



CUSHMAN & WAKEFIELD



GRANT STREET ASSOCIATES, INC.

TWO WAREHOUSE BUILDINGS FOR SALE

202-203 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK

50,770 SF TOTAL WAREHOUSE OFFERING - CAN BE SOLD SEPARATELY

203 ARMSTRONG DR.



202 ARMSTRONG DR.



OFFERING FEATURES

- 50,770 SF Warehouse Buildings FOR SALE
- Can be purchased together or separately
- 203 Armstrong: 34,270 Warehouse Building
- 202 Armstrong: 16,500 Warehouse Building
- 5.64 total acres (2 parcels - 2.82 acres each)
- Business Park Setting - Northpointe Business Park
- Immediate Access to Route 28
- 40 total parking spaces



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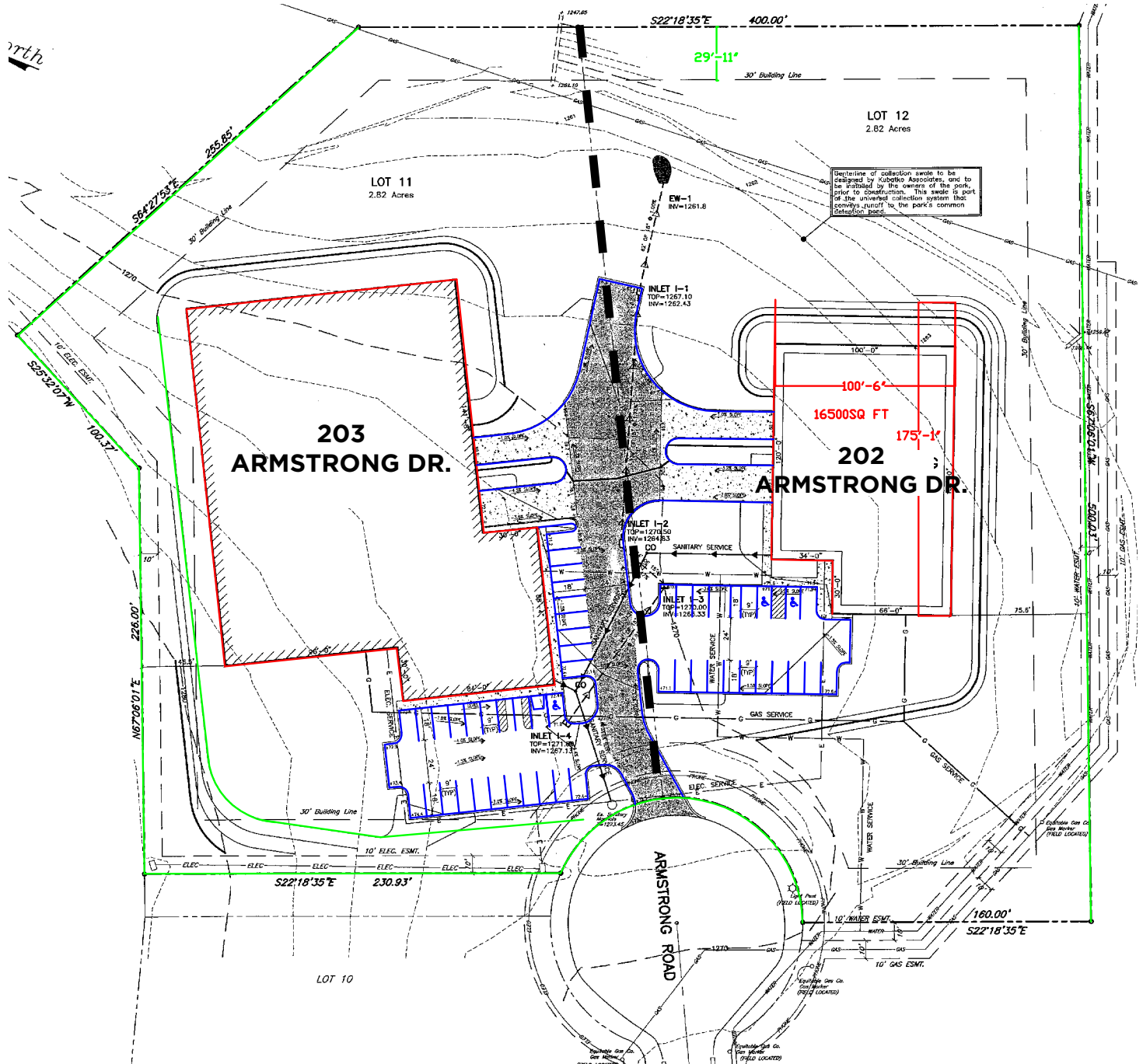


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BUILDING FEATURES

- 34,270 Warehouse Building For Sale
 - Warehouse: 30,000 SF
 - Office: 4,270 SF
- One (1) 8' x 9' loading dock - additional doors can be added
- One (1) drive-in door 12' x 14'
- Sprinklered - Ordinary Wet Hazard
- Ceiling height: 19' - 25'
- Located on 2.82 Acres
- Business Park Setting
- Immediate Access to Route 28
- 20 parking spaces



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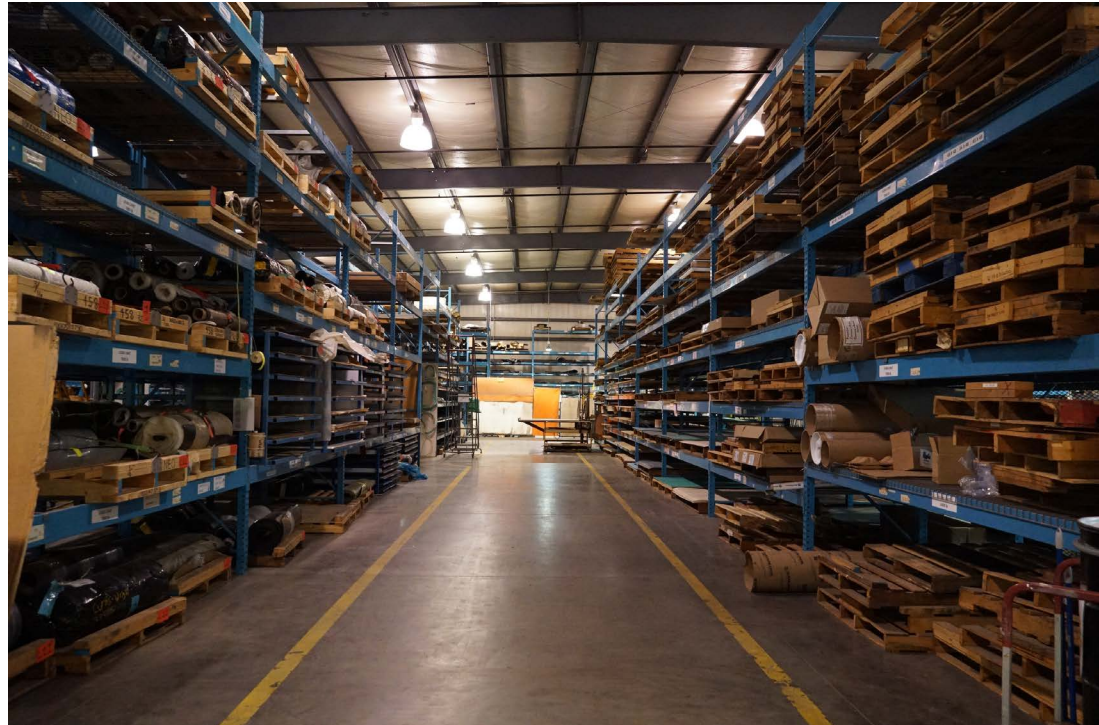


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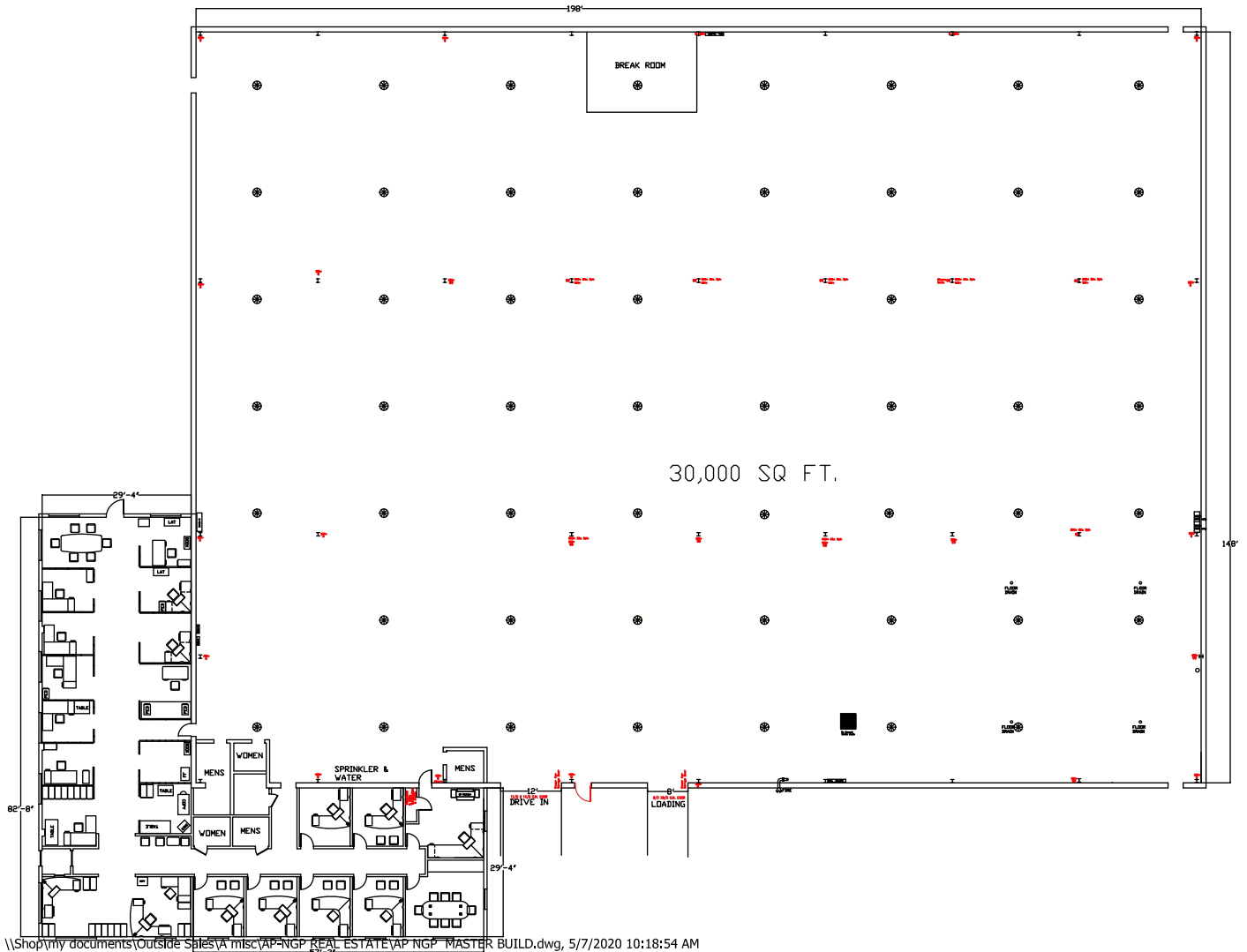
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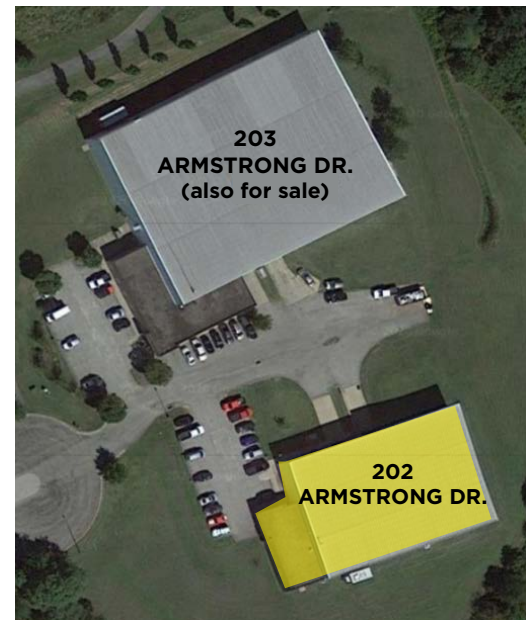
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BUILDING FEATURES

- 16,500 Warehouse Building For Sale
 - Warehouse: 14,500 SF
 - Office: 2,000 SF
- One (1) 8' x 9' loading dock - additional doors can be added
- One (1) drive-in door 12' x 14'
- Two (2) 1,000 lb cranes
- Ceiling height: 15.5' - 19.5'
- Located on 2.82 Acres
- Business Park Setting
- Immediate Access to Route 28
- 20 parking spaces



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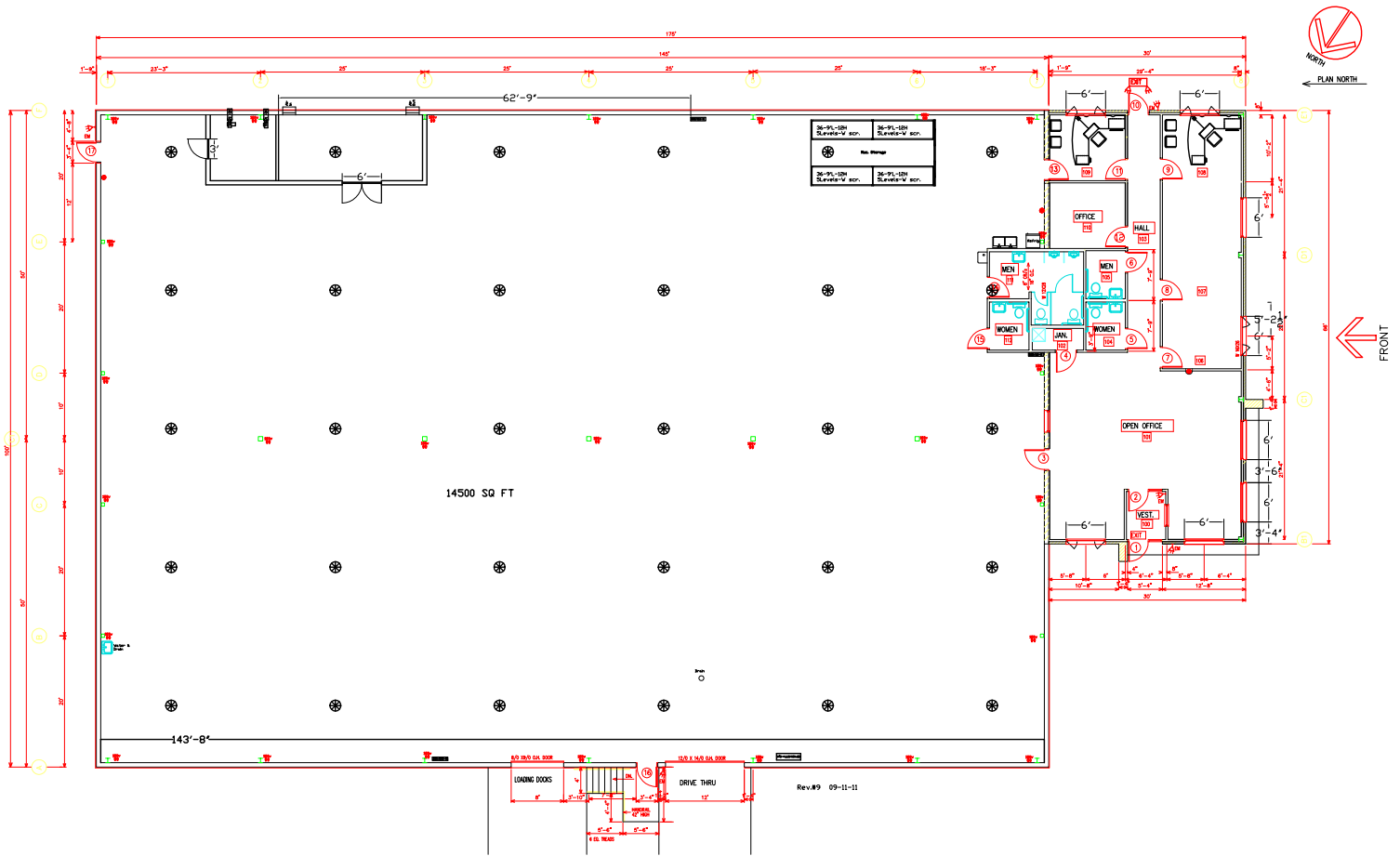
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