



# INDUSTRIAL BUILDING FOR SALE

## 126 ALLEGHENY BLVD.

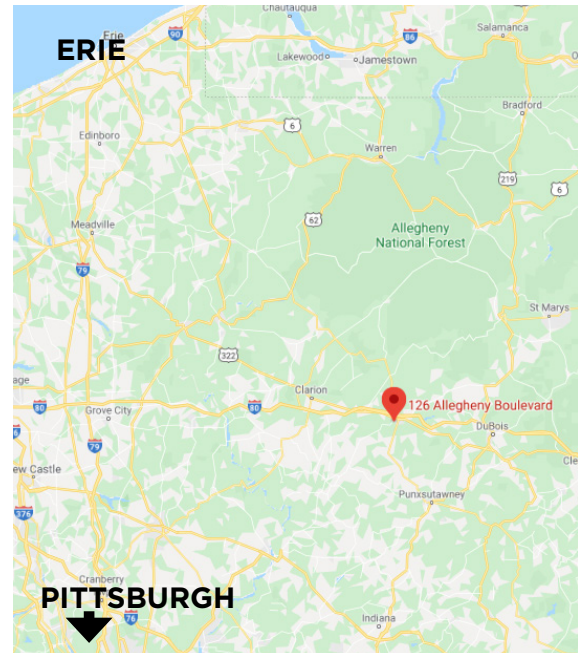
BROOKVILLE, PA 15825



**ASKING PRICE:**  
~~**\$495,000**~~  
**\$350,000**

### OFFERING FEATURES

- Multiple Building Site For Sale:
  - Three (3) Structures
  - Building (A) 16,650 SF Office/Warehouse
  - Building (B) 14,400 SF Warehouse
  - Building (C) 1,258 SF Warehouse
- Located on 4.3 acres
- 8 total drive in doors. No docks
- Abundant 3 phase power to all 3 buildings
- Easy Access to Interstate 80 - .5 miles
- Electric heat in all buildings (Public gas line at the street)



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**CUSHMAN & WAKEFIELD |**  
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### PROPERTY OVERVIEW

#### MAIN BUILDING (A): 16,500 SF

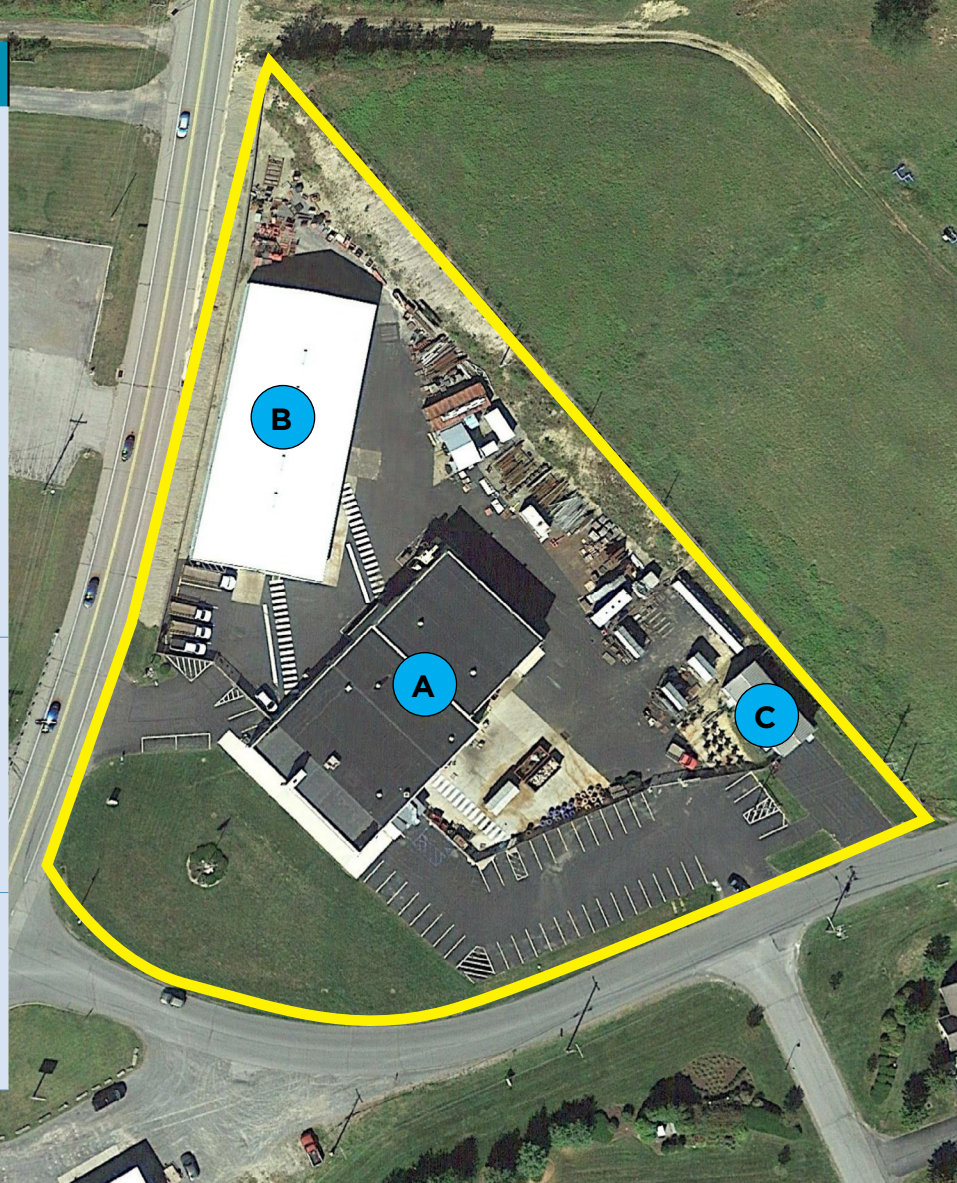
- FIVE (5) DRIVE-IN DOORS
- 6 OFFICES AND LARGE CONFERENCE ROOM
- FULL BASEMENT WITH NUMEROUS STORAGE ROOMS/AREAS
- MULTIPLE 600 AMP ELECTRICAL SERVICE WITH 480V AND 240V 3 PHASE SERVICES THROUGHOUT BUILDING
- NUMEROUS CRANES THROUGHOUT BUILDING
- SHOP OFFICE AREA
- CEILING HEIGHTS - 12', 18' AND 24' IN SEPARATE BAYS
- FLOOR DRAINS

#### WAREHOUSE BUILDING (B): 14,400 SF

- TWO 14' X 16' DRIVE IN DOORS
- CEILING HEIGHT 16' AT EAVES AND 26' AT PEAK
- MULTIPLE 600 AMP SERVICES WITH 480V, 240V AND 220V 3 PHASE SERVICES

#### WAREHOUSE BUILDING (C): 1,258 SF

- ONE 10' X 14' DRIVE IN DOOR
- 15' CEILING HEIGHT
- 200 AMP AND 125 AMP 3 PHASE SERVICES
- FLOOR DRAINS



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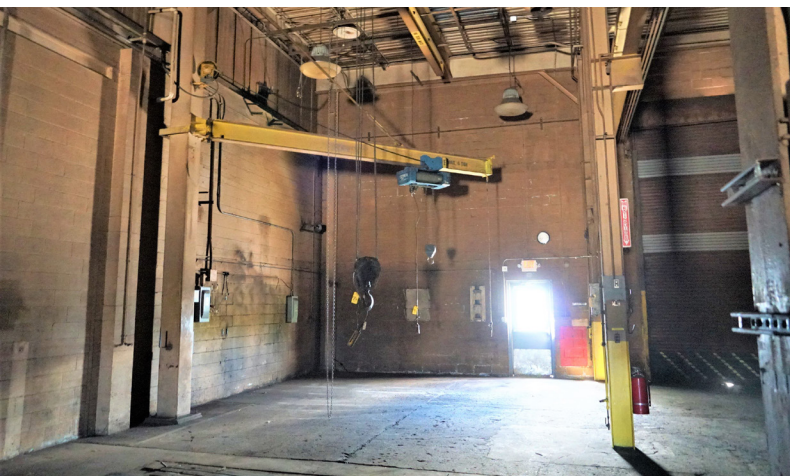


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