

FOR LEASE – 130,000 SF OFFICE AND WAREHOUSE SPACE



Property Highlights

- Industrial space available for lease is 115,000 SF @ \$5.00 NN
- Office space available for lease is 14,400 SF @ \$14.00 NN
- Situated on over 5-acres with plenty of parking.
- Close to Harrisburg and Reading, PA, with access to major corridors
- Industrial component is excellent for manufacturing, warehousing, and storage with plenty of room for trucks and trailers
- Office component with breakroom has been improved and would be perfect for optometrist, dentist, real estate company, and/or an administrative office for the industrial tenant
- Excellent road frontage and visibility along E. Penn Avenue
- Office has air conditioning, new floors, and windows
- Landscaping has been improved to enhance curb appeal

About the Property

317 E. Penn Ave is a 225,000+ square foot office property in Robesonia, PA

- This property sits on Route 422 with excellent visibility as well as egress and ingress along E. Penn Avenue
- Multi-tenant industrial building with a 7% office component
- Year Built: 1960
- Building Height: 14' – 36'
- Building Size: 225,561
- Building Class: C
- Typical Floor Size: 75,442 SF
- Office: 14,442 SF
- 22 minutes to Reading Regional-Carl A. Spaatz Field Airport

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