

Office/Flex Space
330 North Wyomissing Avenue
Shillington, PA 19607



- Great Redevelopment Opportunity
- 28,271 SF
- Professionally maintained and used for 25+ years by Goodwill of PA
- 1.76 Acre Site
- Served by Public Utilities
- Wet Sprinkler System
- Fully Air-Conditioned
- 5 Trucks Docks

Property is situated along North Wyomissing Blvd in the Borough of Shillington. Property is within close proximity of major Berks County road systems. Including Route 724 & Route 222.

SALE OR LEASE

NAI Keystone Commercial
& Industrial, LLC

Commercial Real Estate Services, Worldwide.

Contact information:

Bryan E. Cole & Steve Willems
NAI Keystone Commercial & Industrial, LLC
Ph 610 779 1400
Bcole@naikeystone.com
www.naikeystone.com

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FACT
SHEET
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Type:	Office & Warehouse
Square Footage:	Lower level: 10,763 SF Upper level: <u>17,508 SF</u> Total : 28,271 SF
Lot Size:	1.76 Acres
Elevators:	Two stop 6'x 8' freight elevator
Roof:	Mix of flat and sawtooth. Sawtooth is steel frame with fully adhered rubber and dryvit, flat sections are covered with rubber membrane. An interior roof access door is provided.
Construction:	Red brick exterior w/steel superstructure. Concrete floors on each level, flat and sawtooth roof, stone/gravel truck yard.
Zoning:	R-3 Residential, use is non-conforming
Lighting:	4' Double tube Fluorescent fixtures throughout. Exterior lights for truck yard and parking lot.
Parking:	15 car spaces in front plus 1+ acre fenced yard w/60' gate for 25 additional car and truck parking. On-street also available
Gas Service:	1 1/4" gas main from UGI
Electric Service:	800 Amp 120/208 Volt, 3 Phase, 4-wire installed 4/27/1994 , service by PPL
Water/Sewer:	Borough of Shillington. Water is metered on a 1 1/2" line.
HVAC:	Upper level: two gas forced air units with air-conditioning plus two Trane gas unit heaters in dock area. Lower level: Gas forced air with air conditioning throughout. Redundant electric baseboard heat in perimeter offices.
Bathrooms:	ADA Bathrooms on each floor. Upper level has large locker rooms and multiple fixtures.



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Truck Access:	<ul style="list-style-type: none">- Two 6'6" W x 8'H- One 8' W x 8'H- One 5' W x 8'H- One 8' W x 10'H docks and- One 6' W x 8'H for trash compactor access
Ceiling Heights:	Lower level: 9' under ceiling grid. 11'11" under steel Upper level: 12'11" under steel
Alarm system:	System 3 Universal Alarm Control. 12 Stations active + 4 extra Off-site monitored for access, smoke, fire and heat.
Sprinkler System:	Wet Sprinkler System throughout, 8" Riser with valve monitoring integrated into alarm system.
Misc. Equipment:	<ul style="list-style-type: none">- One 9'H x 9"diam., steel tank (empty) left from when the cookie/baking plant was operating.- 10' x 18' walk-in cooler- 10' x 18' vault
Tax ID:	77-4395-07-69-3908
Year Built:	1929
Assessment:	Building: \$340,000 Land: \$173,800
Taxes:	Currently operated tax-exempt but, with assessment, would be \$16,916 (2008) or \$0.598/Ft.
History:	Operated by Goodwill Industries for 25+ years. Prior operation as a school and a cookie factory.



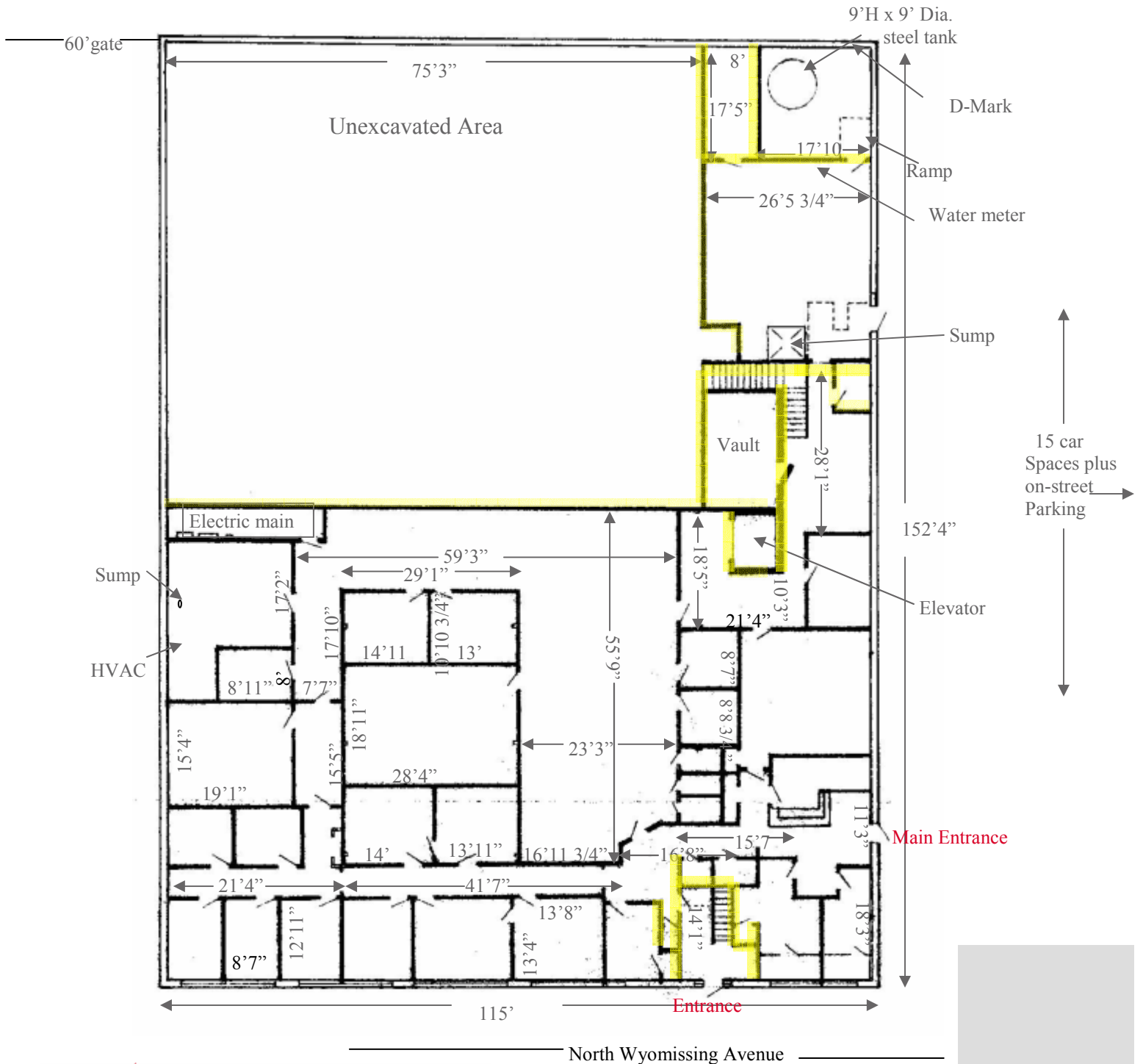
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FLOOR
 PLAN
 Ground
 Floor



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Highlighted walls are masonry

Contact information:

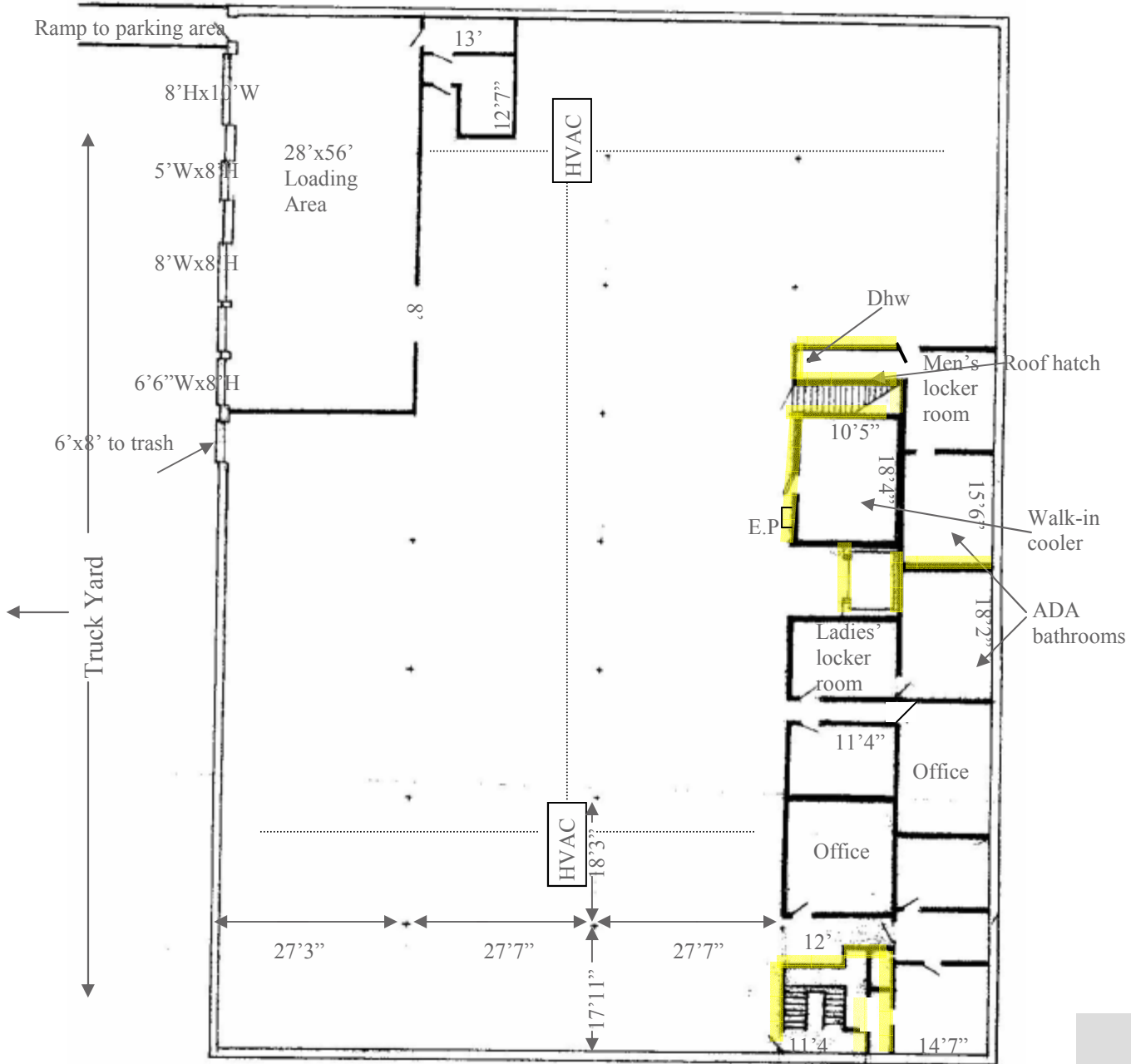
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FLOOR
 PLAN

Upper Floor



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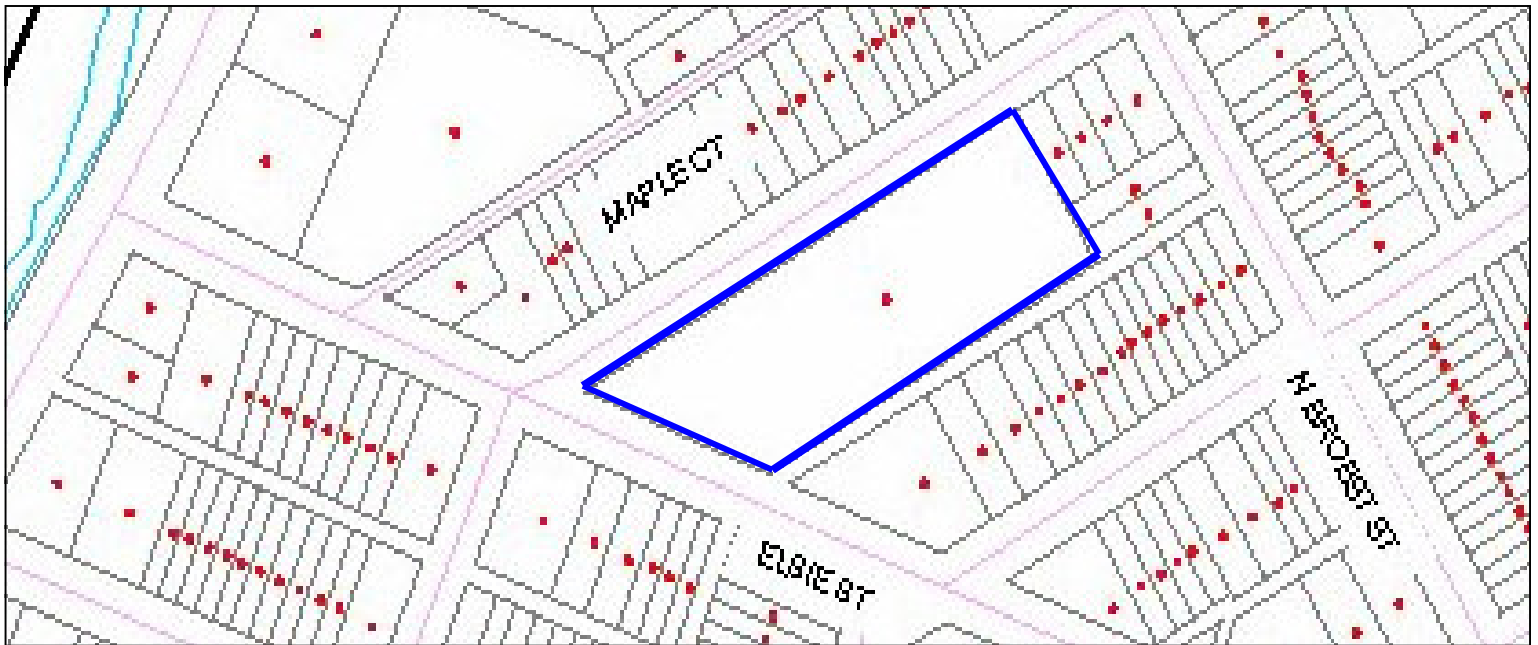
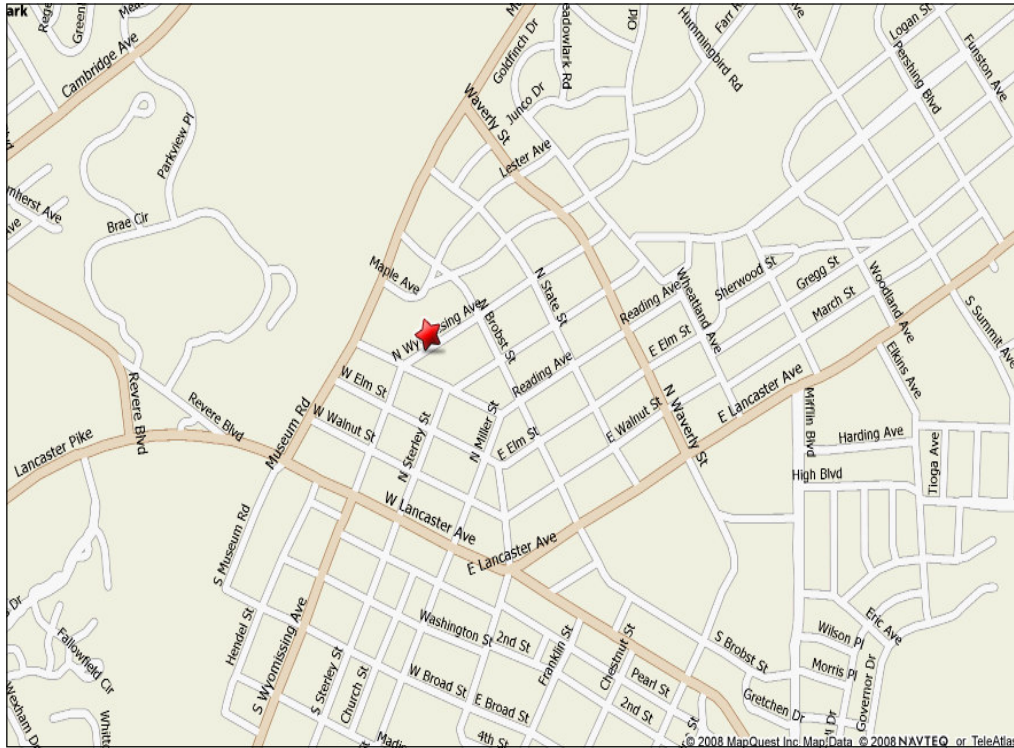
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TAX MAP
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LOCATION
MAP



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