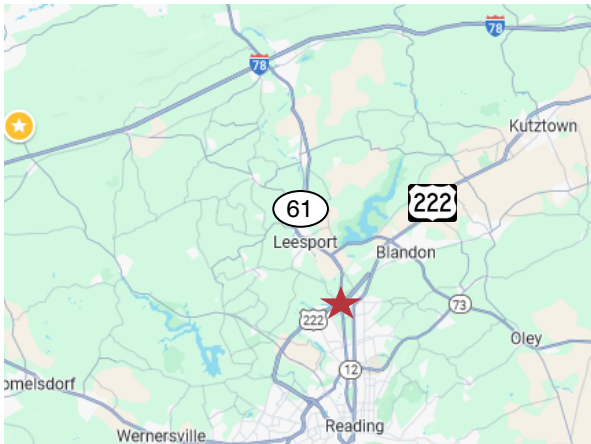


For Lease
Muhlenberg
Industrial Mall

Mall West



Mall East



4201 Pottsville Pike

Reading, PA 19605

Property Features

- Mall East: Five Buildings
- 447,634 SF Total
- Mall West: Two Buildings
- 138,775 SF Total
- 5,108 SF & 29,440 SF Available
- Located on Route 61 (Pottsville Pike), 1 mile from Rt. 222 ramp. Easy access to I-176, Route 422 & PA Turnpike

For more information, contact

Steve Willems, SIOR

+1 610 370 8506

swillems@naikeystone.com

Kyle McKechnie, SIOR

+1 610 370 8522

kmckechnie@naikeystone.com



875 Berkshire Boulevard, Suite 102

Wyomissing, PA 19610

+1 610 779 1400

naikeystone.com

For Lease
4201 Pottsville Pike
Reading, PA 19605

Data Sheet

GENERAL DATA

Property Type:	Industrial/Warehouse
Lot Size:	40 Acres Total
Zoning:	LI - Light Industrial District
Lease Type:	NNN
CAM/Taxes:	Building 1, CAM \$0.88, Taxes \$1.16 = \$2.04 per SF Total Building 4, CAM \$1.06, Taxes \$1.51 = \$2.57 per SF Total (2026 Budget)

AVAILABILITIES

Building Size (SF):	Mall East: Building #1 - 93,440 SF Building #2 - 30,844 SF Building #4 - 34,150 SF Building #5 - 214,000 SF Building #6 - 75,200 SF Total Mall East - 447,634 SF Mall West: Building #7 - 61,192 SF Building #8 - 77,583 SF Total Mall West - 138,775 SF Total for Property - 586,409 SF
Availabilities:	Mall East: Building #1 - 29,440 SF Available Now aka 4201 Pottsville Pike Building #4 - 5,108 SF Available June 1, 2026



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

For Lease
 4201 Pottsville Pike
 Reading, PA 19605

Data Sheet, continued

DESCRIPTION	
Construction:	CMU/block exterior wall up 8' then architectural steel panels to the roof. All feature a steel superstructure w/ open web steel trusses, steel roof deck covered w/ rigid insulation and rubber membrane. Smooth sealed concrete floors. Lighting is T-5 energy efficient.
Ceiling Height:	Building #1 is 21' 6" clear. Building #4 is 18' 9" clear.
Truck Doors:	Varies by Unit. Typical 12' x 12' OH at-grade doors. Each Unit has Dock high doors, insulated, typical 30,000 LB leveler, lights, seals, bumpers. Building #1 has four dock positions. Building 4, Suite 2 has one 8' 7" W x 10' H loading dock with hydraulic leveler, bumpers, seals and dock curtain.
Truck Access:	Direct access from Pottsville Pike which is State Route 61. This 4-Lane connects to State Route 222 one-half mile to the north. Easy access to all major routes from this intersection.
HVAC:	Gas Fired Unit Heaters, Office has a mini-split-systems w A/C.
Water:	Public via Muhlenberg Township Water Authority
Sewer:	Public via Muhlenberg Township Sewer Authority
Electric:	Met-Ed provides the power. Directly metered. Building #1, 120/240 volt 200 amp single phase service Building #4, coming soon
Gas:	Units are served by UGI Energy and are directly metered.
Rail:	No rail to the Mall. Norfolk Southern operates an intermodal yard at N. 6th Street in Reading approximately 3-miles from the site.
Sprinkler:	All Units are wet Sprinklered. Unless otherwise noted, they are rated for Normal Hazard and are inspected annually.
Municipality:	Muhlenberg Township is widely regarded as the heart of the industrial area within Berks County. The Township administration is well educated and "in-tune" to the needs of manufacturers and industrial users. Please see www.muhlenbergtownship.com for a directory of departments and individuals that can assist in your business operation and relocation to the Township.



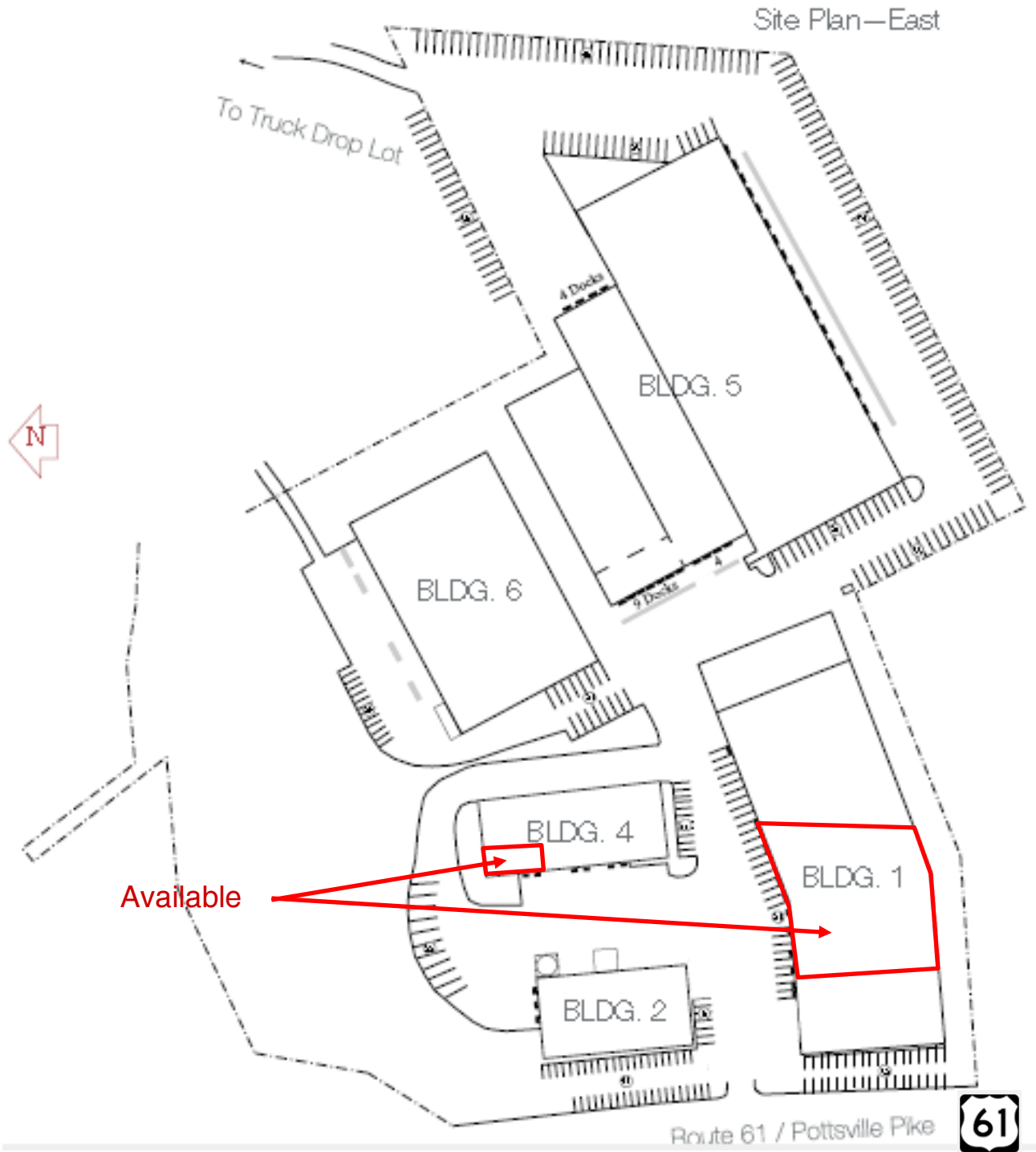
4201 Pottsville Pike
Reading, PA 19605

Muhlenberg Industrial Mall East



For Lease
4201 Pottsville Pike
Reading, PA 19605

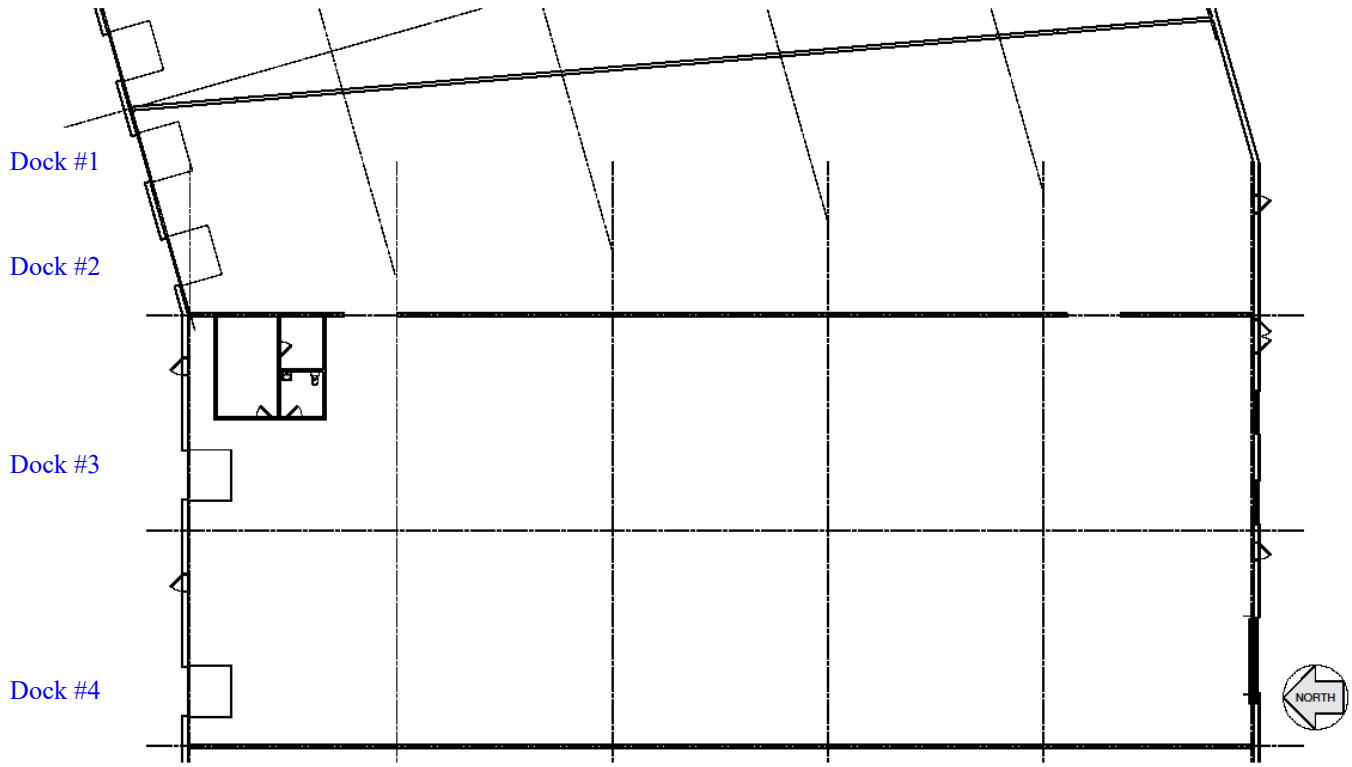
Muhlenberg Industrial Mall East
Available Suite, Bldg. #1



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

For Lease
4201 Pottsville Pike
Reading, PA 19605

Muhlenberg Industrial Mall East
Building #1, 29,440 SF
Available Now



 **ALLIANCE architecture, LLC**
111 South Spruce Street, Suite 101
Nazareth, Pennsylvania 18064-2185
voice 610.748.2810 fax 610.748.2813
www.alliancearchitecture.biz

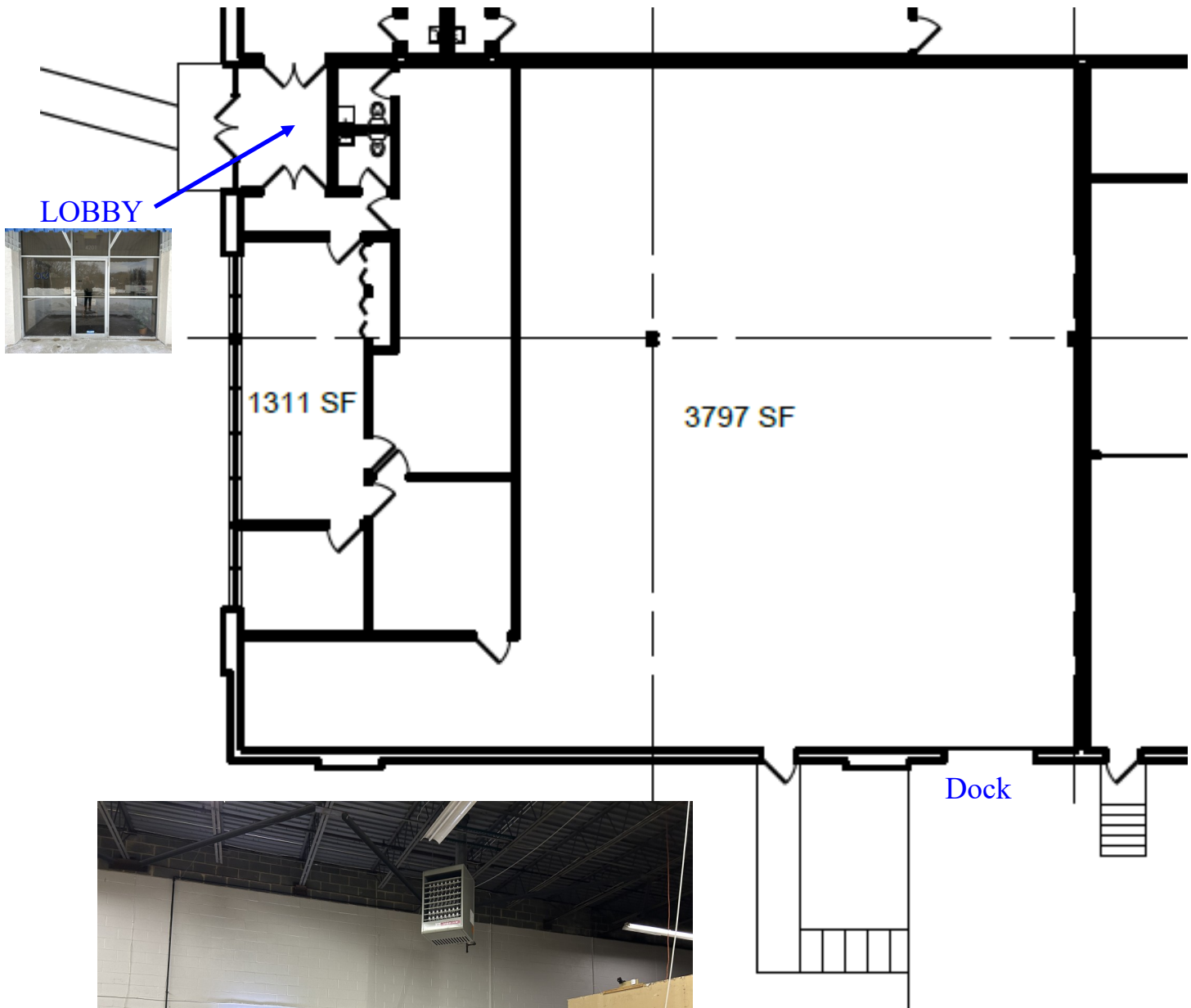
- 29,440 SF Total
- 400 SF Office
- 21' 6" Clear Height
- Four dock positions w/ edge of dock levelers and bumpers/seals



NAIKeystone

For Lease
4201 Pottsville Pike
Reading, PA 19605

Muhlenberg Industrial Mall East
Building #4, 5,108 SF
Available June 1, 2026



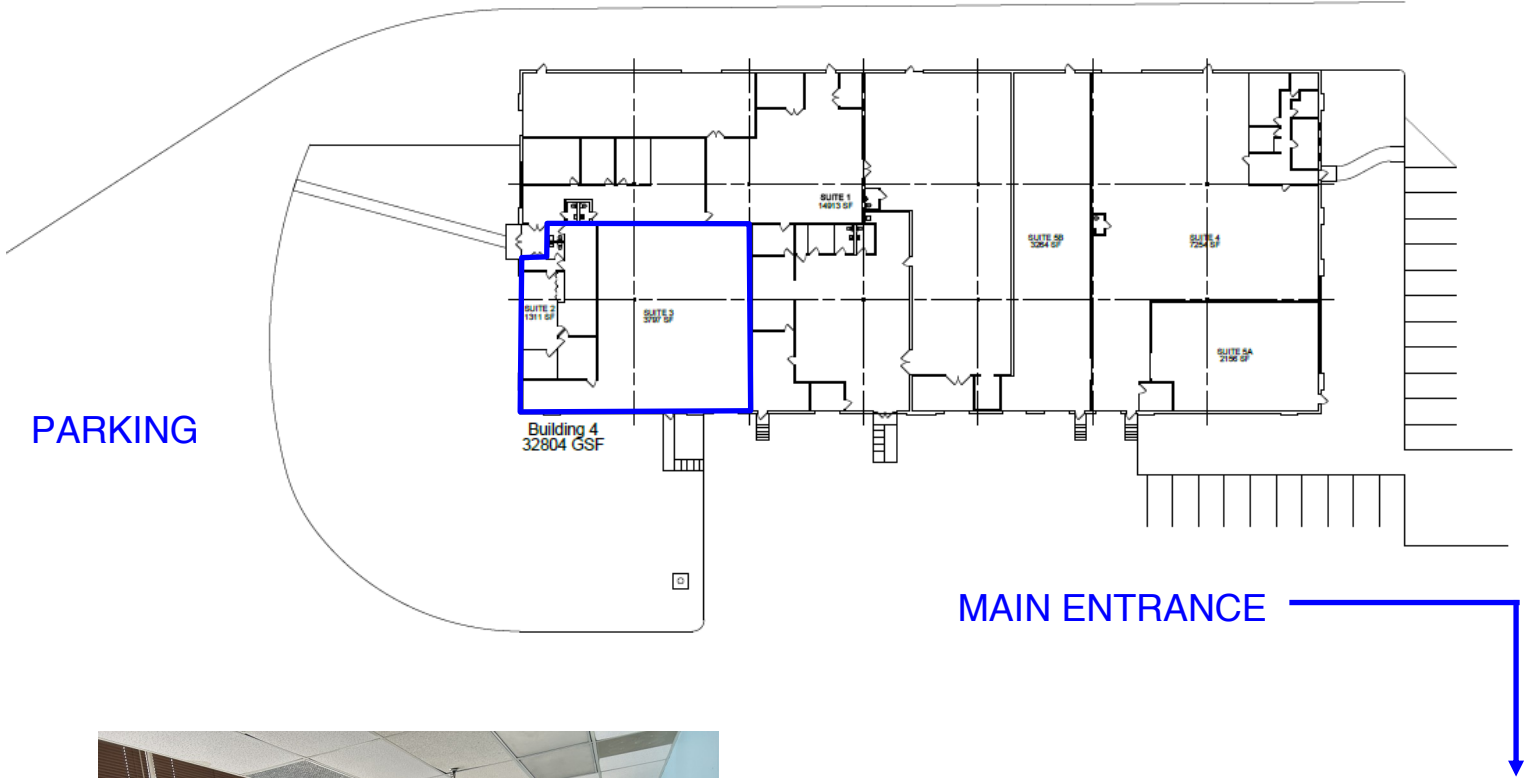
- 5,108 SF Total
- 1,311 SF Office
- 3,797 SF Industrial
- 18' 9" Clear Height
- One dock position w/ edge of dock hydraulic leveler w/ bumpers/seals and dock curtain



For Lease
4201 Pottsville Pike
Reading, PA 19605

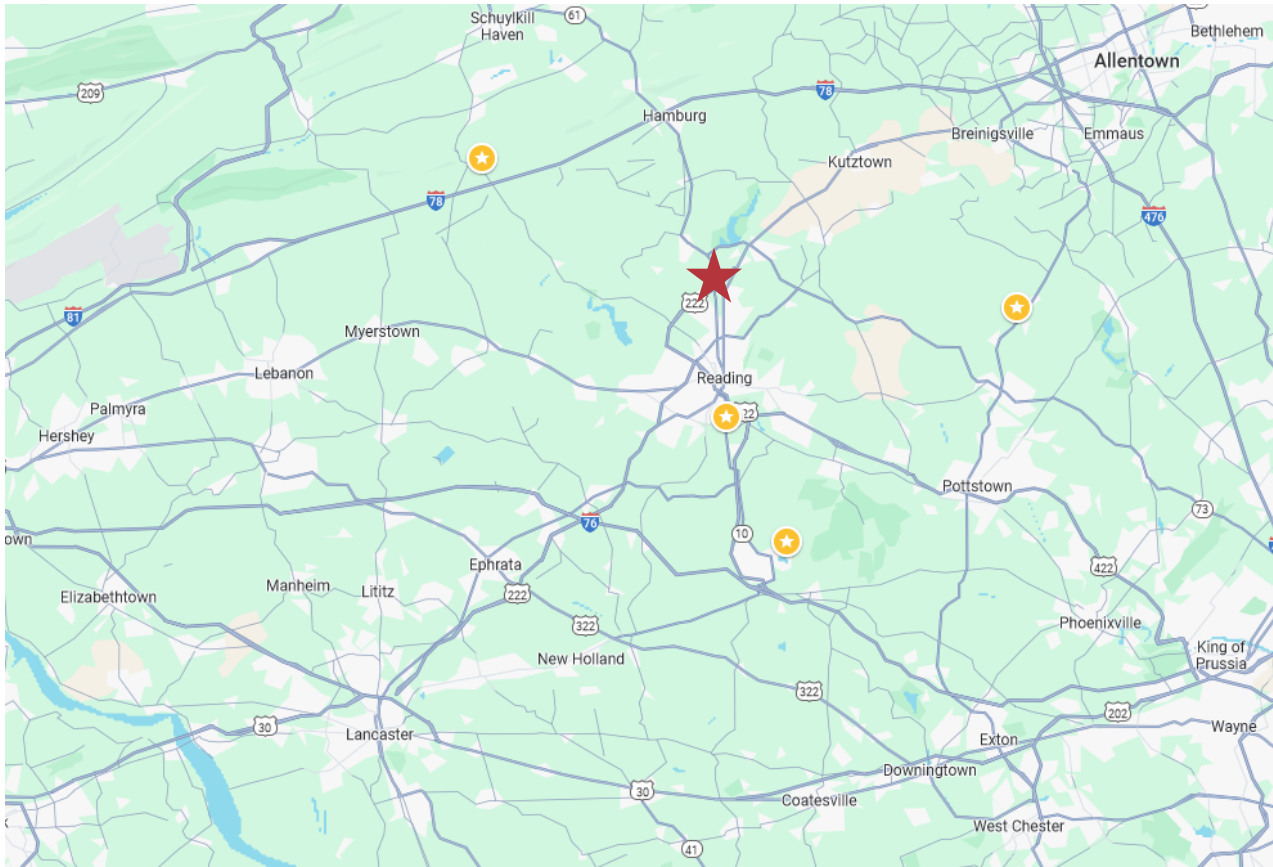
Muhlenberg Industrial Mall East
Building #4

Site Plan and Truck Circulation



For Lease
4201 Pottsville Pike
Reading, PA 19605

Mileage and Driving Times



Major City	Mileage	Driving Time
Allentown, PA	31 miles	39 minutes
Philadelphia, PA	69 miles	1 hour, 16 minutes
Harrisburg, PA	66 miles	1 hour, 11 minutes
Baltimore, MD	114 miles	2 hours, 5 minutes
New York, NY	118 miles	2 hours, 6 minutes

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

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	72 miles	1 hour, 14 minutes
Delaware River Port Authority	73 miles	1 hour 12 minutes
Port of Wilmington	66 miles	1 hour, 27 minutes

Shipping Center	Mileage	Driving Time
FedEx	5 miles	8 minutes
USPS	1.2 miles	4 minutes
UPS	0.9 miles	3 minutes
Norfolk Southern Intermodal	2 miles	5 minutes

