

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
The second se		*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
	PARKING CONSTRUCTION	100 spaces 1960 masonry



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