

FOR LEASE

530 & 542 S. 5th Street

Reading, PA 19601



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Berks County

For more information, contact

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Property Features

- 57,500 SF Industrial Area
- 2.7 Acres
- Central Berks Location w/ Deep Labor Pool Availability
- Link to Virtual Tour:
<https://tour.giraffe360.com/f8f7e997801048158c36a964d9494395/>

NAI **Keystone Commercial
& Industrial, LLC**
Commercial Real Estate Services, Worldwide.

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FACT SHEET

GENERAL DATA

Property Type:	Industrial / Manufacturing / Distribution
Tax Parcel No.:	01-5306-43-76-6922
Lot Size:	2.7 Acres
Zoning:	RR - Riverfront Redevelopment Overlay District
Delivery:	Via a Standard Commercial Lease
Municipality:	City of Reading
Flood Information:	450 Year Flood Plain
Real Estate Taxes:	\$51,842 (2026) or \$0.90 per SF annually
Latitude & Longitude:	40.3263, -75.929



PROPERTY DATA

Site Description:	The 2.7 acre site offers three curb cuts. The main (S. 5th Street) entrance is used for cars/employee and customer parking with the second and third used for truck access to the at-grade and loading docks. Lots are macadam and can accommodate 20+ cars and 8 to 10 trucks. The Bingaman Street bridge is a short minute away which allows for ease of access to Route 422.
Building Description:	Pre-engineered steel building with architectural vertical wall panels and a new standing seam roof. Smooth sealed concrete floors. Batt insulation in walls and under roof deck. The building has been historically used for the storage and distribution of wood products and is not heated as the wood reacts to temperature changes. The building has many clerestory windows which welcome in the natural light. Ceiling height is 21' 7" at the peak (clear) and 20' at the eave. Lighting is LED inserts in former metal halide fixtures.
Size:	57,500 SF which includes 1,000 SF +/- of Office/Showroom area.
Loading:	Four Loading Docks, two are internal allowing for side loading of flat bed trailers. Two at-grade doors, one 12' w x 14' h and the second 14' w x 16' h that was designed for rail car access which is no longer in use.



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Electric:	Service by Met Ed Energy 400 Amps @ 120/208Y volts, 3-Phase, 4 Wire
Water & Sewer:	Public via Reading Area Water Authority (RAWA)
Fire Sprinkler:	Dry system throughout. Monitored and inspected per code by Precision Fire Protection, Inc. Designed for 0.21 GPM / SF with a design area of 1,950 SF. A new Central Station Alarm system was installed approx. 2-years ago and is monitored by Berkshire Systems Group.
Misc:	Any new lease is subject to existing Tenant not renewing their lease which is scheduled to terminate 9/30/2026.

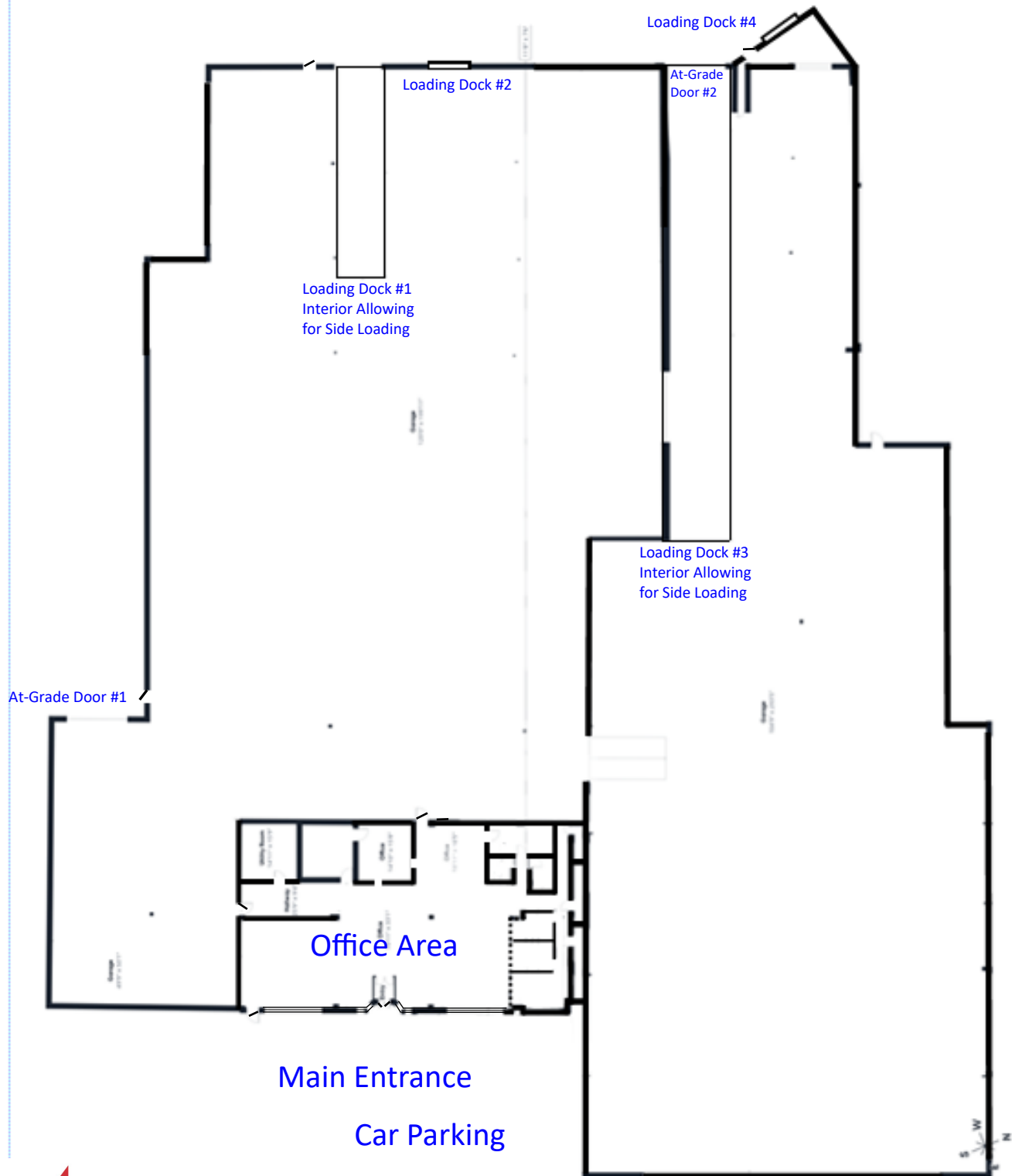


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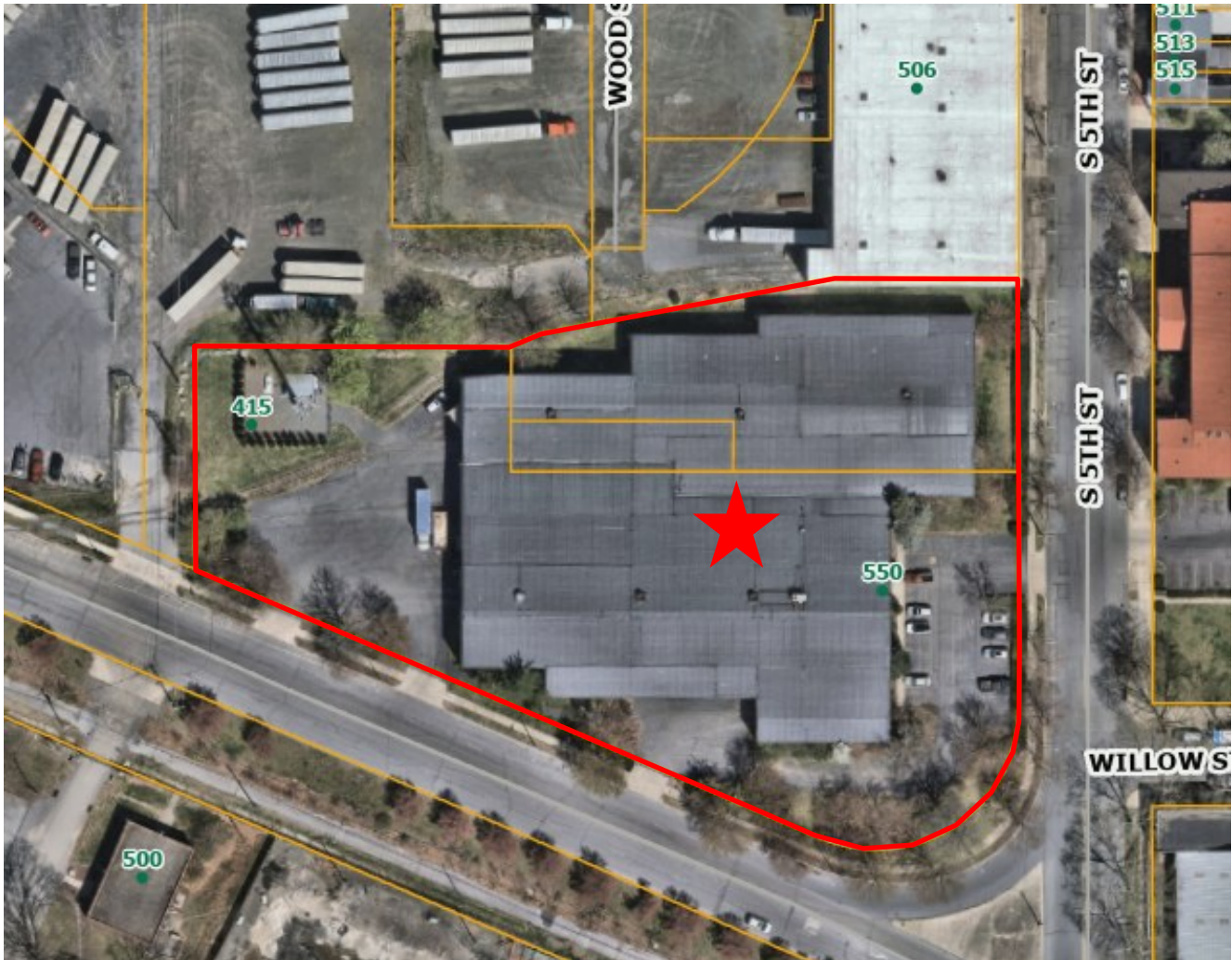
Floor Plan

Truck Parking



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Site Plan



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Photos



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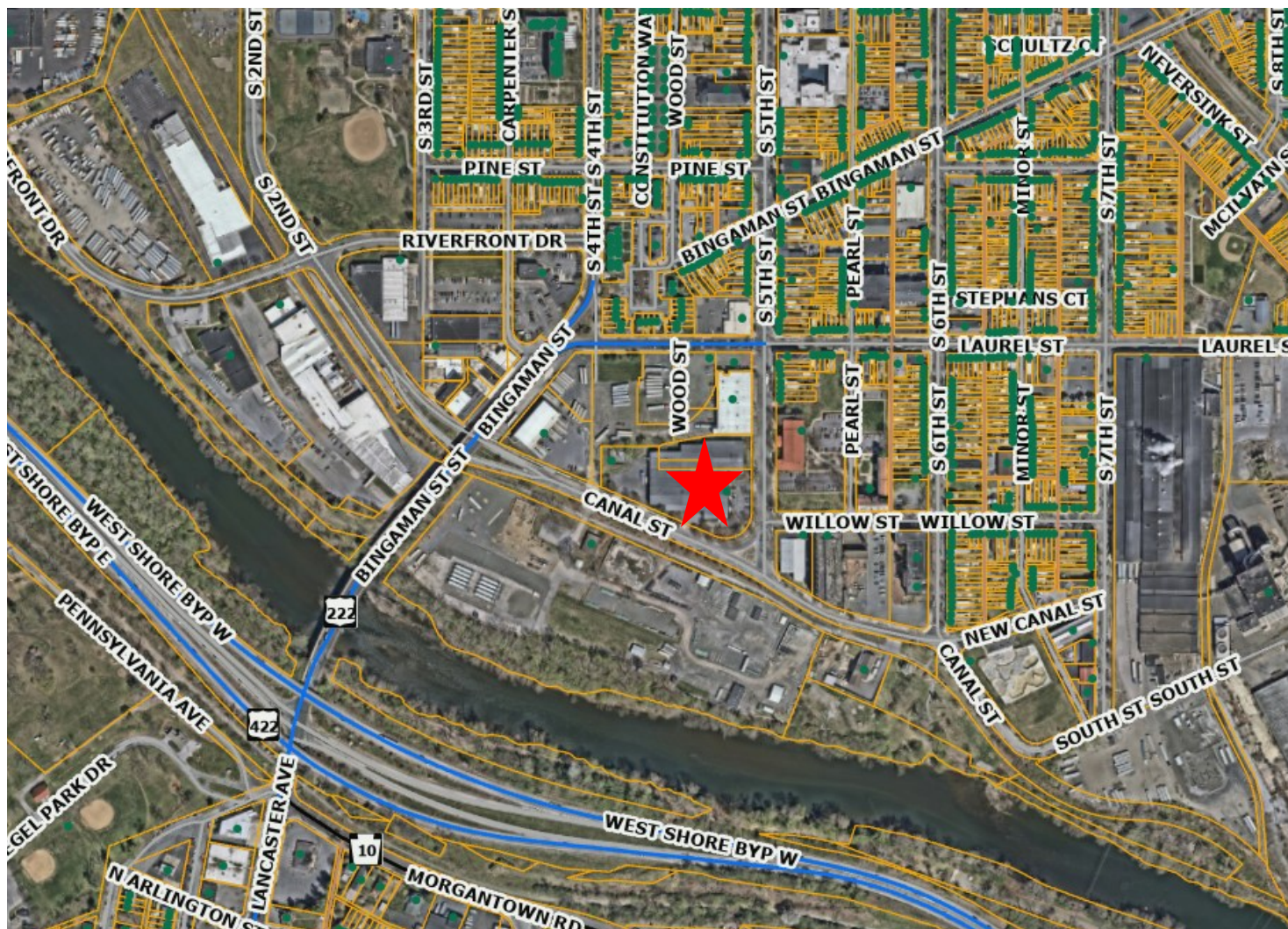
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Office Photos



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Aerial/Location



- One Minute to Bingaman Street Bridge / Route 422
- 6-Blocks to Penn Street (Downtown Reading)
- Easy Highway access provides accessibility within minutes to Berks County's leading employers and a deep employee pool

Contact information

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