

For Sale
1,900 SF Distribution
Warehouse with Office
and Reception/Retail Space



2001 County Street

Laureldale, PA (Muhlenberg Township)
Berks County

Property Features

- One Story Building with loading docks
- 1,041 SF +/- Block Clear Span Warehouse Space with 13.7" ceiling ht., 2 dock doors (one w ramp)
- 303 SF Reception/Retail/Office with restroom.
- 110 SF +/- Private Office with restroom.
- Zoned Commercial
- Off Street Private Parking for 25+ cars
- Minutes from Route 61 and Route 12

- For Sale - \$199,000

BUILDING SIZE 1900 SF. +/-

LOT SIZE 0.27 Acre +/-

SETTING Corner property with full access to the building (County & Chestnut Sts.)

For More Information:

John Buccinno

610-370-8508

jbuccinno@naikeystone.com

Tammy Mitgang

610-370-8514

tmitgang@naikeystone.com

NAI Keystone Commercial
& Industrial, LLC

875 Berkshire Blvd, Suite 102
Wyomissing, PA 19610
+1 610 779 1400
naikeystone.com

For Sale
2001 County Street
Laureldale, PA

General Data - Improved Property

Property Type:	Warehouse/Distribution/Manufacturing with Office & Retail Space
Lot Size:	.27 acres
Zoning:	Commercial
Tax ID:	57-5319-18-21-6912
Municipality:	Laureldale Boro/Muhlenberg Township



One of two clear span warehouse spaces.

Size (SF):	Total Square Feet 1,900 SF +/-	Roof:	Newer rubber membrane
Construction:	Block	Water/Sewer:	Public Water & Sewer
Warehouse Space	Clear Span – two sections	Building Location:	Accessible from All Sides

Site:	Corner Property - County Street & Chestnut Street
Stories:	One Story Building
Exterior Finishes:	Dryvit
Interior Office Space:	Drywall & Panel Finished
Windows:	Traditional & Glass block
Floors:	Concrete, vinyl tile and carpet
Stairways:	Man door – egress from warehouse space
Restrooms:	Two – toilet & sink
Lighting:	Fluorescent
Air Conditioning:	Interior wall unit
Heating:	Gas and electric baseboard
Warehouse Ceiling:	13.7 ft.
Roof:	Newer rubber membrane
Sprinkler System:	N/A
Improvements:	Average for age of the property
Basement:	N/A
Warehouse Entrances:	Warehouse – two overhead doors plus man door/exterior loading ramp
Office/Retail Entrance:	Separate office entrance, handicapped accessible
Parking:	Private paved parking lots for 25+
Electric:	400 AMP
Heat/AC:	Natural gas, electric
Ceiling:	primary warehouse space – insulated with ceiling fan
Office Space:	Open, Flexible
Location:	1.1 mi. to Rte. 12, 1.7 mi. to Rte. 61, .09 miles to Kutztown Road, 1.3 mi. to 5 th Street Highway
Site:	Corner of County St. & Chestnut Street, Laureldale

For Sale – Warehouse & Office
Warehouse & Office

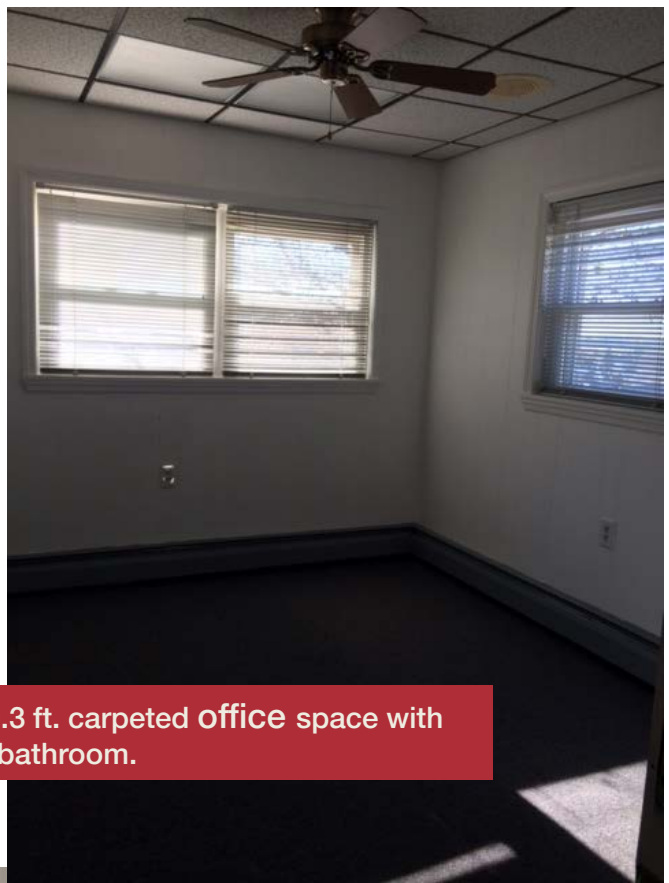


Two dock doors with ramp on paved parking area. Accessible from County Street.



One of two private paved parking areas serving 25+ cars, plus exterior storage shed.

For Sale
2001 County Street,
Laureldale, PA

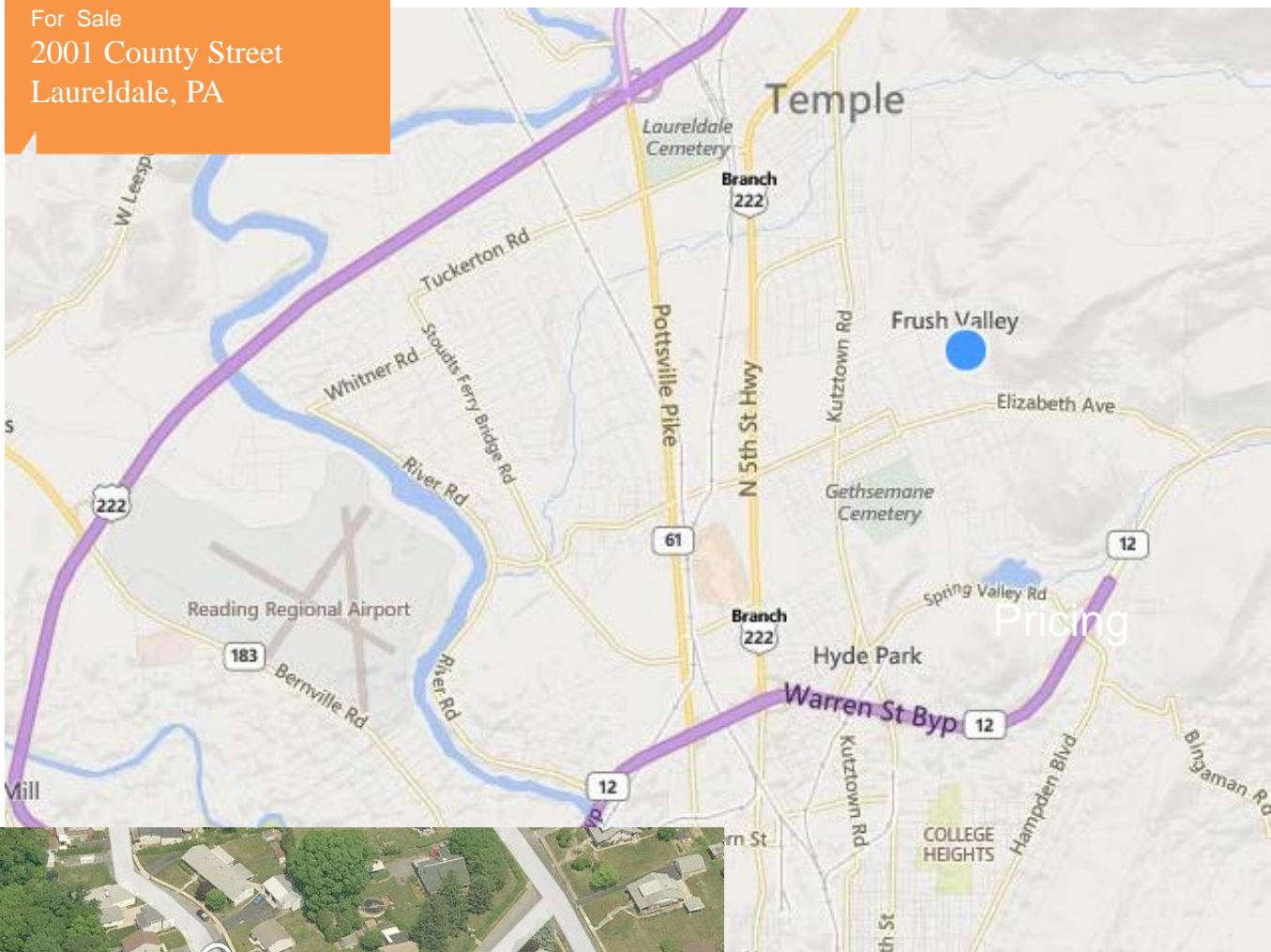


11.8 x 9.3 ft. carpeted Office space with private bathroom.



Spacious office/reception/retail space with bathroom.

For Sale
2001 County Street
Laureldale, PA



2001 County Street, Laureldale, PA

For More Information:

John Buccinno

610-370-8508

jbuccinno@naikeystone.com

Tammy Mitgang

610-370-8514

tmitgang@naikeystone.com

NAI Keystone Commercial
& Industrial, LLC

875 Berkshire Blvd, Suite 102
Wyomissing, PA 19610
+1 610 779 1400
naikeystone.com