



FOR SALE OR LEASE

70 E. HILLIS STREET

Youngwood, PA 15697

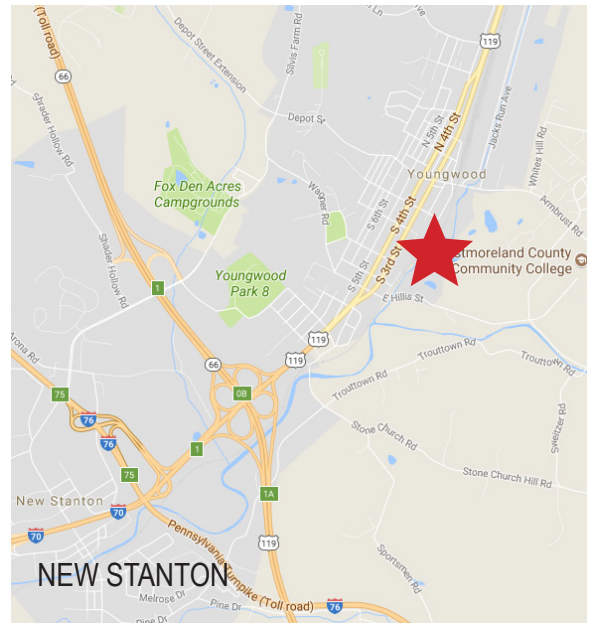
**PRICE REDUCTION:
\$2.3 MILLION**



CRANE-SERVED

BUILDING FEATURES

- 135,000 SF Industrial/Heavy Manufacturing with Office
- Six (6) overhead cranes in place
- Direct access to U.S. 119 and one mile from Pennsylvania Turnpike (I-76) and Interstate 70
- Gas well on site - mineral rights to be included with sale of property
- Located on 26.5 acres



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BUILDING FEATURES

BUILDING SIZE	130,000 SF MANUFACTURING + 4,500 SF STORAGE/TOOL ROOM + 5,000 SF OFFICE 139,500+/- SF TOTAL UNDER ROOF
DRIVE-IN DOORS	Seven (7) total: Three (3) - 19' x 16' Two (2) - 14' x 15' One (1) - 14' x 12' One (1) - 12' x 10'
LOADING DOCK	One (1) - depressed enclosed loading dock with leveler
CRANES	Fully-functional overhead cranes throughout the plant area: Five (5) 20-ton cranes One (1) 10-ton crane *16' under hook clearance
ELECTRICAL	4,000 amp 440V 3-phase & 220V
CLEAR HEIGHT	Under beam: 23.5' Under hook: 16'
LIGHTING	T-5
HEATING	Gas well on site - owner controls mineral rights.
FEATURES	Drive-thru Truck Wash Bay Air Compressor w/ Lines Throughout
RAIL ACCESS	Active rail line running adjacent to the North/West property line and though no spur to the property currently exists, could be added.
PARKING	100 spaces
CONSTRUCTION	1960 masonry
2017 TAXES	\$59,820

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