



SHOEMAKERSVILLE BUSINESS PARK
1100 S. Pottsville Pike
Shoemakersville, Berks County, PA



Building Size: 67,105 square feet total

Minimum Rental Unit Size: 3,000 square feet freestanding building; and up to 40,000 sq. ft. main building

Lot Size: 30 acres

Description: Concrete block, steel frame, metal panels, 20'- 22' clear to the bar joist, peaked roof line. Loading Doors: **Front Section:** 3 - 16' high drive-in doors at north end of building, 2 truck drive-in doors and 1 truck dock at south end of building. **Middle Section:** two truck dock doors at south end of building with possible third available, two 16' drive-in doors at north end of building with possible third available. **Back Section:** three 16' high drive-in doors on north end of building, 1 truck dock door and 2 drive-in doors at south end of building. Heat: **Front Section:** Oil force-air suspended units. **Middle Section:** Only center portion has oil force-air suspended unit. **Back Section:** Propane force-air suspended units. The front section has 2,000 square feet of office/showroom with security system available. 3-Phase/ 220-440 volt/ 600 amps electric in each section. Each of the 20,000 square foot sections has an individual restroom, 6" reinforced concrete floors, fenced yard area with video surveillance, on-site utilities, zoned for heavy industrial uses, some sections have support structure for the installation of a crane, on-site property management.

Location: Within 6 miles of the I-78/Route 61 interchange, within 3 miles of Route 222.

Lease Rate: \$3.99 per square foot net (3) with basic improvement package

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED