

USER, INVESTOR OR DEVELOPMENT OPPORTUNITY

PROPERTY FEATURES

- Richmond Township, Tioga County
- Tax Parcels 29-09.00-062 & 62c
- Approximately 20.74 acres
- Mineral rights do not convey
- Public water & sewer available with municipal approval
- 1,500 SF Office Building
 - (1) Restroom
 - (2) Offices
 - Gas hot water heat
- 5,000 SF Shop
 - (1) Restroom'
 - (4) 16' At-grade doors
 - 14' x 16' attached office
 - Suspended gas heaters
- 1,150SF Former Wash Bay
 - (2) 16' At-grade doors
 - Radiant heat
- Includes ownership of billboard on property



For more information, please contact:

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LOCATION FEATURES

- At Mansfield exit off of Route 15 (Future I-99)
- 1/8 mile from the new Lowes and numerous retail
- Area is in Marcellus Shale region, with natural gas companies in the area
- Minutes from Mansfield University
- Great location for hospitality, retail, truck stop, or gas-related company

TRAFFIC COUNTS

US HWY 15 SOUTH	10,000 AADT
US HWY 15 NORTH	11,000 AADT

Source: 2016 Penn Dot

