

For Sale

Industrial Property

\$1,250,000



2 W Wyomissing Ave

2 W Wyomissing Ave
Mohnton, Pennsylvania 19540

Property Highlights

- ±45,000 SF | 4 stories | \$1,250,000
- Income in place — national-caliber tenant through 3/28
- 2 dock doors serving the 2nd floor
- Fully sprinklered. Freight elevator, all floors
- Drive-in ground floor — overhead door + ramp
- Move-in office on 3rd floor, already built out
- Loft residence underway on 4th — finish it, live there

Property Description

±45,000 SF of heavy mill construction in Mohnton — fully sprinklered, freight elevator to every floor, and income in place from day one.

Office, light industrial, warehouse, contractor, or residential. Owner-user, investor, or developer.

OFFERING SUMMARY

Sale Price	\$1,250,000
Lot Size	1.01 Acres
Building Size	45,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	756	\$94,459
0.5 Miles	2,111	\$103,152
1 Mile	4,992	\$109,909

For more information

Kevin Wolfe

O: 610 370 8523
kwolfe@naikeystone.com

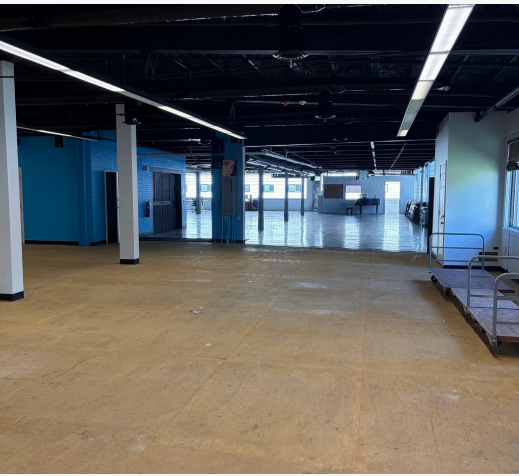
John Buccinno, SIOR CCIM

O: 610 370 8508
jbuccinno@naikeystone.com

For Sale

Industrial Property

\$1,250,000



For Sale

Industrial Property

\$1,250,000

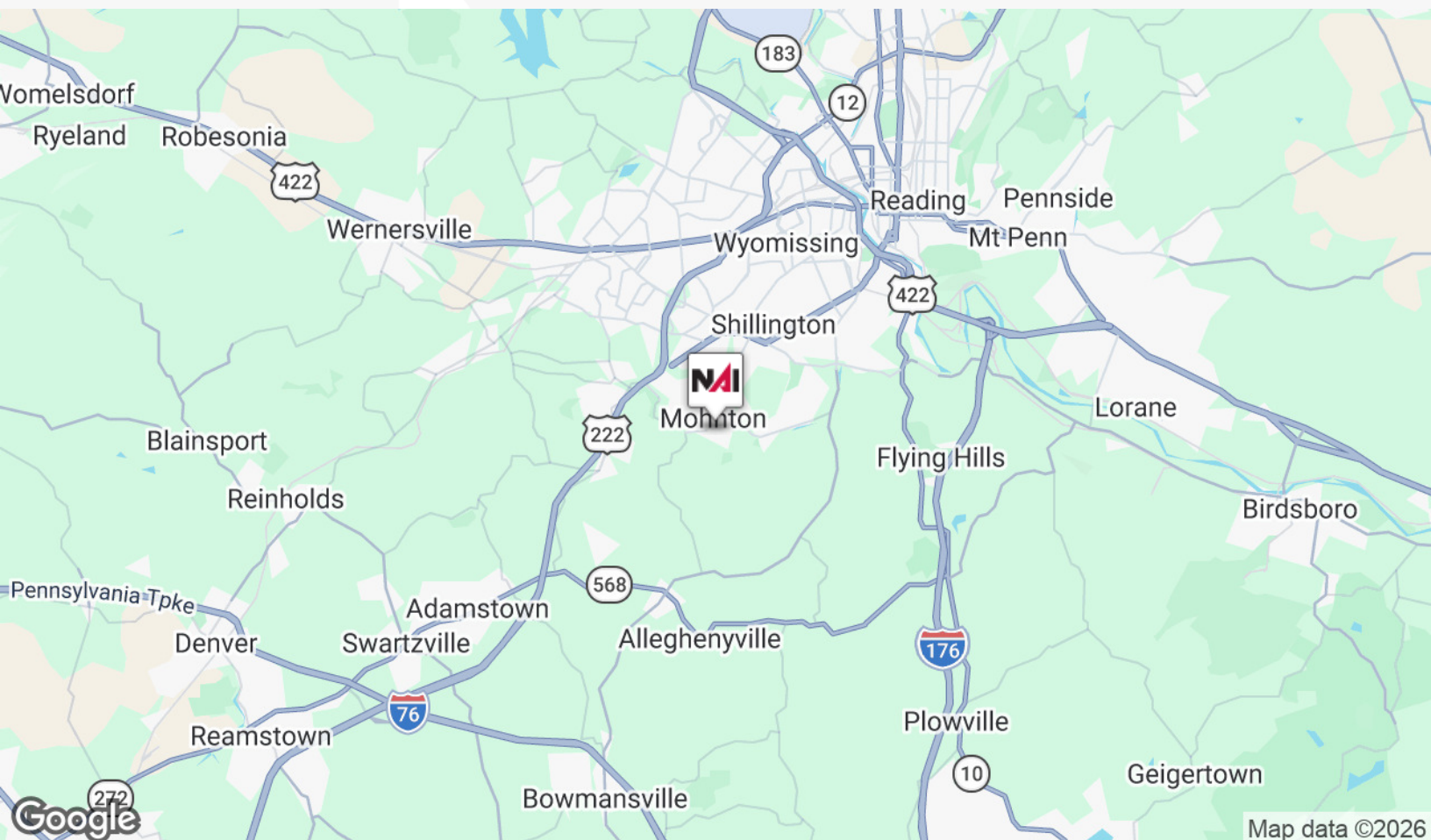
PROPERTY ADDRESS:	2 W Wyomissing Ave Mohnton, PA 19540
PROPERTY TYPE:	Industrial
APN:	65439518216060
LOT SIZE:	43,795 SF
BUILDING CLASS:	B
ZONING:	M
RAIL ACCESS:	No
PARKING SPACES:	16
CROSS STREETS:	W Wyomissing & S Church
NUMBER OF STORIES:	4
NUMBER OF UNITS:	4
CEILINGS:	10-12 ft
POWER:	1,200 amp 3 phase 240 v
ROOF:	Rubber
HVAC:	Central Heat and AC
COLUMN SPACE:	20.0x22.0
ELEVATORS:	1 Freight Elevator



For Sale

Industrial Property

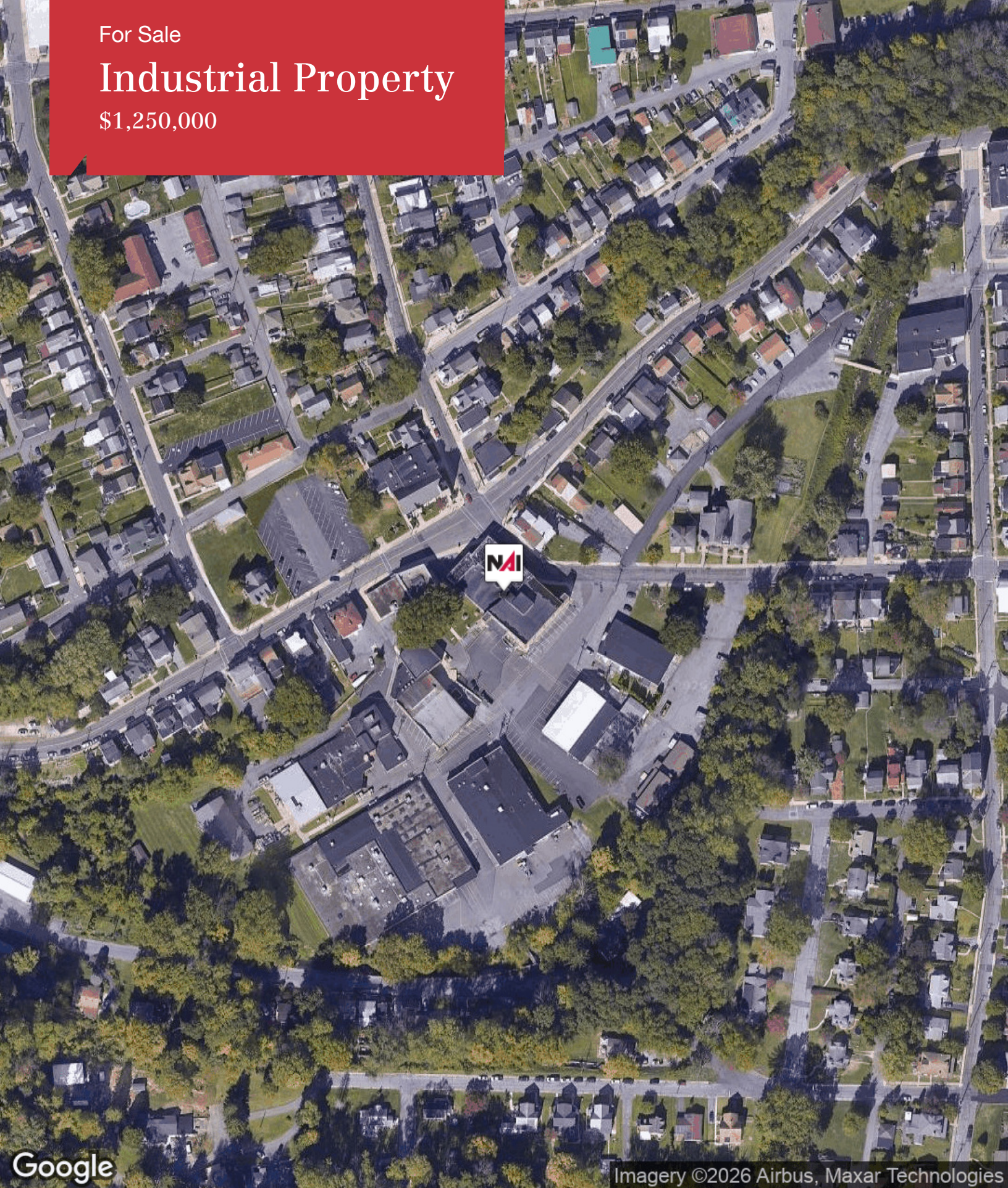
\$1,250,000



For Sale

Industrial Property

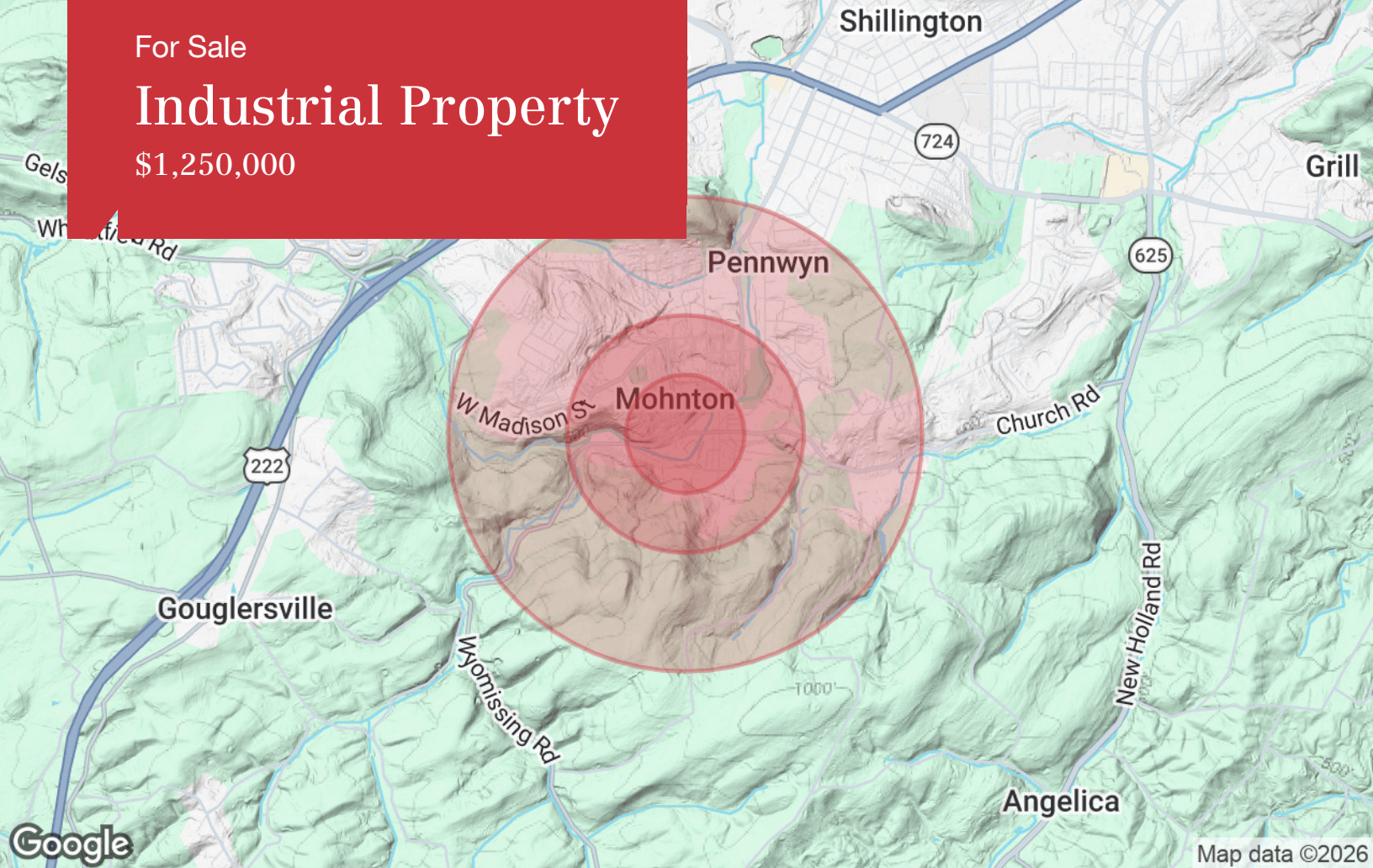
\$1,250,000



For Sale

Industrial Property

\$1,250,000



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	756	2,111	4,992
MEDIAN AGE	36.1	38.1	41.2
MEDIAN AGE (MALE)	37.9	37.5	39.1
MEDIAN AGE (FEMALE)	34.2	38.4	43.3

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	277	808	1,945
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$94,459	\$103,152	\$109,909
AVERAGE HOUSE VALUE	\$204,366	\$226,651	\$248,985

Race

	0.25 Miles	0.5 Miles	1 Mile
% WHITE	92.1%	93.8%	93.6%
% BLACK	0.0%	0.6%	2.4%
% ASIAN	0.1%	1.0%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	7.8%	4.6%	2.5%

Ethnicity

	0.25 Miles	0.5 Miles	1 Mile
% HISPANIC	17.9%	14.3%	10.2%

* Demographic data derived from 2020 ACS - US Census