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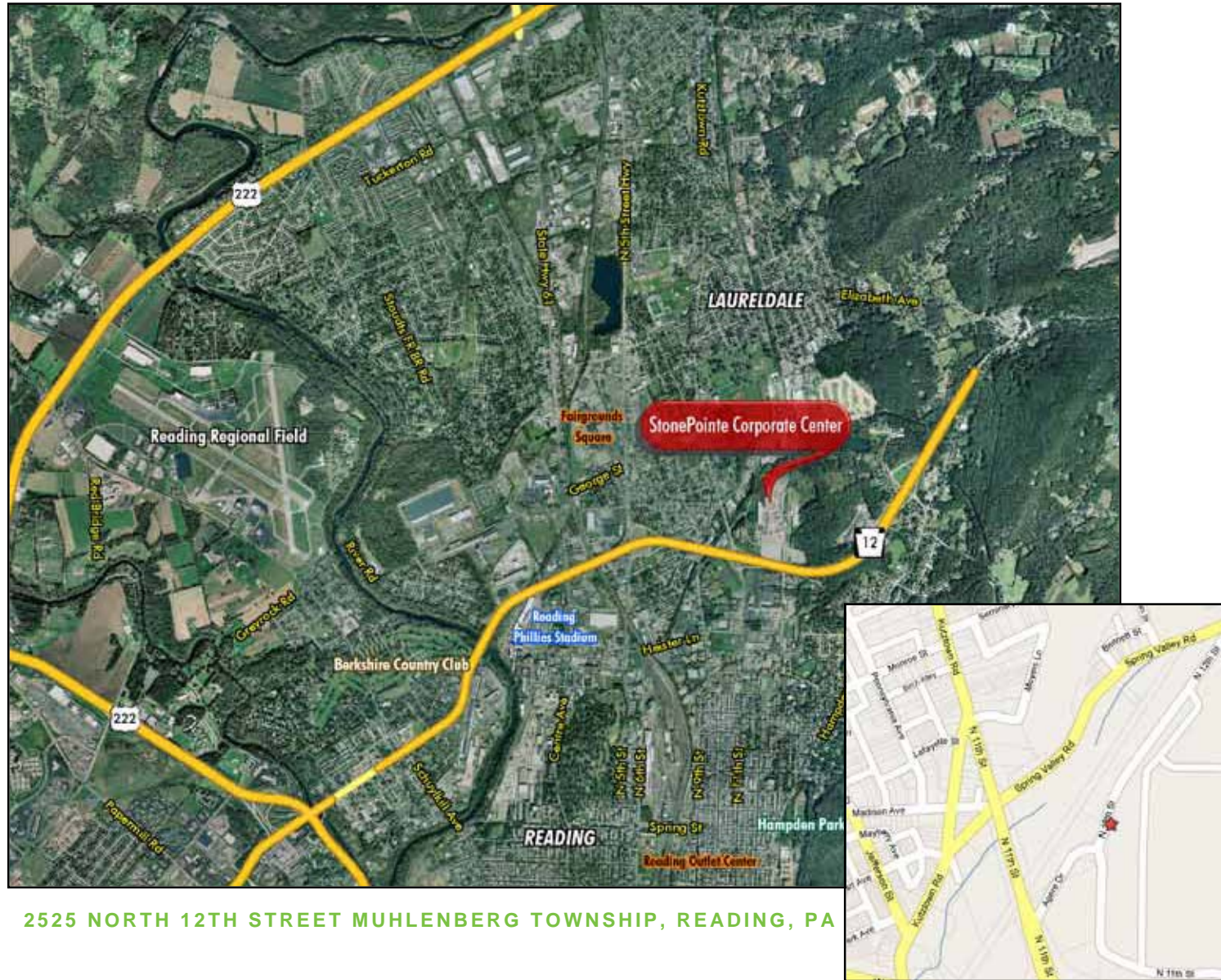
STONE POINTE CORPORATE CENTER

MUHLENBERG TOWNSHIP, READING,

FOR
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STONE POINTE CORPORATE CENTER

MUHLENBERG TOWNSHIP, READING,



2525 NORTH 12TH STREET MUHLENBERG TOWNSHIP, READING, PA



MULTI-TENANT CORPORATE COMPLEX

Audubon Land Development

Justin Call Gene Call
 2620 Egypt Road, Audubon, PA 19403
 Phone 610.666.6900
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www.audubonland.com



FOR MORE
 INFORMATION
 PLEASE
 CONTACT

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BUILDING FEATURES

- :: Acreage : 133 acres
- :: Total Building Size: +/- 1,077,000 SF
- :: Total Office Area : +/- 279,000 SF
- :: Available Office Space: 204,700 SF
- :: Space:
 - Lower Level: 25,000 SF
 - 1st Floor: 94,900 SF
 - 2nd Floor: 68,300 SF
 - 3rd Floor: 16,500 SF
- :: Parking: Over 3,000 spaces on site
- :: Elevators: Three (3) passenger elevators rated from 2,000-3,000 lbs and one (1) freight elevator.
- :: HVAC: Heat provided by gas and oil steam boilers. Entire facility is air conditioned.
- :: Power: Dual 69Kv power supplied by First Energy. In excess of 12,000 amp service available
- :: Fire Safety: Wet sprinkler system covering the entire facility
- :: Lighting : Recessed fluorescent

AMENITIES

- :: A tremendous selection of eateries are within a 5-10 minute drive of StonePointe.
- :: Downtown Reading is only minutes away via 5th Street Highway.
- :: Alvernia College, Albright College, Penn State-Berks, and Reading Area Community College are all easily accessible.
- :: Reading is home to the Reading Phillies, the AA affiliate for the Philadelphia Phillies, and the Reading Royals of the ECHL (East Coast Hockey League).

LOCATION

- :: StonePointe is located in Berks County, Pennsylvania just a few miles northeast of Reading in Muhlenberg Township. Routes 222, 61, and 422 are main state roads through Berks County connecting Reading and its suburbs with the Lehigh Valley (Allentown/Bethlehem/Easton) to the north and east and Central Pennsylvania (Lancaster/York/Harrisburg) south and west. I-78, I-476, and I-76 are interstates connecting Berks County to the rest of the region. Berks County is home to such companies as Carpenter Technologies, Penske Corp., Baldwin Corp., and Boscovs stores.

- :: Rolling countryside, bucolic surroundings and high quality of life are just a few of the many benefits that Berks County residents indicate as their primary reasons for relocating to or remaining in the area. In addition, residents in Berks County enjoy a much lower cost of living than those of neighboring metropolitan centers. Philadelphia to the east and Harrisburg to the west are only a short one hour drive away; New York City and Baltimore can each be reached in approximately two hours.



FLOOR PLANS

