

FOR LEASE
800 Mountain Home Road
Sinking Spring, PA 19608



800 Mountain Home Road

AKA 910 Mountain Home Road

Sinking Spring, PA 19608

Spring Township, Berks County

For more information, contact

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Property Features

- 8,300 SF Available
- Flexible layout for a wide variety of Light Industrial uses.
- Value priced

FOR SALE
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FACT SHEET

| SITE DATA | |
|------------------------------|--|
| Address: | 800 Mountain Home Road Mailing address: 910 Mountain Home Road Sinking Spring, PA 19608 Spring Township Berks County |
| Property Type: | Industrial / Warehouse / Storage |
| Latitude / Longitude: | 40.31839,-76.03637 |
| PIN #: | 80-4376-15-73-0261 |
| Zoning: | FS - Fuel Storage District Light Industrial Activities are permitted. See www.springtwpberks.org for the full ordinance. |

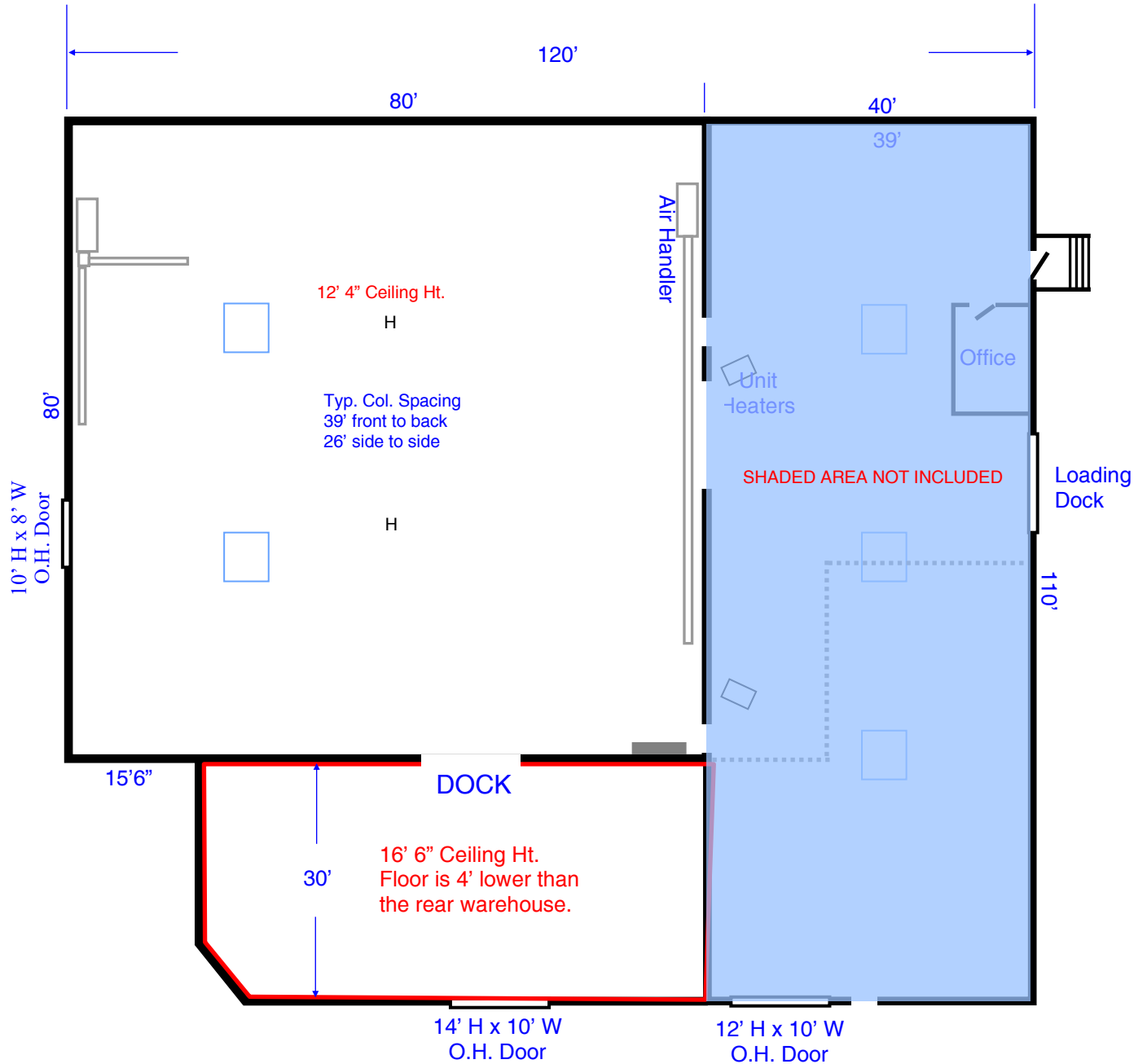
| GENERAL DATA | |
|---------------------------------------|--|
| Building Sizes: | 6,172 SF single story Office and Garage <u>12,619 SF Warehouse of which 8,300 SF is Available</u> 18,791 SF Total SF |
| Building Use and Construction: | Perfect for storage or value based distribution. No bathroom is available, Tenant may employ a "Porta-John" if desired. CMU walls, concrete floor and open web steel truss roof systems covered by a steel deck and rubber membrane flat roof system on top. The ceiling is set at 12' 4" AFF and a second a 1,900 SF area at 16'4". |
| HVAC: | The Warehouse uses two forced air fuel oil burners each with ducting to promote air distribution. Oil by the Tenant. |
| Electric: | 120/240 Volt, single phase, 200 Amp. Service is provided by PPL and will be shared with the owner who occupies the residual portion of the warehouse. |
| Building Access: | The front overhead door is 10' wide x 14' high and allows a truck to be backed into the building to meet a standard height loading dock. A 10' wide x 8' high at-grade door is also provided. Both doors are insulated. |




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WAREHOUSE
FLOOR PLAN

8,300 SF AVAILABLE



 - Skylights

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WAREHOUSE PHOTOS



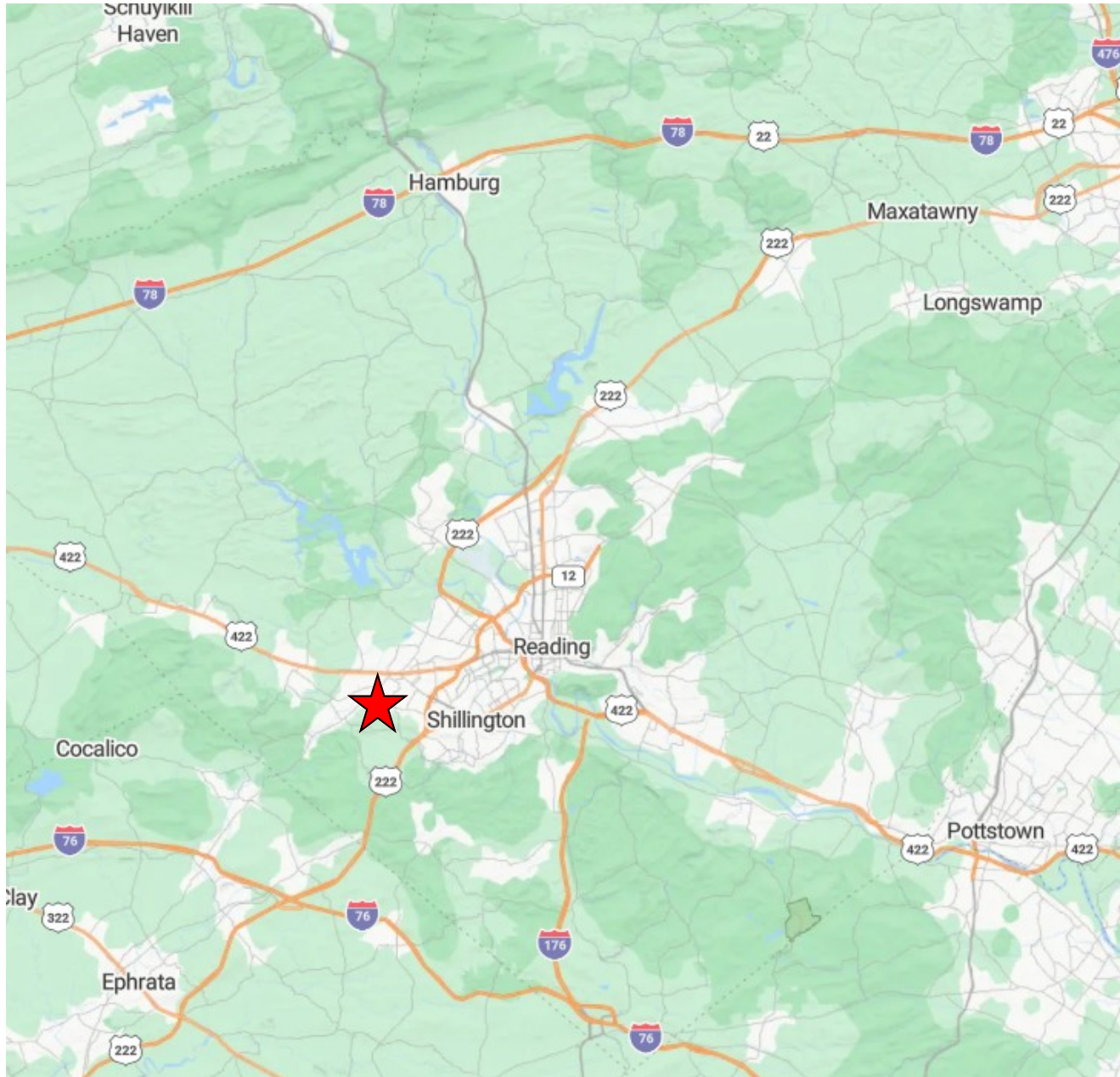
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WAREHOUSE PHOTOS



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LOCATION



| Shipping Center | Mileage | Driving Time |
|---------------------------------------|---------------|--------------|
| FedEx | 2.4 miles | 5 minutes |
| USPS | 1.1 miles | 4 minutes |
| UPS | 0.5 mile | 3 minutes |
| Restaurants, Banks, Service Locations | 0.2 to 1 mile | |

| Major City | Mileage | Driving Time |
|--------------------|-----------|--------------|
| Business Route 422 | 0.4 mile | 2 minute |
| Pottstown, PA | 16 miles | 29 minutes |
| I-176 Interchange | 4.5 miles | 10 minutes |
| Wyomissing, PA | 6.6 miles | 15 minutes |



Mileage and driving times to nearby cities, and shipping centers.