



7 ROWELL ROAD
BOYERTOWN, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

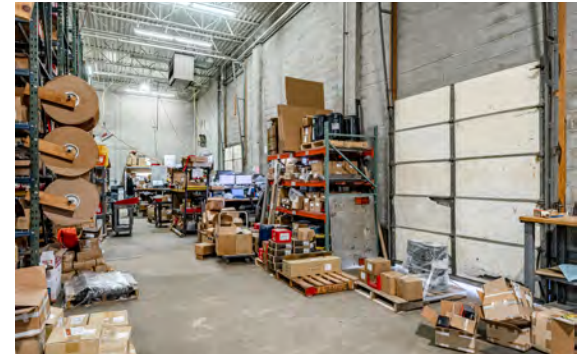
11,300 SF
2.12 Acres

PROPERTY HIGHLIGHTS

- **SIZE:**
11,300 SF Available on 2.12 AC (Approximately 1,600 SF of recently renovated offices and restrooms)
- **CEILING HEIGHT:**
21' Clear
- **PARKING:**
18 Parking Spaces
- **LOADING:**
Three (3) Dock Doors
One (1) Drive-In
- **POWER:**
1000 Amps Service
- **ZONING:**
Light Industrial (Colebrookdale Township)
- **TAXES:**
\$28,071 (Est 2023)
- **LOCATION:**
This property is located in Boyertown, Berks County, Pennsylvania along Route 100 providing quick access to Route 422.



ADDITIONAL PHOTOS



FLOOR PLANS



AREA MAP



DEMOGRAPHICS MAP & REPORT

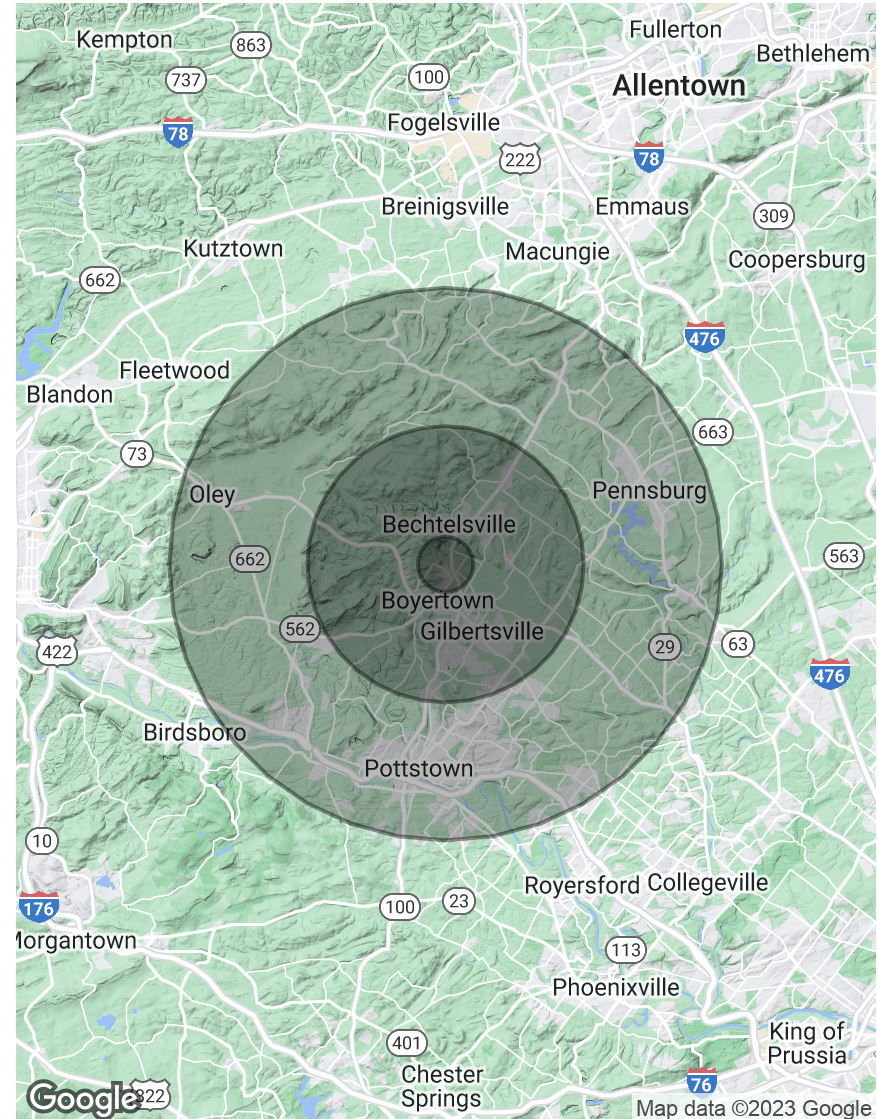
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,176	40,461	167,836
Average Age	44.1	44.1	42.6
Average Age (Male)	42.7	42.4	40.8
Average Age (Female)	45.3	45.4	44.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	942	16,391	68,682
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$70,656	\$95,831	\$91,250
Average House Value	\$191,741	\$247,572	\$240,140

* Demographic data derived from 2020 ACS - US Census



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