

FOR SALE

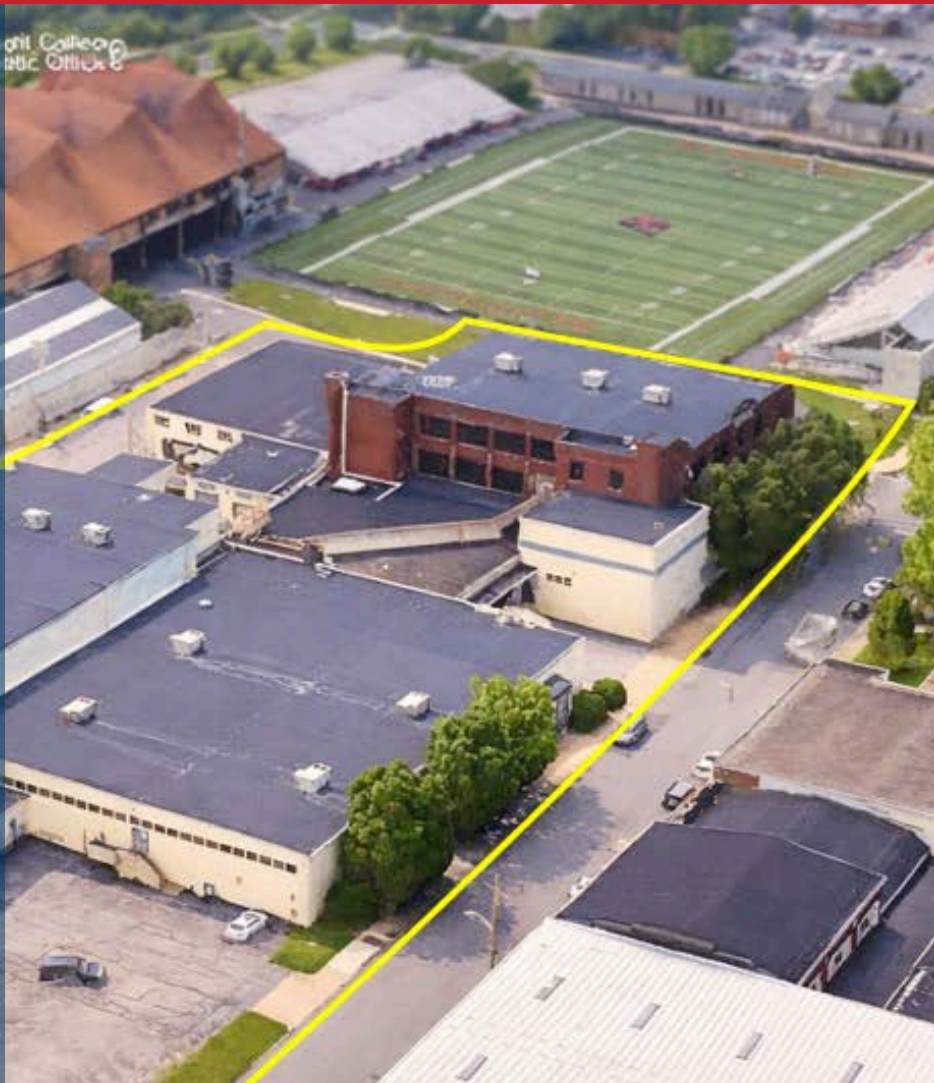


Property Marketing Summary

1801 N. 12th Street
Reading, Pennsylvania

- 2.73 Acres
- 47 parking spaces
- Albright College Campus Setting

Sale terms available upon request



Owner - User & Redevelopment Opportunity

KEY METRICS

- WH / office asset
- Approx. 180,000 sf
- 3 stories plus basement

BUILDING PROGRAM

- Approx. 150,000 sf WH
- Approx. 30,000 sf office
- 4 exterior loading docs

INFRASTRUCTURE

- City water and sewer
- Gas, fiber, 480V power
- Wet sprinkler + freight elevator

Executive Summary

PROPERTY SNAPSHOT

ASSET TYPE

WH / Office opportunity

BUILDING AREA

Approx. 180,000 SF

SITE AREA

2.73 acres

PARKING

47 on-site spaces

CONFIGURATION

3 stories plus basement

WH CLEAR HEIGHT

Approx. 11' - 16'

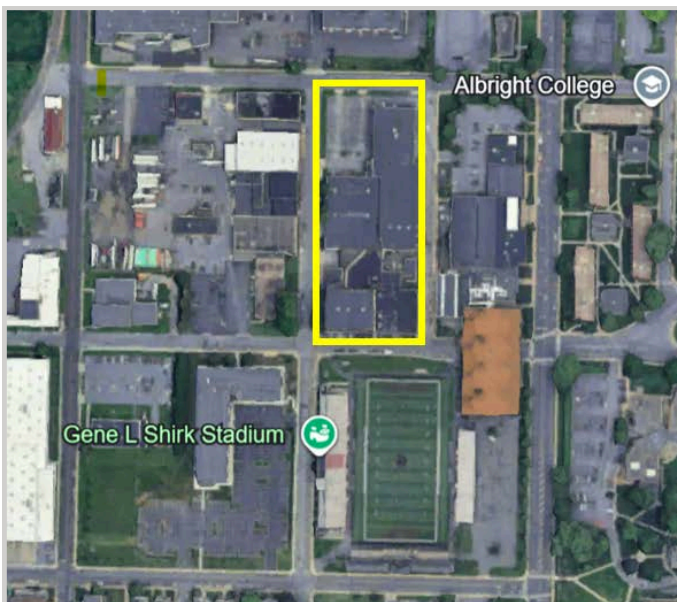
OFFICE CEILING HEIGHT

Approx. 10 feet finished ceiling

Investment Thesis

- Large-scale WH and office asset positioned within the Albright College campus environment in Reading, Pennsylvania.
- Existing utility infrastructure includes city water and sewer, natural gas, available fiber, and approximately 480V / 3-phase / 4,800 amp electric service.
- Physical program supports owner-user, adaptive reuse, flex, storage, office, education, and other permitted occupancy strategies, subject to buyer verification.
- Occupancy: There is one (1) tenant in the building occupying approximately 4,000 sf and could vacate upon notice
- Sale terms and pricing are available upon request.

The property includes wet sprinkler protection, one freight elevator, and a majority roof replacement completed in 2017, with a small remaining section dating to 1989.



Location & Access

The property occupies a prominent block-front position at the northeast corner of N. 12th Street and Bern Street on the Albright College campus. Regional access is provided via PA 12, connecting efficiently to US 222 and US 422, with Route 73 nearby. Public transit service is also available along 12th Street.

Regional Positioning

- Immediate adjacency to Albright College
- Access via PA 12 to US 222 / US 422
- Urban infill setting in Reading, PA
- BARTA Route 5 service along 12th Street

Building Program & Physical Characteristics

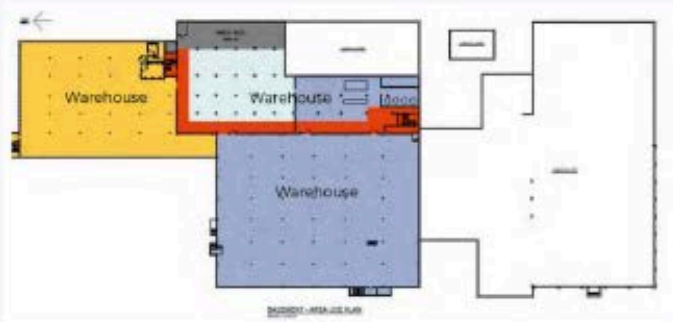


Construction	Year/Renovations	Loading/Vertical	Mechanicals
Steel frame with masonry 12-inch CMU exterior walls	1940s original; additions in 1968 and 1973	4 exterior loading docks; 1 freight elevator; No passenger elevator	Six rooftop units for office; WH heated by hanging gas-fired units

Floor Plan Exhibits

Plan exhibits below are reproduced from the marketing materials and illustrate the general distribution of WH and office areas throughout the building.

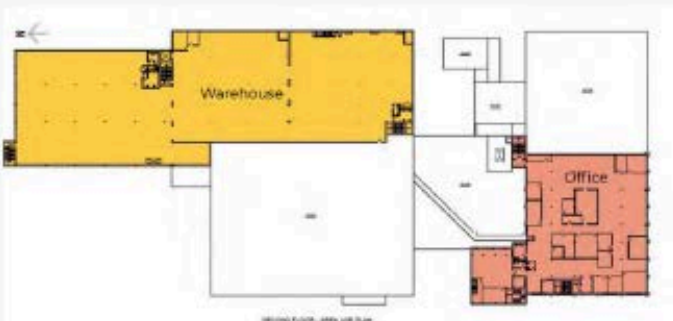
Basement plan



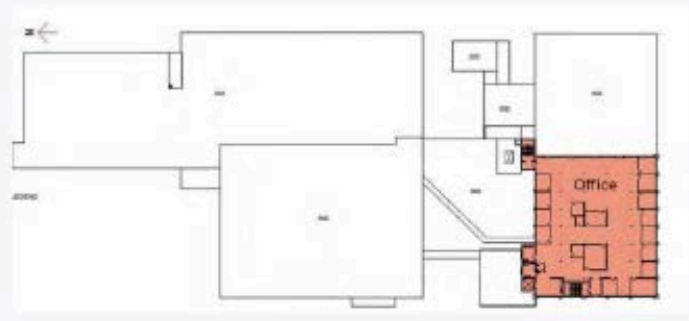
First floor plan



Second floor plan



Third floor plan





Zoning, Utilities & Diligence

Zoning & Land Use

- Zoning identified as M-C Manufacturing Commercial District with Institutional Overlay.
- Attached zoning materials indicate a broad mix of permitted industrial, WH, office, institutional, and accessory uses.
- Buyers should independently confirm intended use, parking requirements, and any overlay-specific standards with the City of Reading.

Utilities

- City water and sewer
- Natural gas service
- Available fiber data service
- Emergency power for lights and plugs

Environmental Materials Provided

- Phase I Environmental Site Assessment dated August 19, 2011.
- Summary report of limited Phase II investigation dated September 28, 2011.
- Additional historic materials referenced include a 1998 environmental site assessment and asbestos screening report.

The environmental reports are historical in nature. Prospective purchasers should review the full reports and complete their own investigations, inspections, and reliance analysis.

Broker Contact Information

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Disclaimer

This short-form offering memorandum has been prepared from information supplied by ownership and other third-party materials believed to be reliable; however, no representation or warranty is made as to its accuracy or completeness. Prospective purchasers must perform their own independent due diligence and verification of all physical, legal, financial, zoning, environmental, and operational matters.

1801 N. 12th Street | Reading, Pennsylvania



Additional Property Images

