

**INDUSTRIAL / MANUFACTURING  
FOR SALE**

**450 Gateway Drive  
Reading, PA 19601**



**450 Gateway Drive**  
Reading, PA 19601  
Berks County

## Property Features

- 34,728 SF Industrial / Manufacturing / Fabricating Building
- 3.12 Acre Site
- Offered For Sale
- Close to Rich Labor Pool and Amenities

For more information, contact  
**Steve Willems, SIOR**

+1 610 370 8506

swillems@naikeystone.com

**NAI** **Keystone Commercial  
& Industrial, LLC**

Commercial Real Estate Services, Worldwide.

875 Berkshire Boulevard, Suite 102  
Wyomissing, PA 19610

**610-779-1400**

[www.NAIKeystone.com](http://www.NAIKeystone.com)

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# INDUSTRIAL / MANUFACTURING FOR SALE

## FACT SHEET

### GENERAL DATA

<b>Property Type:</b>	Industrial / Manufacturing / Fabricating
<b>Tax Parcel No.:</b>	06-5307-18-32-4267
<b>Lot Size:</b>	3.12 Acres
<b>Year Built:</b>	2010
<b>Zoning:</b>	MC - Manufacturing Commercial District
<b>Municipality:</b>	City of Reading, Berks County
<b>Flood Information:</b>	Not in a Flood Hazard zone per FEMA Panel 42011CO504G eff. 7/03/2012
<b>Real Estate Taxes:</b>	\$63,982.37 or \$1.84 pr SF
<b>Conveyance:</b>	Via Special Warranty Deed and physical possession
<b>Latitude &amp; Longitude:</b>	40.3413, -75.9436



### PROPERTY DATA

<b>Size:</b>	<b>34,728 SF Total</b>
<b>Property Description:</b>	Modern Industrial Building set up for manufacturing and fabricating. Pre-engineered steel superstructure with vertical anodized steel panel walls which include batt insulation. The office section had a split-face block exterior w/ DRVIT (synthetic stucco) accents. Aluminum framed insulated glass windows wrap around the office. The industrial section roof is pitched and is a Standing Seam steel panel system w/ batt insulation underneath. The office roof system is flat and covered in 2016 w/ a rubber membrane. The industrial floors are smooth sealed concrete. Lighting is a mix of LED and T-8 fixtures. A gas fired Air-Rotation Unit provides heat for the industrial section and two roof mounted split systems provide heat and A/C for the offices.
<b>Site Description:</b>	3.12 Acre Lot fronting Gateway Drive which accesses W. Buttonwood St. & the Buttonwood Bridge to West Reading, Route 422 and other major traffic arteries.  The building has expansion capabilities. Rich Labor Pool within a 2-mile radius.  Berks County is home to over 400 company headquarters and is ranked #4 in the State for Manufacturing.  100 Million people within an overnight drive.

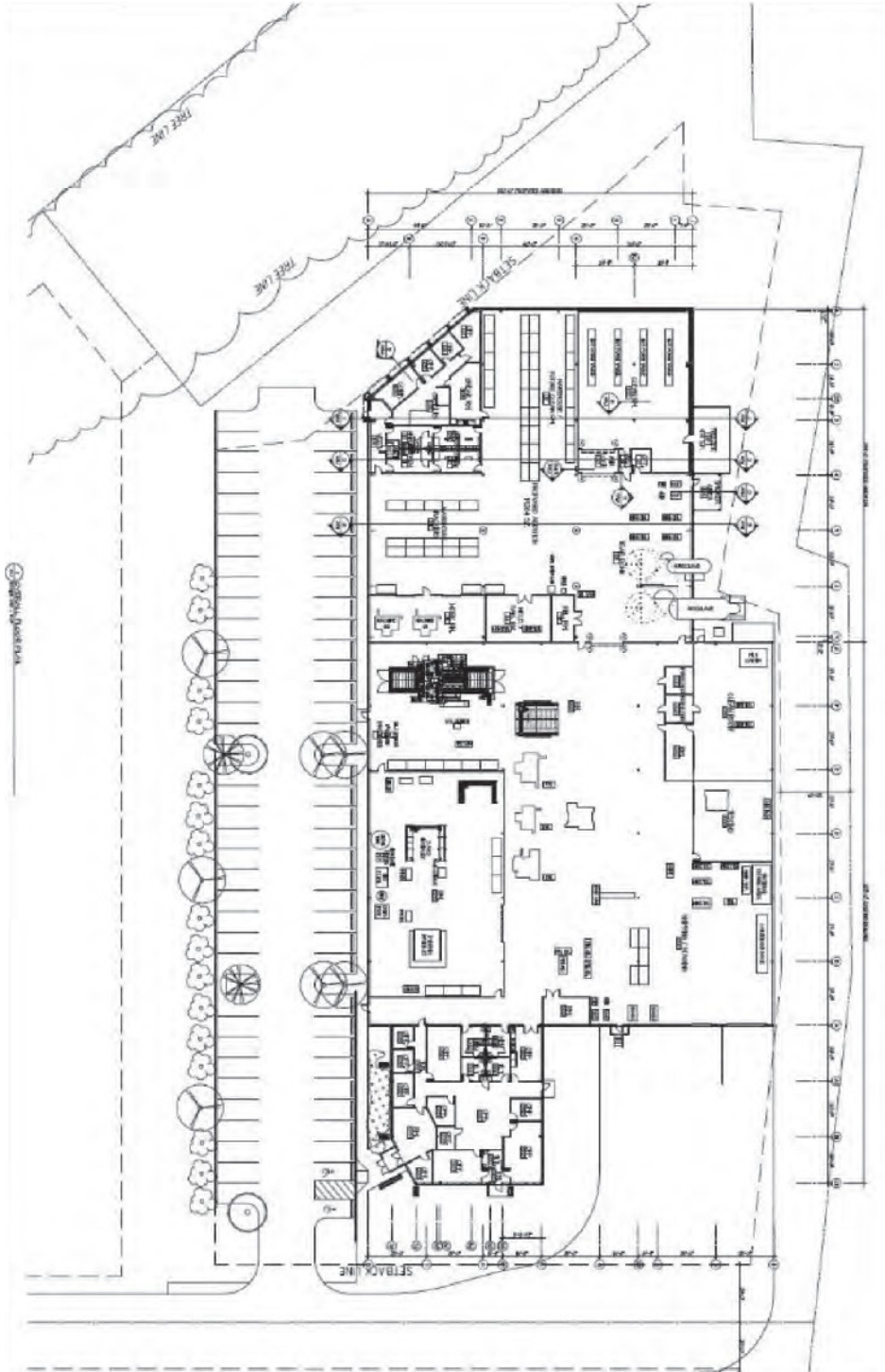


PROPERTY DATA	
<b>Ceiling Height:</b>	28' 8" at Peak; 25' 9" at Eave
<b>Column Spacing:</b>	27' 7" x 58' 7"
<b>Truck Access:</b>	<p>Single 8' x 8' Loading Dock w/ manually activated Leveler, Bumpers and Seals. A 50' Concrete Apron makes up the dock access area. Note, there is room to add at least one more dock position.</p> <p>Three at-Grade doors:</p> <p>14' w x 14' h At-Grade Door                      12' w x 14' h At-Grade Door                      12' w x 10' h At-Grade Door</p>
<b>Parking:</b>	60 Surface Spaces w/ Pole Lights plus a large yard behind the building.
<b>Electric:</b>	<p>Service from Met-Ed, a FirstEnergy Company.                      2,000 Amps at 480Y / 277 Volts, 3-Phase, 4-Wire Cutler Hammer Switchgear                      225 KVA Transformer w/ smaller transformers in the plant area.                      Extensive electrical distribution throughout the plant area.</p>
<b>Gas:</b>	Natural Gas is provided by UGI Energy
<b>Water &amp; Sewer:</b>	Public service from RAWA (Reading Area Water Authority)
<b>Telecom:</b>	<p>A Comcast Digital Voice system is in place.                      Primary fiber optic service is by MAW Communications, see <a href="http://www.mawcom.com">www.mawcom.com</a></p>
<b>Fire Sprinkler System:</b>	<p>Wet System designed for Commodity Classes 1-10                      Group A &amp; B Plastics                      Maximum Storage Height of 25'                      Inspected last 2/13/2026</p>
<b>Misc.:</b>	<p>Alarm System by ATS Alarm Tech</p> <p>An ISO Class 8 Cleanroom is present, owned by others, can be purchased separately.</p> <p>Pneumatic black pipe lines are present, air compressor is not included.</p> <p>K-Type Copper lines are present for Nitrogen. The pad mounted Nitrogen tank is owned by others and will be removed prior to transfer.</p>



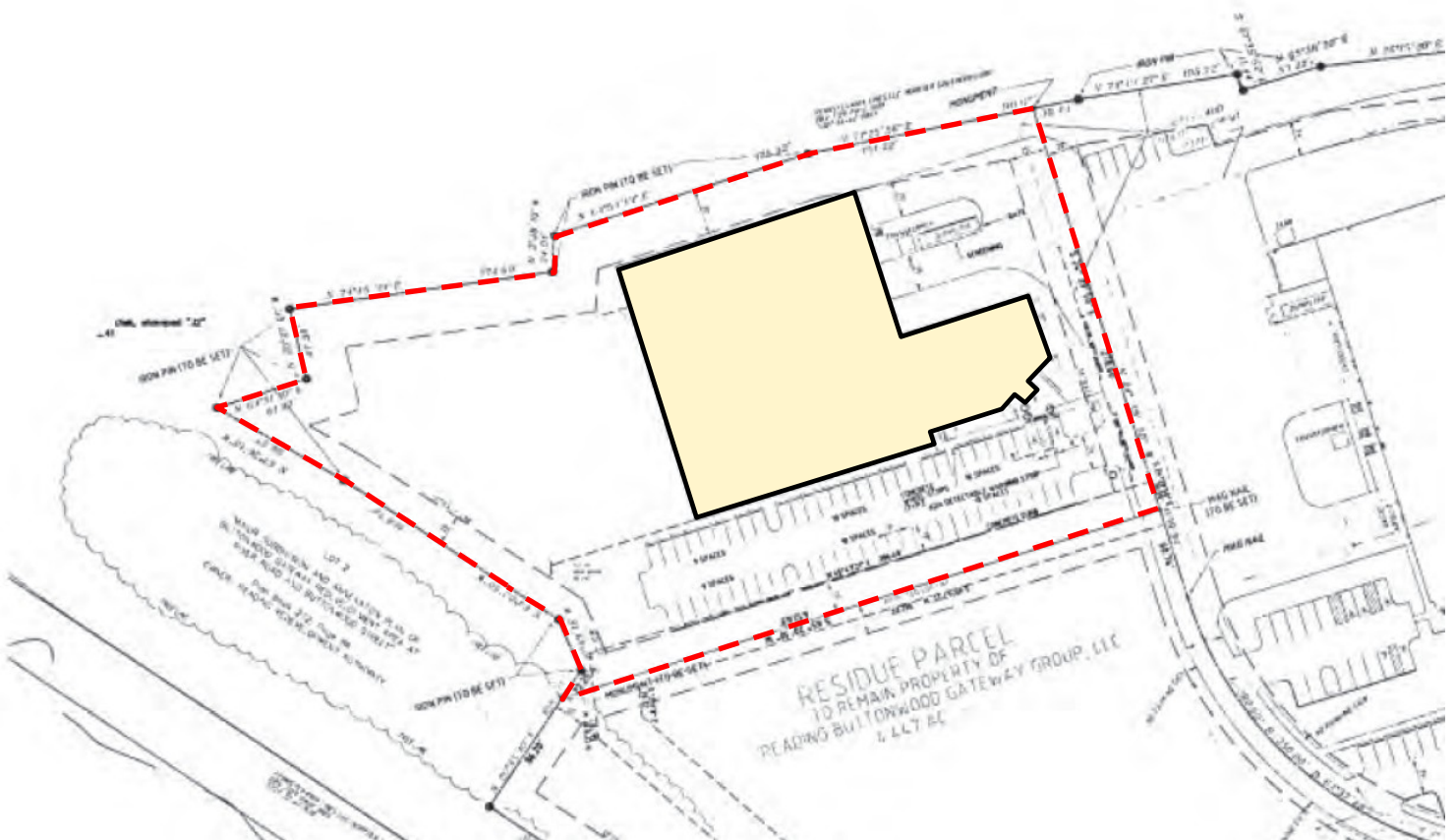
# INDUSTRIAL / MANUFACTURING FOR SALE

## Building Plan



# INDUSTRIAL / MANUFACTURING FOR SALE

## Survey



# INDUSTRIAL / MANUFACTURING FOR SALE

## Exterior Photos



# INDUSTRIAL / MANUFACTURING FOR SALE

## Office Photos



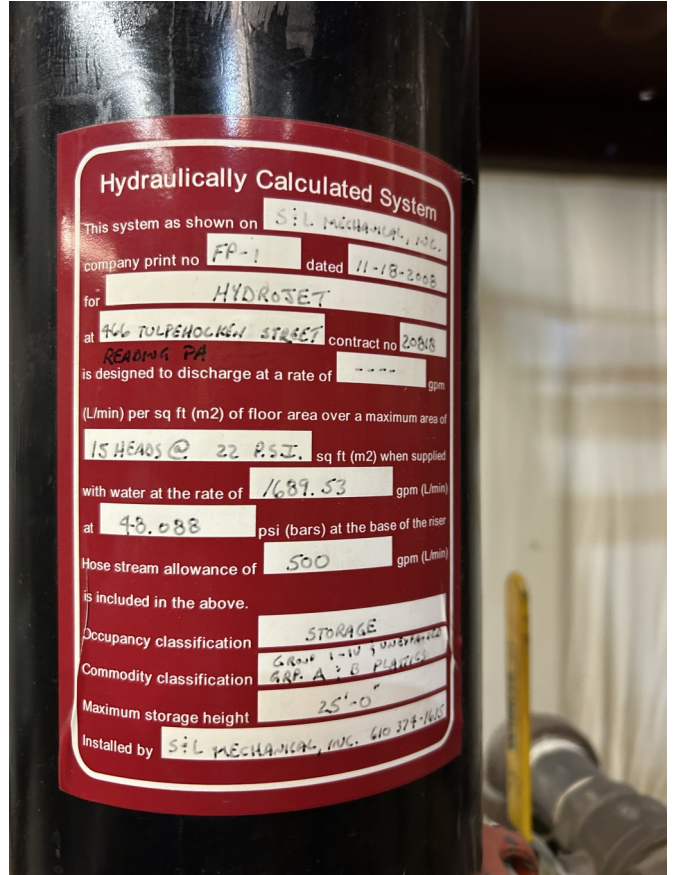
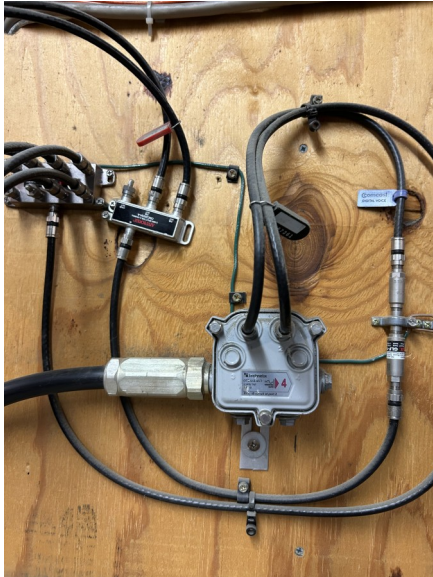
# INDUSTRIAL / MANUFACTURING FOR SALE

## Industrial Photos



# INDUSTRIAL / MANUFACTURING FOR SALE

## Infrastructure





## TAKE ADVANTAGE OF A HIGHLY SKILLED WORKFORCE



Did you know that there are over 20,000 college and technical school students within 40 miles of Reading? And that's not all, there have been over 4,700 degrees awarded from colleges and universities in the Greater Reading area. This means that you are part of a community that truly values lifelong learning. In Greater Reading, our higher education and workforce training institutions are here to support you. They work closely with our business community to promote entrepreneurship, workforce training, research, innovation, and leadership development. It's all about helping you succeed!

Programs like Career Ready Berks are an example of the community's commitment to workforce development. It is an alliance between the Berks County school districts, post-secondary institutions, businesses and local business organizations, intended to provide information, resources and training programs to Berks County students and facilitate their growth. Internships, partnerships and other programs are always available to students in the Greater Reading area, and this attention to building career pathways functions as an investment in the workforce of tomorrow.

Greater Reading Chamber Alliance has terrific resources, please visit:

[MeetGreaterReading.org](http://MeetGreaterReading.org)  
or call 610-376-6766

431,000+

a growing population

214,000

Labor Force

4,700+

graduates from Berks College +  
Tech Schools

20,000

graduates within 45 miles

In the past 10 years, the Berks County population grew by 4% and the City of Reading's population rose by 8% making it **the 4th most populous city in Pennsylvania**. Our growing and diverse population are what makes our community and workforce unique. The 2020 Census confirmed that not only is the United States more diverse and more multiracial than ever before, but so is the City of Reading and Berks County — 69% of the City's population identifies as Latino and 18.6% identifies as two or more races. Just over 23% of the County of Berks population identifies as Latino and 9% identifies as two or more races.

When you're doing business in the Greater Reading area, you'll find highly skilled and driven members of the local workforce at every turn. From young professionals to seasoned leaders, this community is home to hard-working individuals that span a wide range of industries. Our educational resources and local career development programs give the Greater Reading workforce a unique edge that you'll have trouble finding anywhere else, and with the diversity of not only the workforce but our native industries, business is always booming here.

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## WHY DO BUSINESS GREATER READING, PA?

Greater Reading is proud to offer business owners from all backgrounds and experience levels like you the opportunities and support to thrive. The region is the entrepreneurial heartland of southeastern Pennsylvania. With industry-leading transportation companies, a diverse and highly educated workforce, customized business solutions and internationally recognized gourmet options, Greater Reading offers everything growing businesses and people need for local development and expansion. We invite you to join us.

Now is the time to bring or build your business here. Take advantage of our strategic central location, and unlock growth through our strong business network, talented workforce, and vibrant community support.



## WORKFORCE + DEMOGRAPHICS

You can utilize the skill sets of our workforce, which are complemented by an exceptional work ethic instilled in our community for many generations. Paired with our distinguished continuing-education and technical training resources at our local colleges and universities, employers like you have access to nearly 5,000 graduates and 29,000 within 40 miles.

<b>100+ million</b> people within an overnight's drive	<b>95,000+</b> people in the City of Reading - 4th most populous city in PA	<b>\$3.9 billion</b> Manufacturing GDP in Berks	<b>60,000</b> people are employed in the healthcare and manufacturing industries
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## BUSINESS COMMUNITY

You want to be a part of Greater Reading's proactive business community that encourages innovation, creativity and inclusion. Businesses like yours are successful here in large part, due to diversity—diversity of industries, people and amenities. This diversity provides stability to the local economy also while offering a community of cultural and social inclusiveness. What makes Greater Reading unique is our ability to serve and support many industries. With a recent surge in higher learning and strengths in construction, manufacturing, health care, agriculture and services—Greater Reading is growing. Now is the time for you to come join us!



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## Location

- ✓ I-76
- ✓ I-78
- ✓ I-80
- ✓ I-176
- ✓ I-81
- ✓ I-83
- ✓ I-95

