

107 W MAIN STREET

Worthington, Pennsylvania 16262



±35,000 SF FOR SALE or FOR LEASE
Office | Light Industrial Space

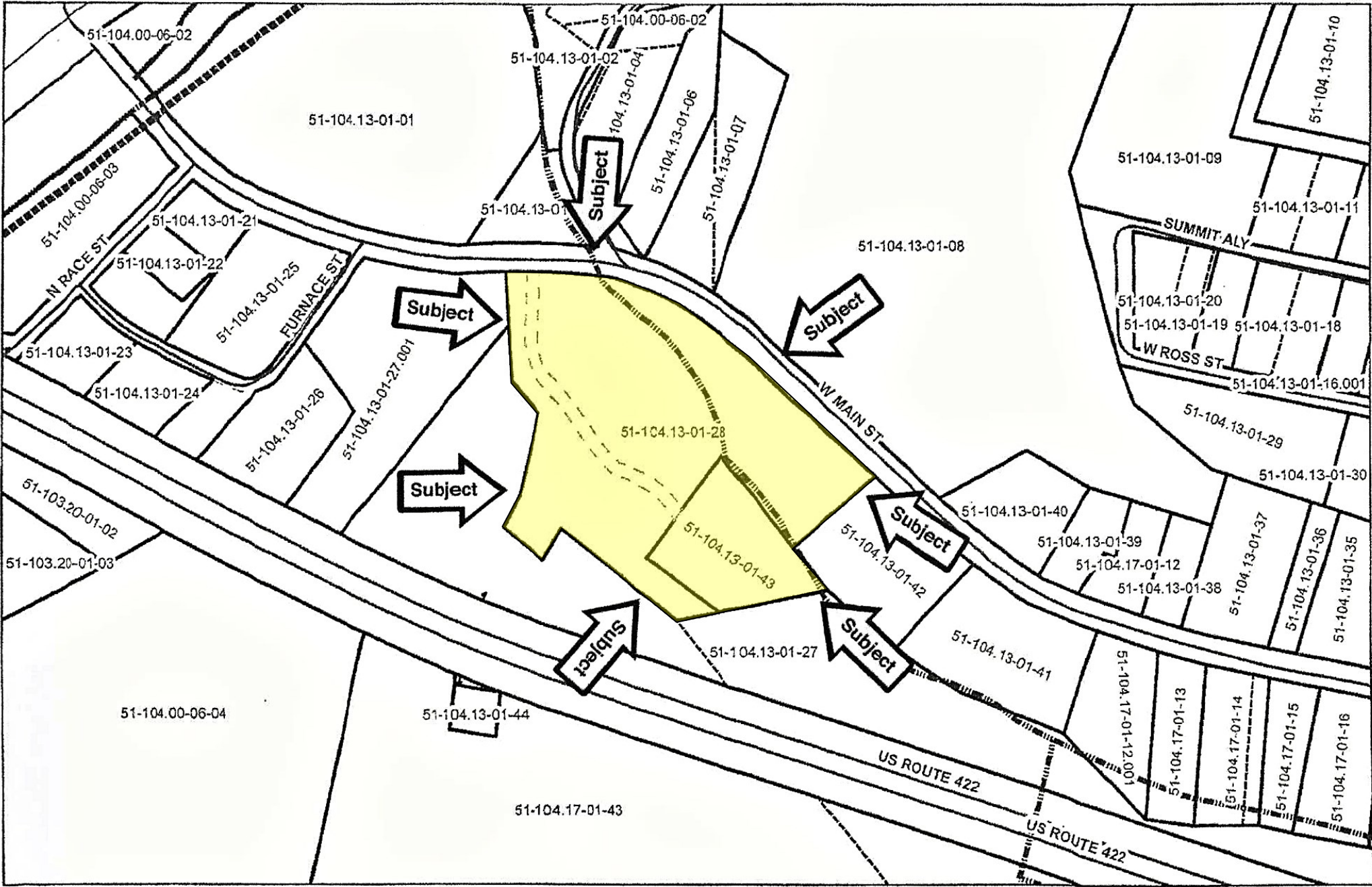
**BAKER
YOUNG**
CORPORATION

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- ❖ **Approximately 35,000 SF of Office and Light Industrial Space**
 - 2,000 SF office (HVAC)
 - 33,000 SF of light industrial space (heat only)
- ❖ ±4 acres on two parcels (156,206 SF)
- ❖ Parcel ID's 51-104.13-01-28 and 51-104.13-01-43
- ❖ Vacant house and additional garage on property
- ❖ Original brick building has all hardwood floors on second floor and concrete floors on first floor
- ❖ Office space has hardwood floors throughout
- ❖ **Numerous cranes ranging from 500 lbs. to 5 ton**
- ❖ The building has 480-volt service
- ❖ One loading dock height door
- ❖ One approximately 12' x 15' drive-in door
- ❖ Ample parking
- ❖ Public water, gas, electric and sewer
- ❖ **FOR LEASE AT \$2.25/RSF, NNN**
- ❖ **FOR SALE AT \$510,000 \$460,000**



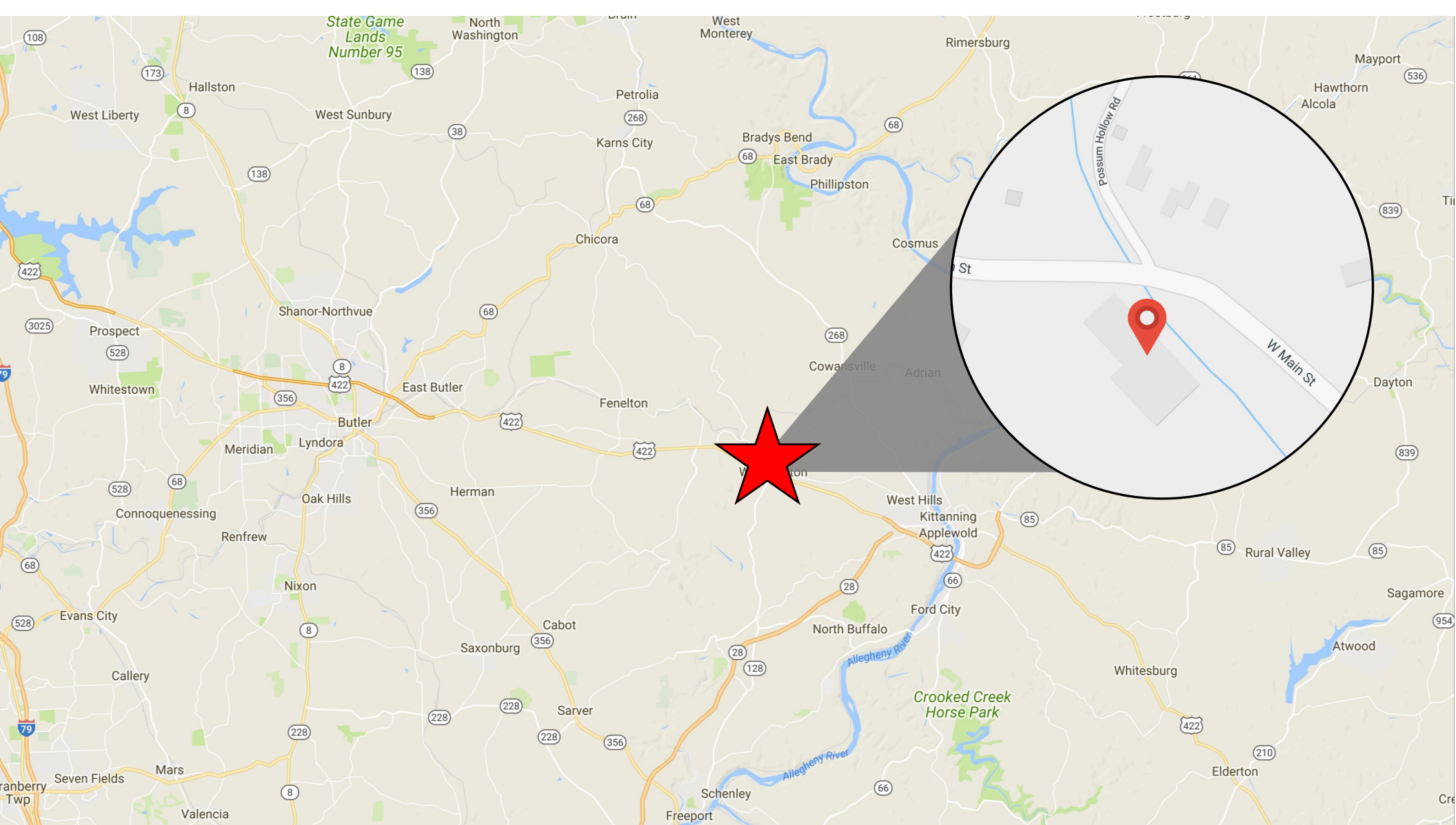


WORTHINGTON BORO
 1 inch = 200 feet

OFFICIAL MAP



COUNTY OF ARMSTRONG
 MAPPING DEPARTMENT
 COURTHOUSE
 KITTANNING, PA 16201



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