

1001 COMMONS BOULEVARD
READING, PA

AVAILABLE
INDUSTRIAL PROPERTY

20,600 SF
2.87 Acres

PROPERTY HIGHLIGHTS

- 20,600 SF on 2.87 Acres
- 19'2"-21'5" ceiling height
- One (1) Drive-In
- Four (4) loading docks with Levelers
- Built in 1990
- Fully Sprinklered Dry System
- Rubber Roof Installed in 2017 (20 Year Warranty)
- LED Lighting
- Fully Equipped with AC and Heat
- Public Sewer, Water, and Natural Gas
- Zoned I-1 Limited Industrial District (Muhlenberg Township)
- Tax ID: 66-5309-13-14-8448
- This property is situated in Berks, County, PA within mile of Route 61, which provides access, I-78, Rt 422, and I-76.

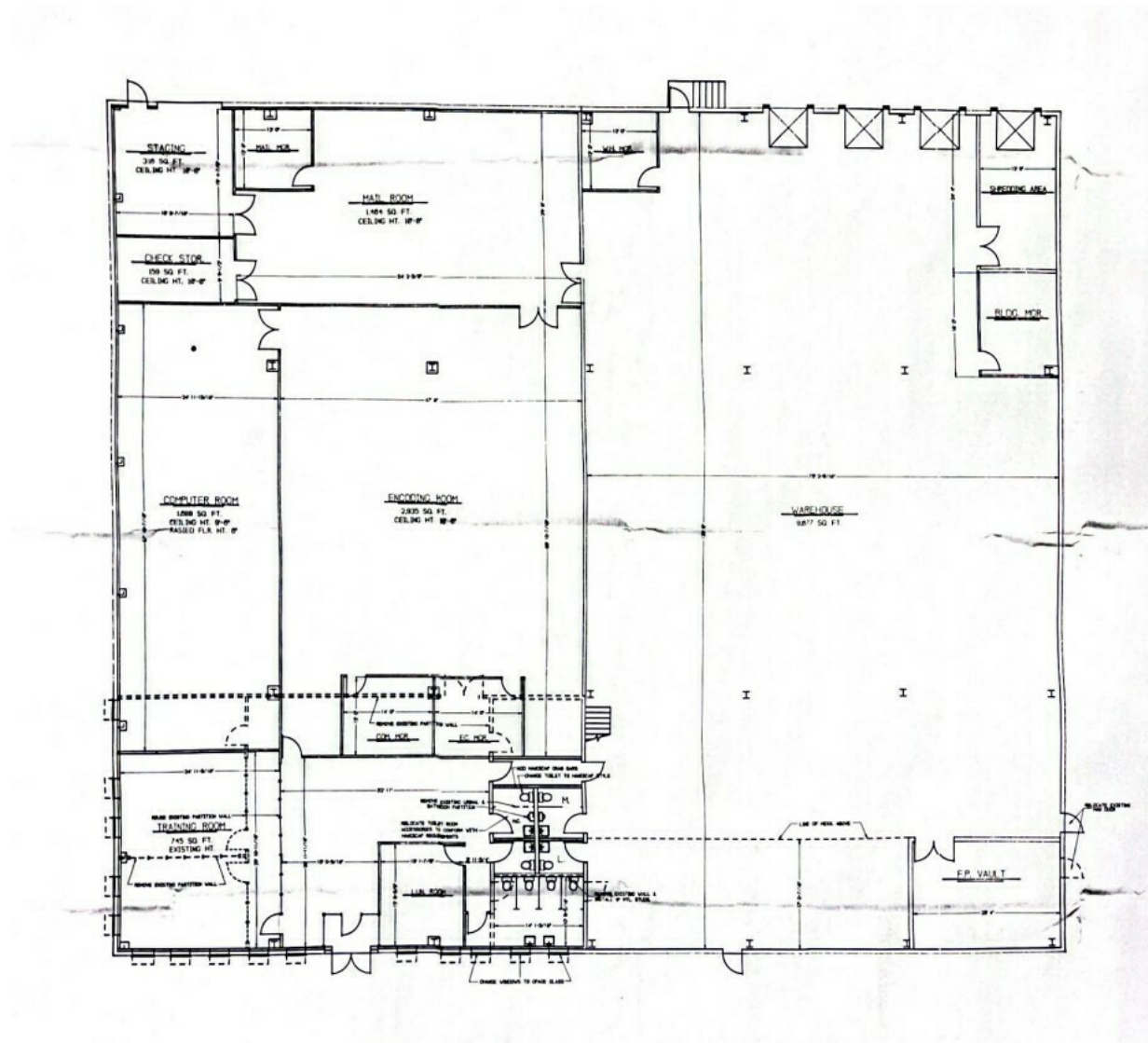


ADDITIONAL PHOTOS





FLOOR PLANS



DEMOGRAPHICS MAP & REPORT

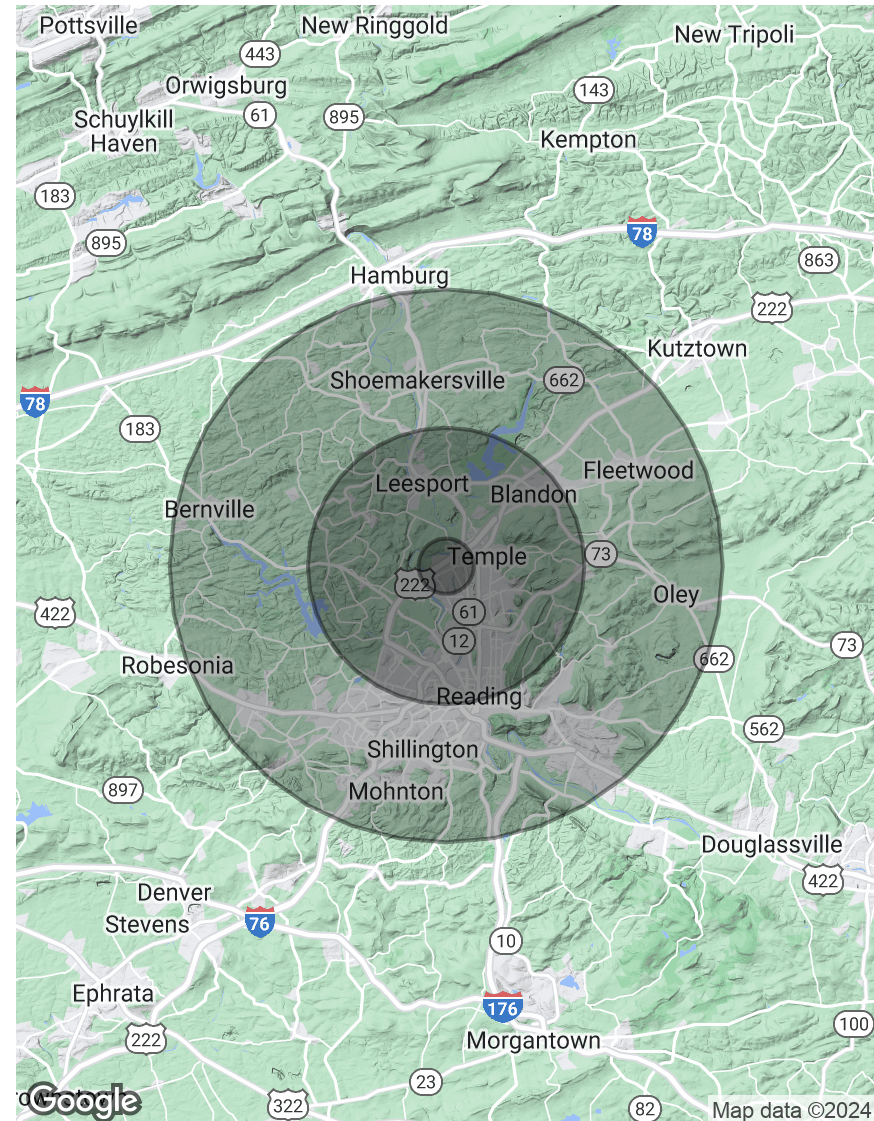
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,800	117,448	286,292
Average Age	43.7	37.0	39.6
Average Age (Male)	43.5	36.3	38.4
Average Age (Female)	44.0	38.7	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,283	45,441	114,715
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$94,190	\$65,103	\$76,815
Average House Value	\$196,406	\$133,724	\$168,332

* Demographic data derived from 2020 ACS - US Census



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