



## 3.77 Acres – Industrial Land

South Heidelberg Township, Berks County Pennsylvania

### Property Highlights

- Zoning I-2 – General Industrial
- For Sale: \$377,000
- Build to Suit & Lease Opportunities Available
- Your Builder or Ours!.

For more information:

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## General Information

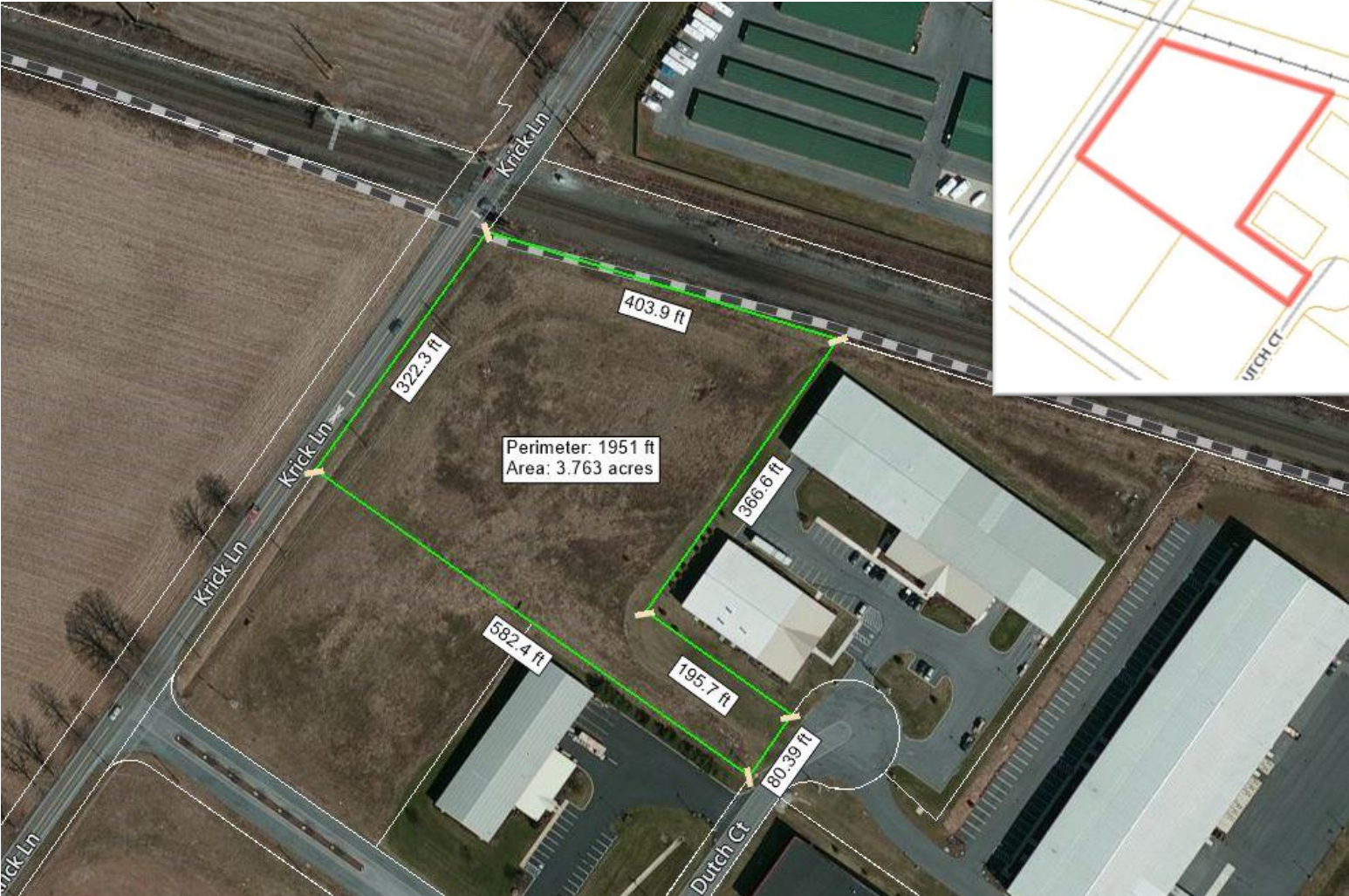
Sale or Lease  
3.77 Acres  
Industrial



### Lot 1-A

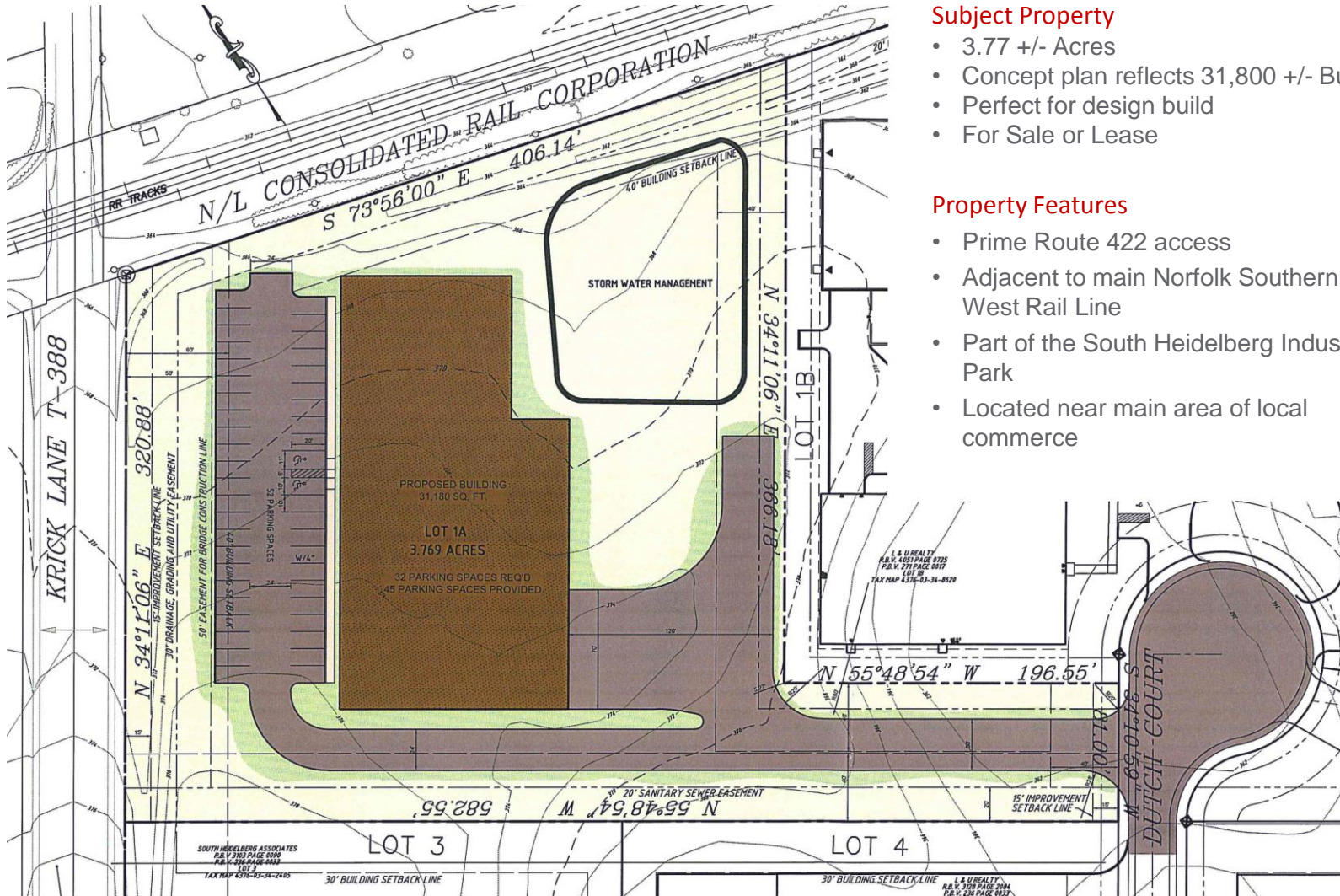
Zoning:	I-2, General Industrial
Parcel #:	51-4376-03-34-5635
Electric:	Met Ed
Gas:	UGI Gas Company
Water:	Public Water
Sewer:	Public Sewer
Lot Size:	3.77 +/- Acres
Assessment:	\$170,700
Taxes 2016:	\$6,462
County:	Berks
Municipality:	South Heidelberg Twp.

# Parcel Details



# Sample Concept Plan

Sale or Lease  
3.77 Acres  
Industrial



## Subject Property

- 3.77 +/- Acres
- Concept plan reflects 31,800 +/- Building
- Perfect for design build
- For Sale or Lease

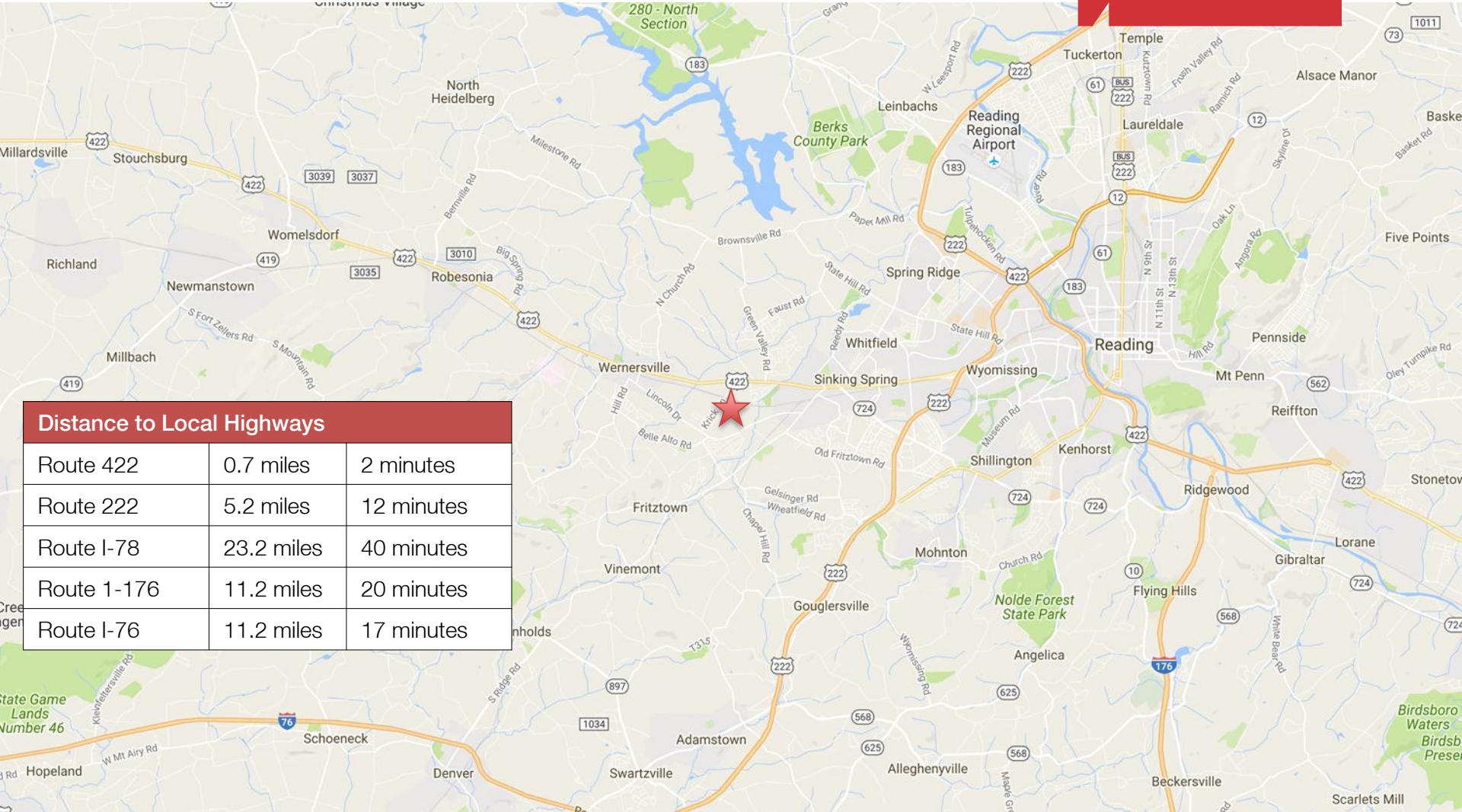
## Property Features

- Prime Route 422 access
- Adjacent to main Norfolk Southern East-West Rail Line
- Part of the South Heidelberg Industrial Park
- Located near main area of local commerce



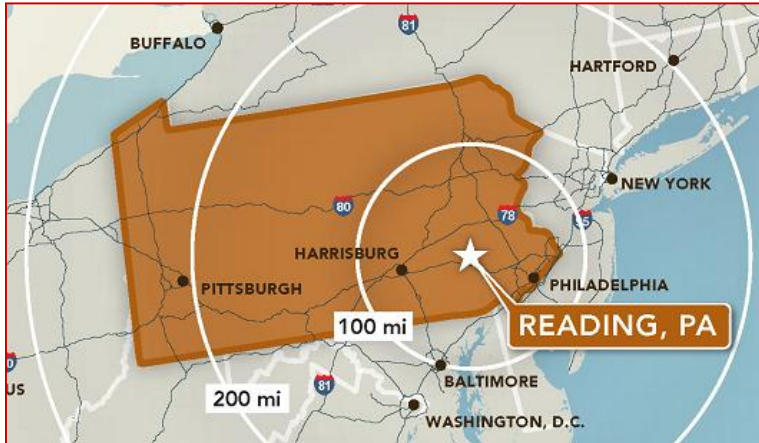
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# Local Highways



Distance to Local Highways		
Route 422	0.7 miles	2 minutes
Route 222	5.2 miles	12 minutes
Route I-78	23.2 miles	40 minutes
Route 1-176	11.2 miles	20 minutes
Route I-76	11.2 miles	17 minutes

## Location – Greater Reading



### Strategic Location

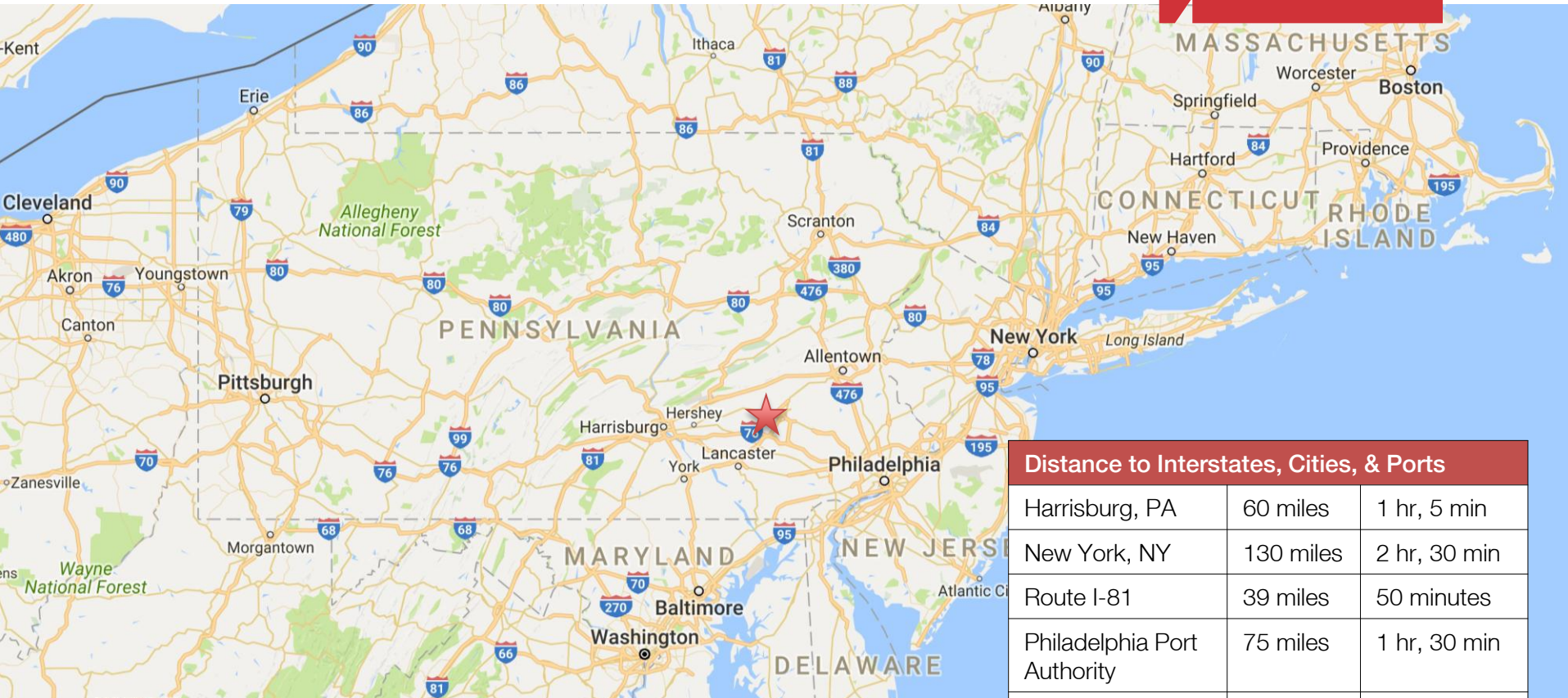
Few locations on the East Coast offer a more central location than Greater Reading, with easy access to markets, hubs and major cities in the Mid-Atlantic and Northeast. Philadelphia is just 50 miles to the southeast, and New York and Washington are a little more than 100 miles away.

### Greater Reading Facts

- Population: 413,491
  - 9.7% growth expected by 2015
- 16.4% of the Greater Reading population is of Hispanic or Latino origin
- Median household income: \$53,239
- Median price for a single family home: \$143,200
- 5 Institutions of higher learning
- Nearly 400 companies are headquartered in Greater Reading
- Home to 189 international companies, employing 9,066 people in Greater Reading
- Reading, PA identified as an emerging epicenter for batteries by Wired Magazine
- Reading, PA ranked among the best performing cities of 2011 biggest gainers by the Milken Institute

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## Location – Distances



Distance to Interstates, Cities, & Ports		
Harrisburg, PA	60 miles	1 hr, 5 min
New York, NY	130 miles	2 hr, 30 min
Route I-81	39 miles	50 minutes
Philadelphia Port Authority	75 miles	1 hr, 30 min
Port of Delaware	66 miles	1 hr, 35 min

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