



FOR SALE
2365 BUFFALO RD.
 Erie, PA 16510



PROPERTY FEATURES

- 68,000 SF Processing Facility with refrigeration space
- Level fenced site situated on over 6.5 acres
- Excellent proximity to 1-90 and 1-79
- 11 dock doors and 480 V 3 phase
- Zoned Light Industrial

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BUILDING FEATURES

BUILDING SIZE	59,718 SF MANUFACTURING/ PROCESSING 4,086 SF WAREHOUSE 5,000 SF SERVICE STATION 68,804 SF TOTAL
LAND SIZE	Parcel ID# 18051036020000 6.7 acres
OFFICE AREA	2,000 SF
CEILING HEIGHTS	Varies
REFRIDGERATED AREA	15,000 SF
LOADING	11 Docks
ELECTRICAL	480, 3-phase
COMPRESSED AIR	Air and ammonia compressors one (1) 75-horsepower two (2) 100-horsepower
PARKING	80 spaces
SILOS	two (2) - 40,000 lb two (2) - 30,000 lb one (1) - 6,000 lb one (1) - 5,000 lb horizontal interior two (2) - 6,000 lb interior



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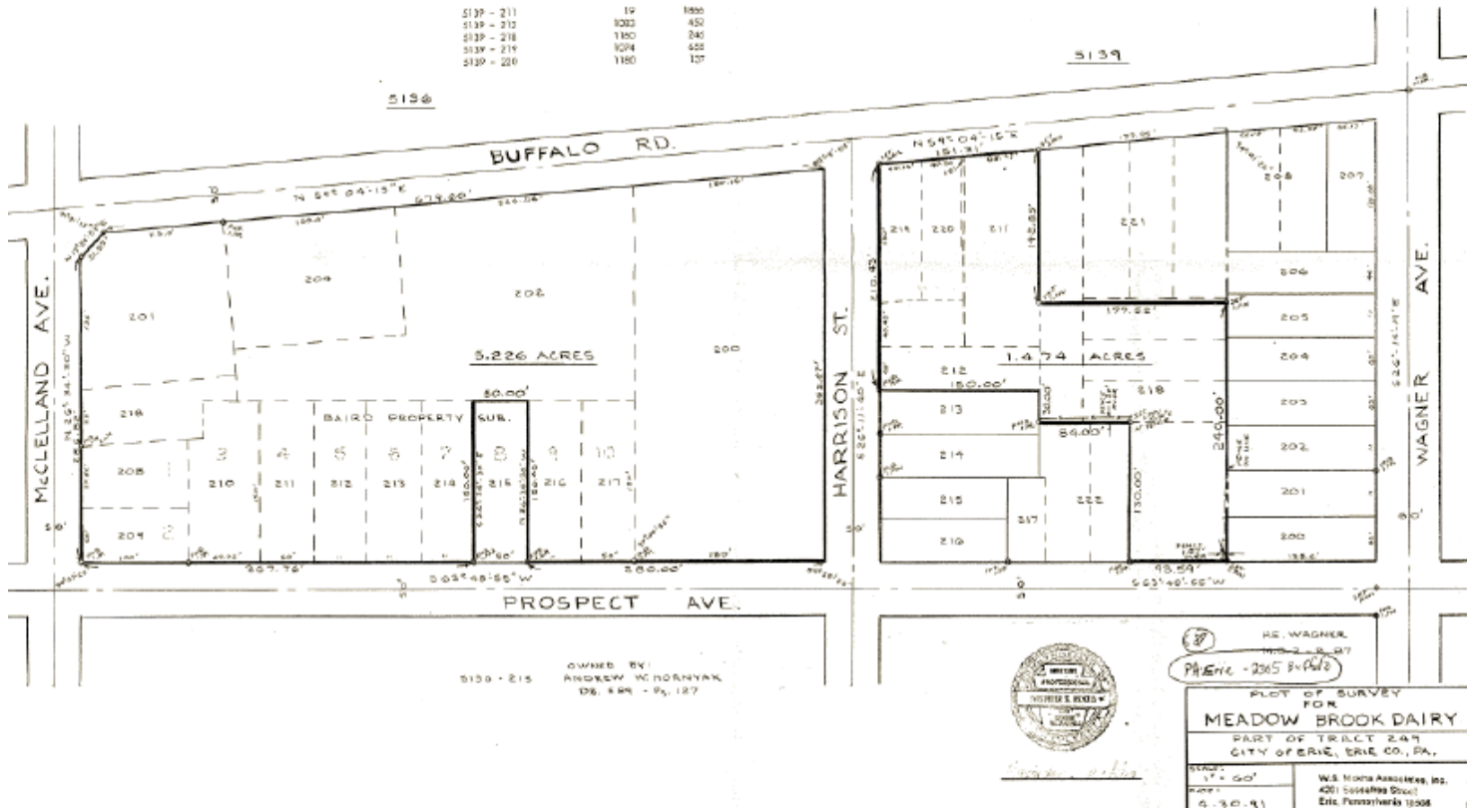
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SURVEYORS CERTIFICATION

The undersigned certifies to Andrew Brock Dairy Co., Deer Pond Co., and Rexx Attorney Title Insurance Co., that this survey was made under my supervision, that this survey is correct, that there are no encroachments either way across this property, except as shown on this survey, and that the survey meets the "Minimum Detail Requirements" adopted by A.L.T.A.

Andrew Brock Dairy Co.



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