

**2745 a Leisczs
Bridge Rd
Reading, PA
19605**



BUILDING OVERVIEW

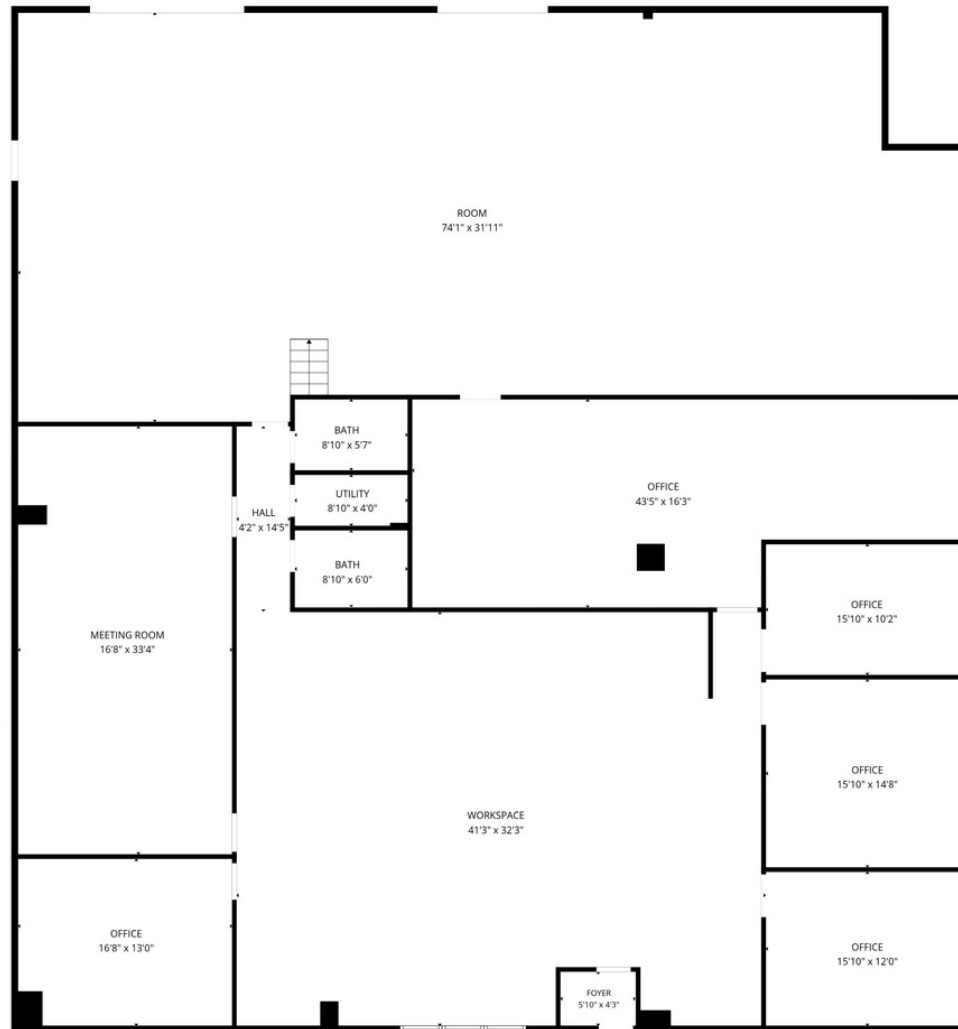
-12,000 SF Multi-Tenant Building
Situated on approximately 5.91 acres
with two 6,000 SF tenant spaces,
currently occupied by Cintas and
Miller-Keystone Blood Center.

-Flexible & Functional Space Features
renovated offices, conference rooms,
medical and warehouse space,
separate entrances, individual
HVAC/electrical systems, dedicated
parking, and expansive paved areas.

-Prime Berks County Location —
Conveniently located in Bern
Township near Routes 222, 183 & 61,
Reading Regional Airport, and
surrounding business corridors,
offering strong accessibility and
future investment potential.



Office Space Layout



TOTAL: 3647 sq. ft

1st floor: 3647 sq. ft

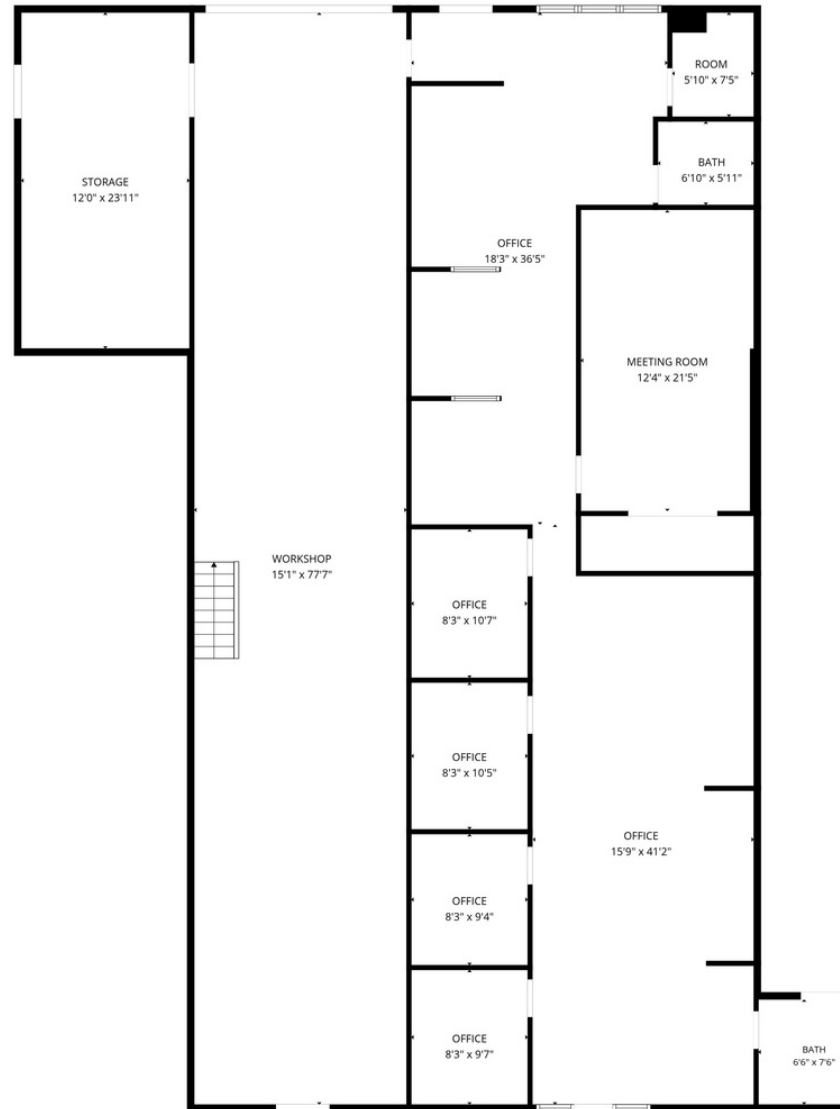
EXCLUDED AREAS: UTILITY: 35 sq. ft, ROOM: 2247 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Office Space Layout



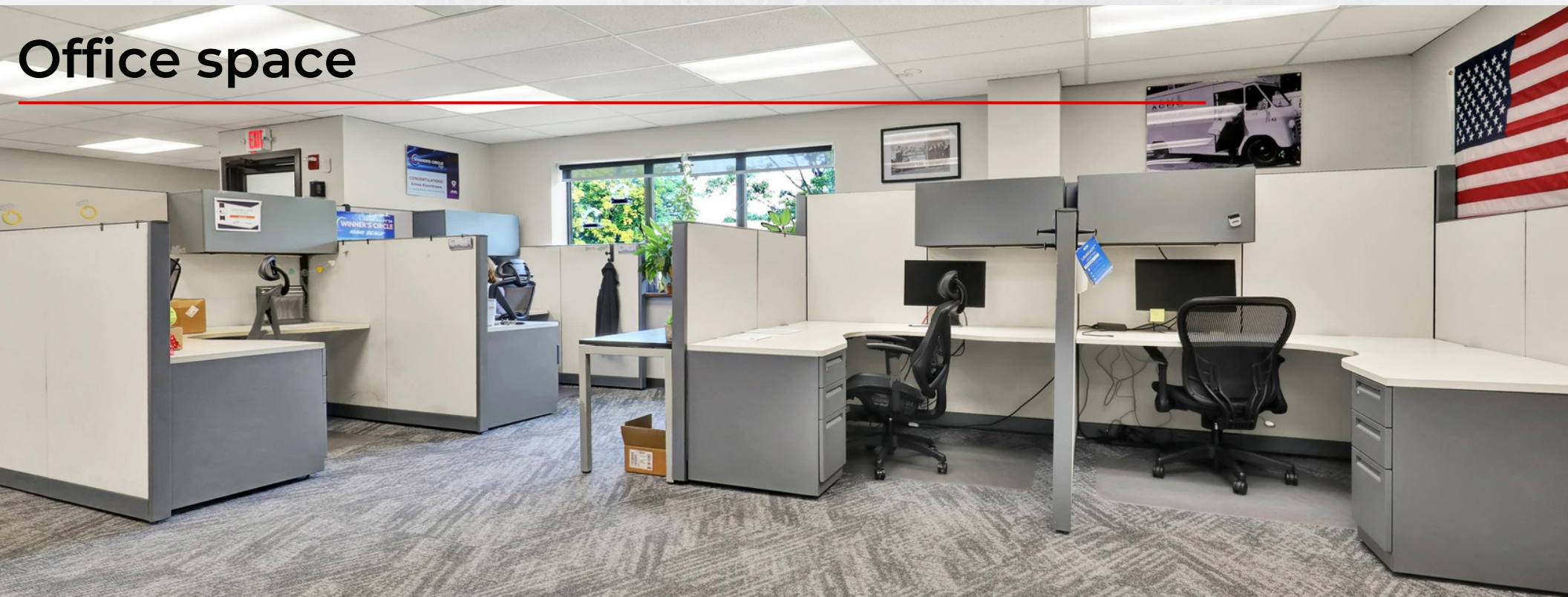
Office Space Layout



Modern Conference Room for Collaboration



Office space



Property Information

Offering Price
\$2,000,000

NOI
\$120,000

Pro Forma NOI
\$121,658

Current Cap Rate
6%

Pro Forma
6.08%

Price Per Square Foot
\$8.21

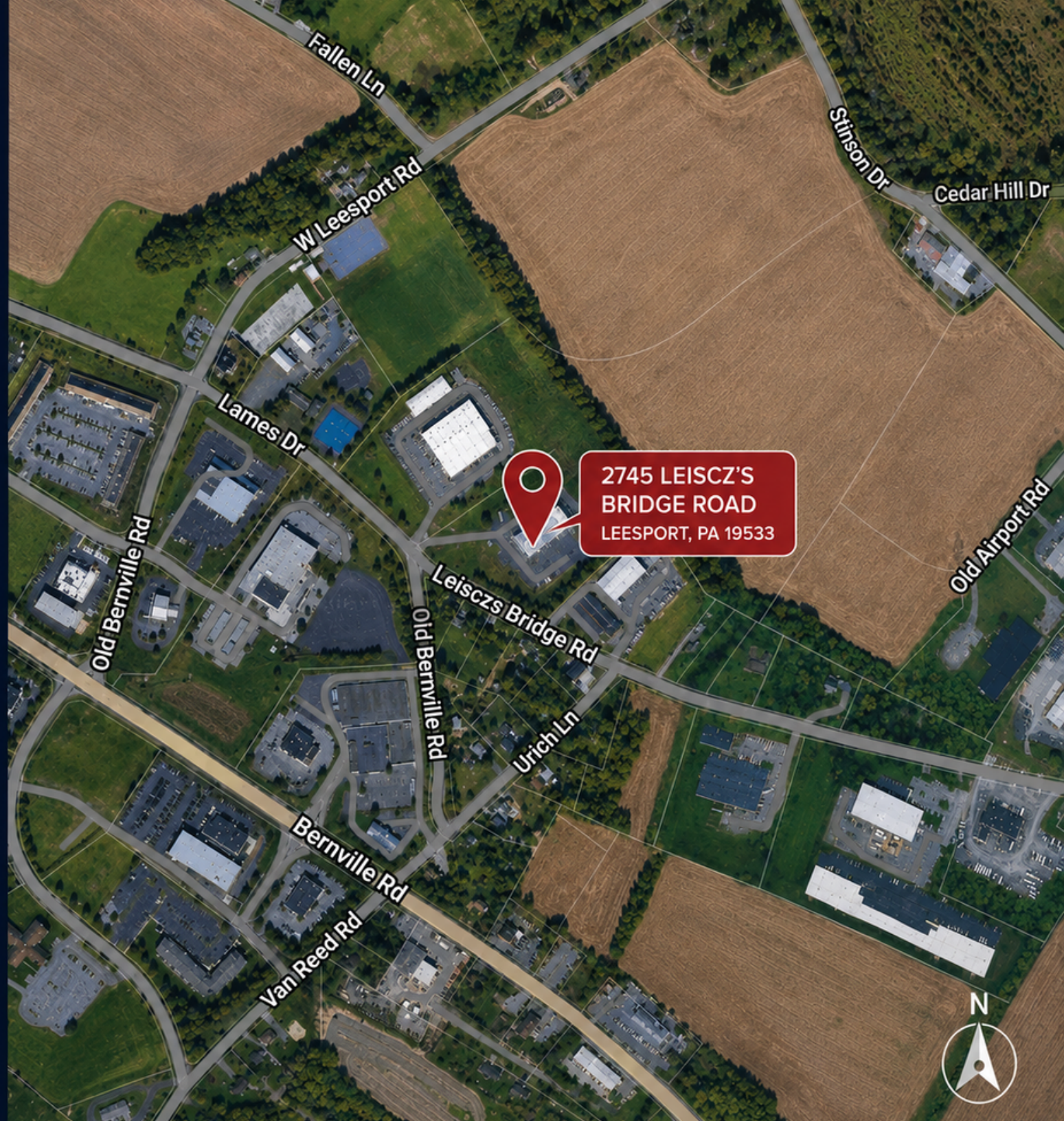




CONNECTIVITY AND AMENITIES

Transportation

- Easy access to Leisczs Bridge Road and Old Bernville Road
- 4 minutes to W Leesport Road
- 6 minutes to State Hill Road
- 8 minutes to Reading Regional Airport (RDG)
- Quick connections to US-222 and I-78





LISTING AGENT



Alison Burke

C: 610-568-2837

O: 610.898.1441

alison-burke@kw.com



kw PLATINUM
REALTY
KELLERWILLIAMS®