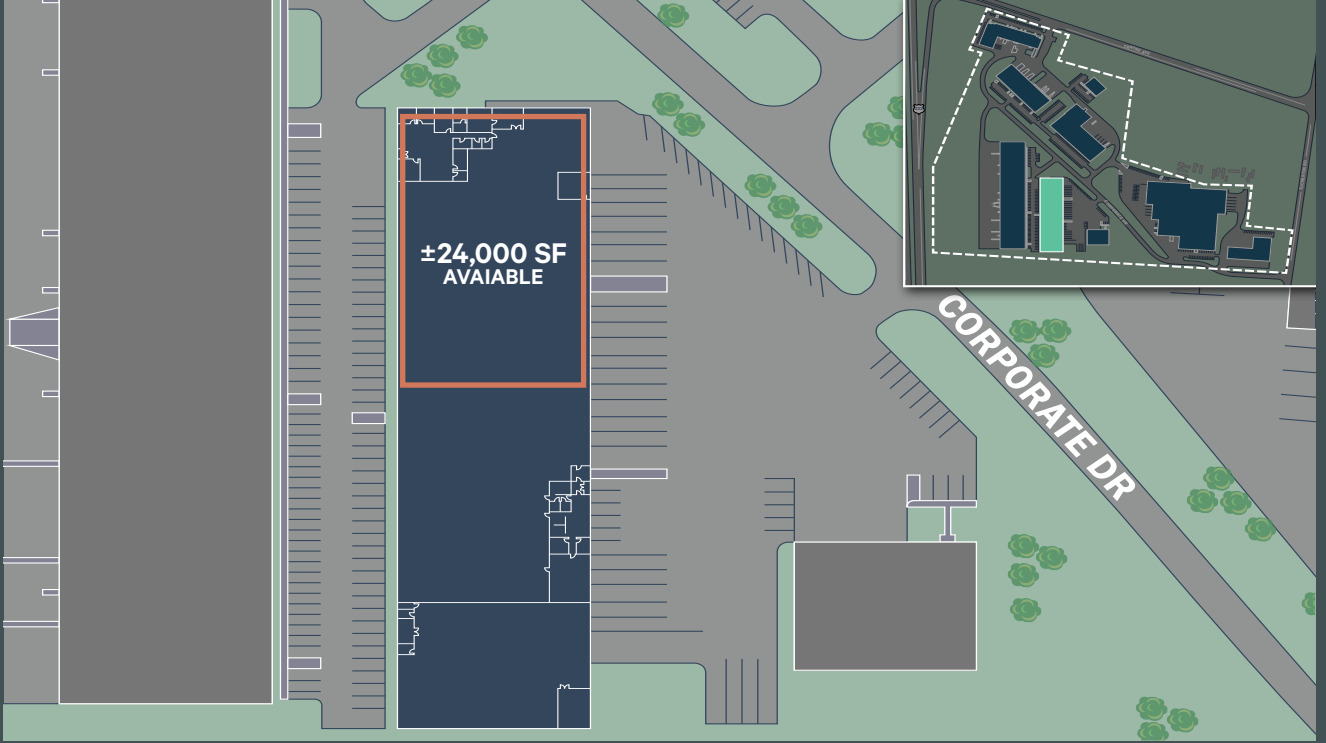
# Berks Corporate Center 170 Corporate Drive

Reading, Pennsylvania

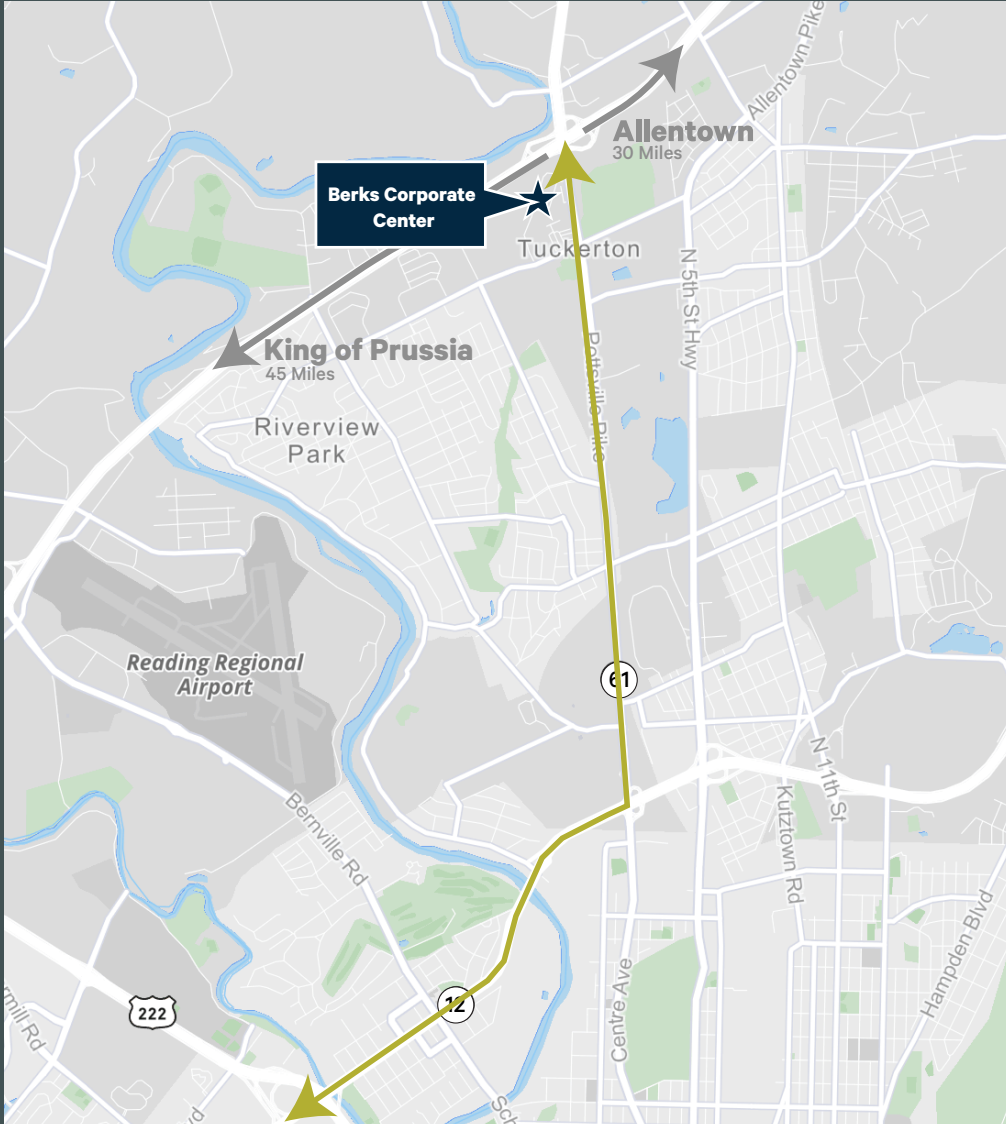
For Lease: ±24,000 SF Flex/Warehouse Space



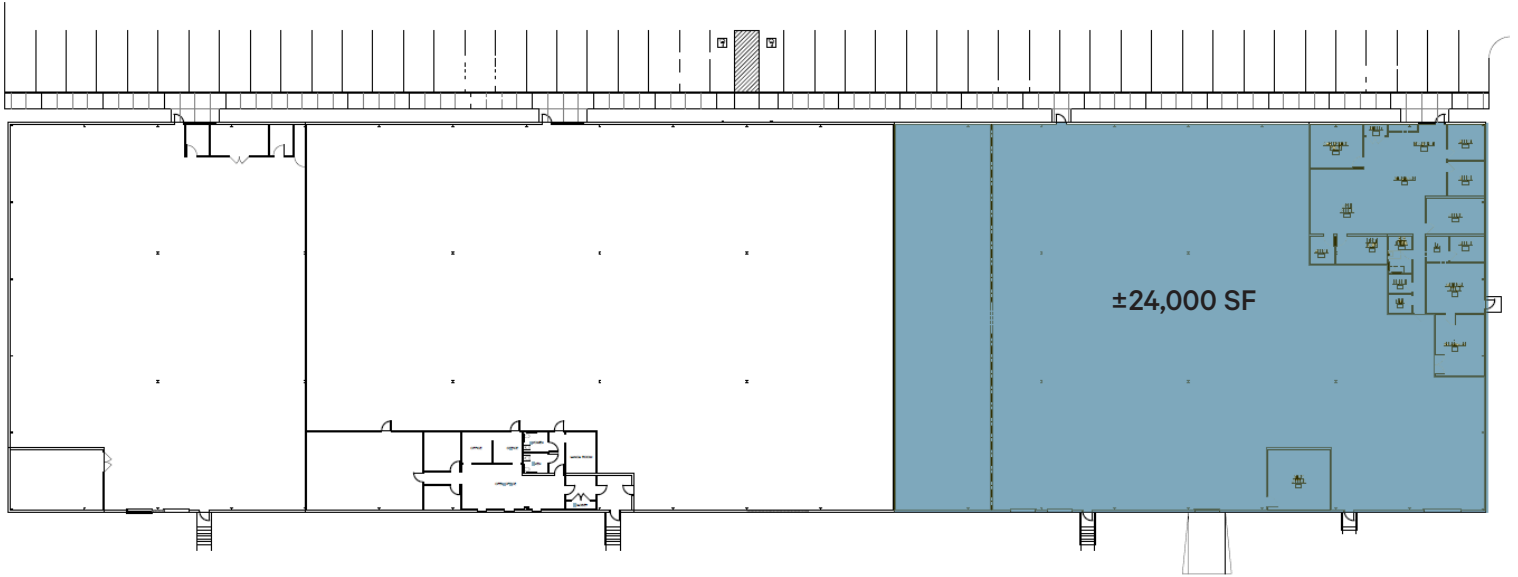
# Site Plan



# Location Map



# Floor Plan



## Building Highlights

**Available Square Footage:** ±24,000SF

**Loading:** Two (2) 8' X 8' loading docks

**Warehouse Area:** ±20,635 SF

**Gas:** UGI Utilities

**Office Area:** ±3,365 SF

**Sewer:** Muhlenberg Township Authority

**Ceiling Height:** 24'

**Water:** Muhlenberg Township Authority

**Column Spacing:** 41' x 47'

**Year Built:** 1997

**Parking:** 1/1,000 SF Parking Ratio with Ability to Accommodate Additional Spaces

**Zoning:** I-1 - Limited Industrial District, Muhlenberg Township, Berks County

# 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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