

**1802 N Reading Rd, Stevens, PA 17578**

**Building Details**

Property Type: **Industrial, Office, Retail**

Sub Type: **Warehouse, Manufacturing**

Tenancy: **Multiple**

Lease Type: **Modified Gross, Gross**

Class: **B**

Total Available SqFt: **11,505**

Min Divisible SqFt: **884**

Vacant SqFt: **4,200**

Ceiling Height: **8-15**

Drive In Doors: **8**

Loading Docks: **1**

Total Parking Spaces: **25 +/-**

Number of Buildings: **3**

Total Building Suites (Units): **11**

Zoning: **C-1**

Total Cam Monthly: **Space dependent**

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### Marketing Description

For lease: Warehouse, Office, and Retail space available. Site is located in East Cocalico Township just under a mile away from the PA turnpike!

Beyond the security access gate, there are four available units of Warehouse space that range from a min of 925 sf to a max of 5,040 sf. All units have 12-foot-high drive-in doors and 15-foot clear heights, with the exception of unit #5 which has a lower clear height 13 feet. All units have phase 1 electrical power but no water. Units 1-4 are individually metered. Private tenant restrooms coming soon on site. Warehouse units 1-3 are currently occupied on month-to-month leases, while unit 5 is available immediately. Please contact agent for more details. Warehouse #4 has just been leased.

### Building highlights

Multiple-use possibilities

Monument signage

Drive-in doors

Loading dock

25+/- parking spaces

Traffic Count