

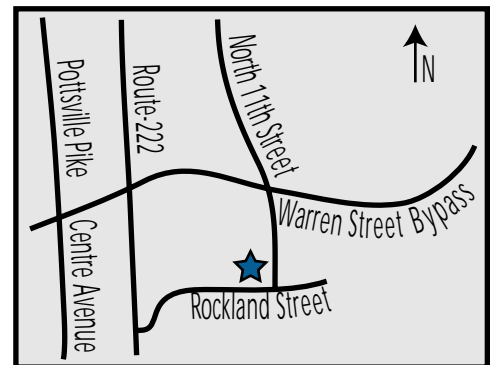
1041 ROCKLAND STREET, READING, PA

20,625 SF AVAILABLE IMMEDIATELY 17,100 SF WAREHOUSE / 3,525 SF OFFICE



BUILDING FEATURES AND SERVICES

- Building Size: 20,625 SF (17,100 SF Warehouse / 3,525 SF Office) on 1.25 Acres
- Construction: Masonry and Steel
- Parking: On-Site Parking for 30+ Cars
- Roof: Steel Deck with Rubber Roof
- Column Spacing: 25' x 25'
- Ceiling Heights: Warehouse: 15' - 18' / Office: 10'
- Fire Protection: 100% sprinklered
- HVAC: Warehouse: Gas-Fired Heaters / Office: Air Conditioning
- Utilities: Electric: 1200-Amp Service / Gas: 2" Line / Water & Sewer: Municipal
- Loading / Rail: Seven Truck-Height Loading Docks and Two Railroad Loading Doors
- Zoning: M-C: Manufacturing Commercial
- Expansion: Can be packaged with an additional 20,000 SF of adjacent warehouse space



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