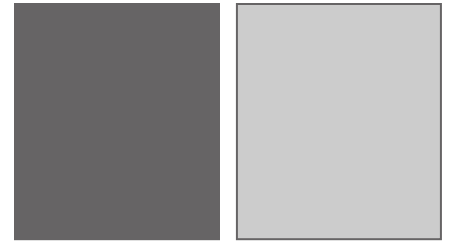


COMMERCIAL / FLEX / MANUFACTURING
801 Commerce Street
Reading, PA 19608



- SALE or LEASE**
- FLEXIBLE I-1 ZONING
 - FULLY AIR-CONDITIONED
 - EXTENSIVE ELECTRIC DISTRIBUTION 1,200 Amp 240VOLT
 - CURRENT LAYOUT INCLUDES 14,000 SF OF OFFICE
 - 71 PARKING SPACES
 - OFFICE FURNISHINGS AVAILABLE
 - 2 NEW TRUCK DOCKS PLUS REAR LOADING PLATFORM



Prime Commercial Flex Space

NAI **Keystone Commercial & Industrial, LLC**
Commercial Real Estate Services, Worldwide.

Contact information
Steve Willems
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Email swillems@naikeystone.com
www.NAIKeystone.com

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801 Commerce Street Reading, PA 19608

**FACT
SHEET**
-page 1-

Tax ID: 79-4376-16-94-9476

PARCEL SIZE: 1.58 Acres

BUILDING SF: 28,061 SF broken down as follows: Approx. 14,000 SF Office which include executive offices, lunchroom, training room, conference rooms and bathrooms; approx. 12,000 SF Flex Space; approx. 2,000 SF Warehouse

CEILING HEIGHT: 9'6" to 12' under steel in Flex area; 8' 4" in Office area

HVAC: Fully air-conditioned and (gas forced-air) heated. 11 Roof mounted Trane units, 8 replaced in 1995, 2 new in the 2005 building addition, and another 5-ton Lennox unit was added in February of 2006.

EXTERIOR: EIFIS system (synthetic stucco) over block on street side with painter block on sides and rear. Steel roof supports and concrete floor on grade.

AGE/HISTORY: The main portion of the structure was built in 1963 by Pen-Dale Industries, Inc. and was used as a knitting mill until its bankruptcy in 1982. West Lawn Graphic has occupied the building since 1983 and constructed a 6,000 SF addition in 2005

LOADING DOCKS: Two 50" high 8' x 8' docks w/ Serco Levelers; one 30" high dock; 2 exterior truck positions at rear loading platform.

ROOF: Carlisle Rubber Roof System installed in three phases: (40 percent) 1993; (40 percent) 1995, balance in the Feb. 2006 Addition.



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ELECTRICAL SYSTEMS: 1,200 Amp, 240 Volt Delta panel was installed in April 2006. Extensive electrical distribution exists throughout the building. Power is supplied by PPL Utilities which has ownership of the pole mounted transformers. A UPS back-up system is in place with automatic switchgear capable of powering approx. 80 computers.

LIGHTING: Parabolic w/ standard diffusers in office; florescent in flex areas.

WATER/SEWER: Municipal service from Sinking Spring Municipal Authority.

SAFETY: A central station monitored, hard wired system for smoke-fire-heat-access is in place with Four Star Security Company.

FLOORING: Direct glue down commercial grade carpet in offices; Painted / sealed concrete in flex area; Italian tile in lobby; VCT tile in lunchroom and training area.

CONVEYANCE: Special Warranty Deed with no known use restrictions.

ABUTTING PROPERTY: The Subject Property shares a common wall (approx. 30') with the F.M. Brown Sons Tack Shop.

PARKING: Macadam lot in good condition with provisions for 71 cars (4/1,000).

ENVIRONMENTAL: Liberty Environmental, Inc. conducted a Phase I Site Assessment in August of 2004 with the report reflecting no adverse conditions. While the purchaser should obtain their own independent report, a copy of this report is available for inspection.



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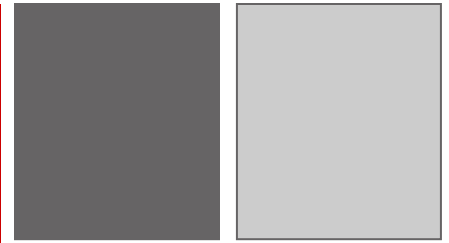
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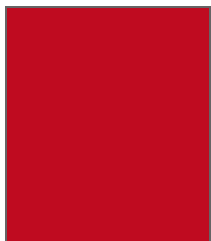
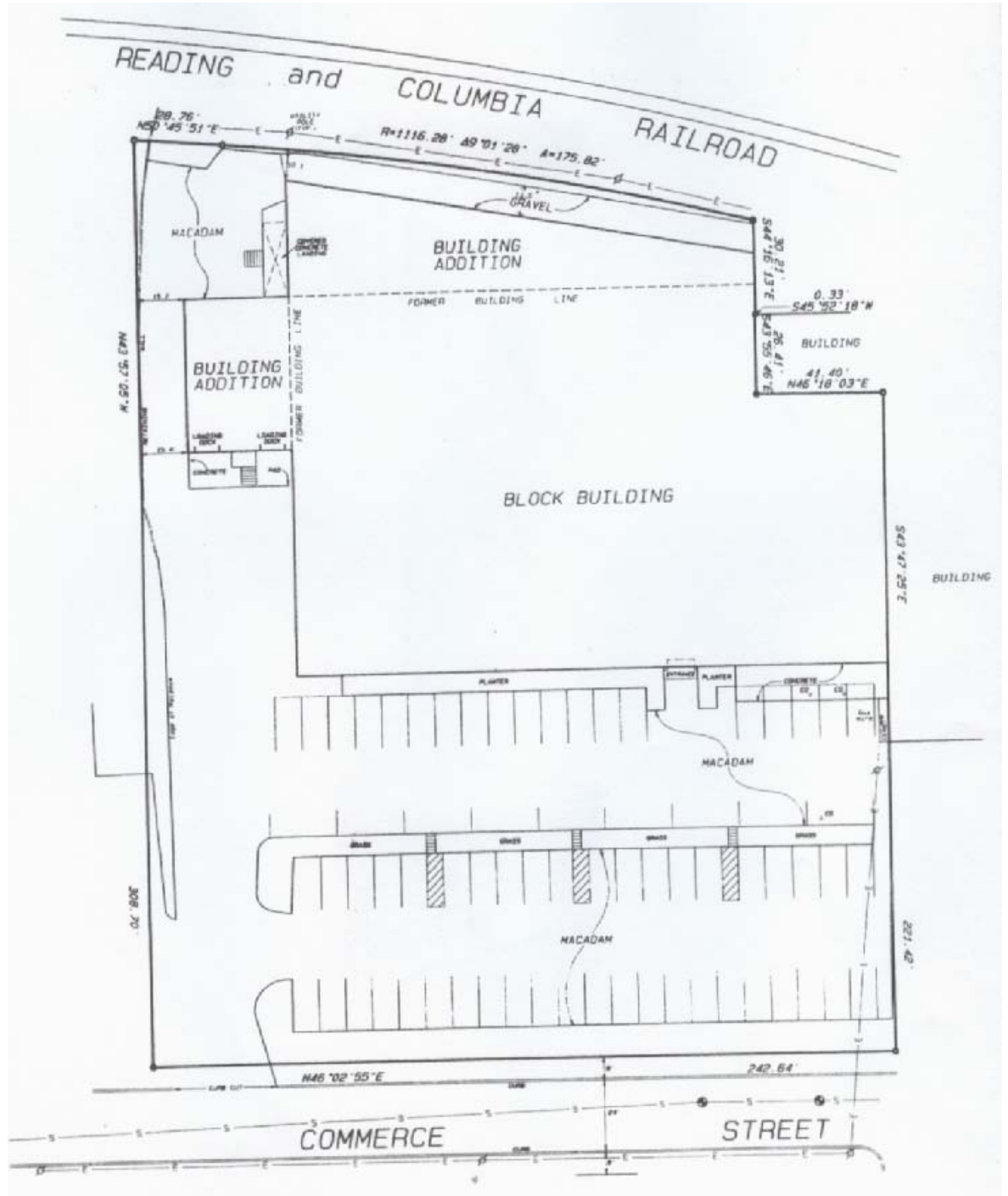
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Site Plan



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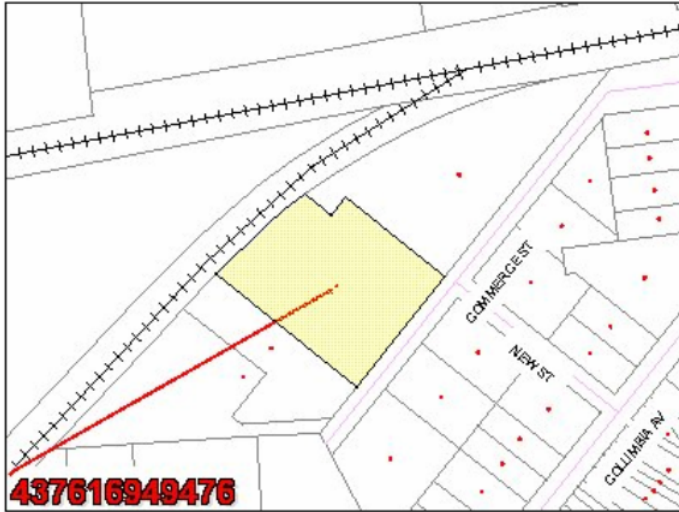
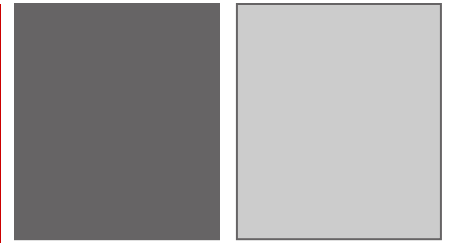
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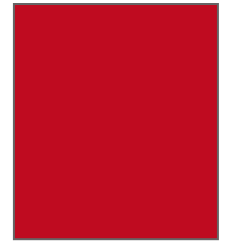
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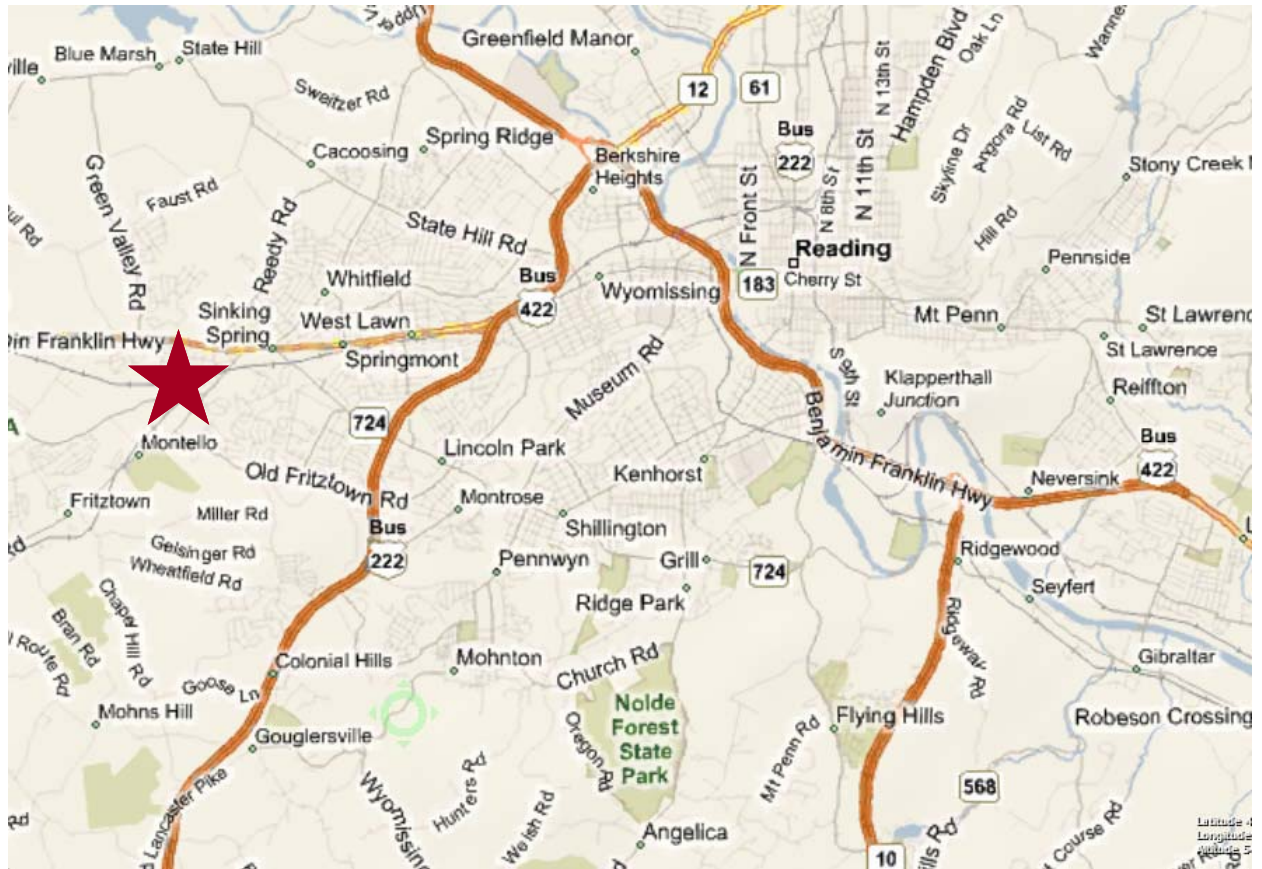


Tax Map



Location

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations.



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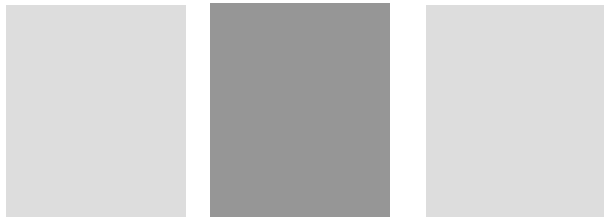
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Area Overview & Site Demographics



MARKET REPORT: The big story going into 2008 was the flattening of the residential market and what effect it will have on commercial sectors. While Municipal Comprehensive Plans have documented that Berks County is projected to grow 20% by 2030 which equates for 30,000+ new residential units that currently do not exist today, it is unlikely to begin that surge this year. Many projects, including Bryne Eyre, a 3,200 acre / 12,500 Lot, mixed use, master planned community are temporarily sidelined. Berks' residential prices had risen in recent years but not to the same degree of other neighboring markets to the east and should "bounce lightly" then return to healthy status.

Three major shopping centers and numerous strip centers totaling over 1 mil. SF in GLA are either built or being built in '07/'08. Retail remains hot even in light of the residential downturn. Rates are static for existing centers and up for new.

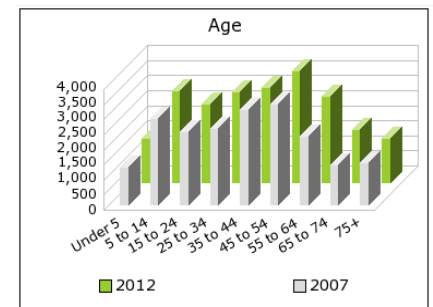
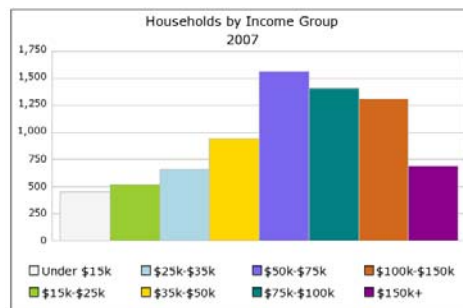
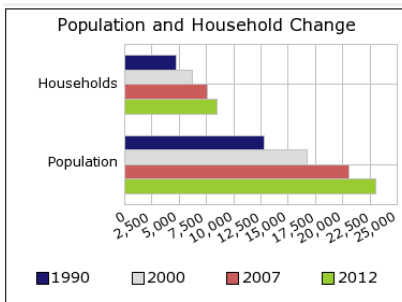
The emergence of Technology sectors, Financial Services, Plastics, and Food related businesses are rivaling the established Battery and Metal industries that have been the backbone of the local economy. Absent a few plant closings [Hershey and Tyco departed] the Diversified Fabricating, Assembly and Production plants remain strong. These add to Carpenter Technology presence which produces high alloy and specialty steel. DEKA continues its growth and position as the worlds leading battery producer employing over 3,900 workers in its 2 1/2 mil SF Lyon's Station facility.

Industrial inventory remains low and most new construction is tied to owner-users as landlords recognize that rental rates have not yet caught up with the rising costs of new construction. Permitting and entitlements are increasingly more expensive and time consuming but remain a bargain as opposed to other Northeast States. Big-Box Distribution Centers (<1 mil SF) have been proven more effective and leading industrial Developers have reacted in Berks. The I-78 and Rt. 61 corridor's have over 3 million feet planned with more coming on I-78. Over half the Reading Area Transportation budget is slated for I-78 improvements in 2008.

Just after the Healthcare boom of '06 and '07 which topped \$300 million in investment, a private hospital is planned for the Spring Ridge area. Other medical news involves the outsourcing of administrative and insurance functions which has helped perk up office leasing.

Office leasing and lease rates are relatively flat and office sales remain in demand and are short in supply. Construction costs have pushed sale rates into the \$200 to \$250/Ft range.

DEMOGRAPHIC INFO: The household count in in Sinking spring Boro in 2007 was **7,561** and the household projection for 2012 is **8,460**, a change of **11.9%**. The population in the study area in 1990 was **12,827** and in 2000 it was **16,709**, roughly a **30.3%** change. The population in 2007 was **20,572** and the projection for 2012 is **23,079** representing a change of **12.2%**. In 2007 the predominant household income category in this study area is **\$50K - \$75K**, and the income group that is least represented in this geography is **\$0 - \$15K**.



In 1990, the median age of the total population in the study area was **35.7**, and in 2000, it was **38.3**. The median age in 2007 is **39.3** and it is predicted to change in five years to **39.7** years. In 2007, females represented **51.3%** of the population with a median age of **40.0** and males represented **48.7%** of the population with a median age of **38.5** years. In 2007, the most prominent age group in this geography is **Age 45 to 54** years. The age group least represented in this geography is **18 to 24** years.



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