



# FOR SALE OR LEASE

## D&R INDUSTRIAL CENTER

### 125 THEOBOLD AVENUE

### Greensburg, PA 15601

## MULTI-TENANT INVESTMENT OPPORTUNITY



## PROPERTY FEATURES

- 160,160 RSF Multi-Tenant Industrial Facility For Sale or Lease
- Currently 61% leased - In-place annual rental income \$419,948
- Property consists of three (3) parcels totalling twelve (12) acres  
Neighboring 4.40 acre out parcel included (unimproved)
- Crane-served - approx. 50% of the bays
- Clean environmental report
- All utilities separately metered within each bay
- \$1.2 million addition constructed in 2014



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BUILDING FEATURES	
BUILDING SIZE	198,708 SF TOTAL BUILDING SIZE 160,160 RSF (11,682 RSF OFFICE)
DRIVE-IN DOORS	15 (various sizes)
LOADING DOCK	2
CRANES	16 (various tonnage)
ELECTRICAL	Two incoming services: 2000 amp, 480/277v, 3-phase, 4 wire; 600 amp
CLEAR HEIGHT	Varies throughout (average 22'6")
FEATURES	Additional 4.4 acre neighboring parcel (unimproved - currently being used as overflow parking and storage)
RAIL ACCESS	Adjacent to rail line; spur has been disconnected
ZONING	M (General Industrial) / C-2 (General Commercial)
YEAR BUILT	1910-1957; Newest section 2014
CONSTRUCTION	Brick, wood, masonry, steel
2017 TAXES	\$40,318.45

EM XX ELECTRIC METER #

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