



147 LINCOLN DRIVE | HOMETOWN, PA

PROPERTY DETAILS & HIGHLIGHTS

Property Address:	147 Lincoln Drive, Hometown, PA 18252
Property Type:	Industrial
Lot Size:	Situated on +/- 9 acres
Building Size:	154,000 SF
Lease Price:	\$3.75/ SF NNN
Rail Access:	Active short line adjacent to property with siding to exterior platform

PROPERTY/LOCATION OVERVIEW

One story industrial building with 2 story office available for lease

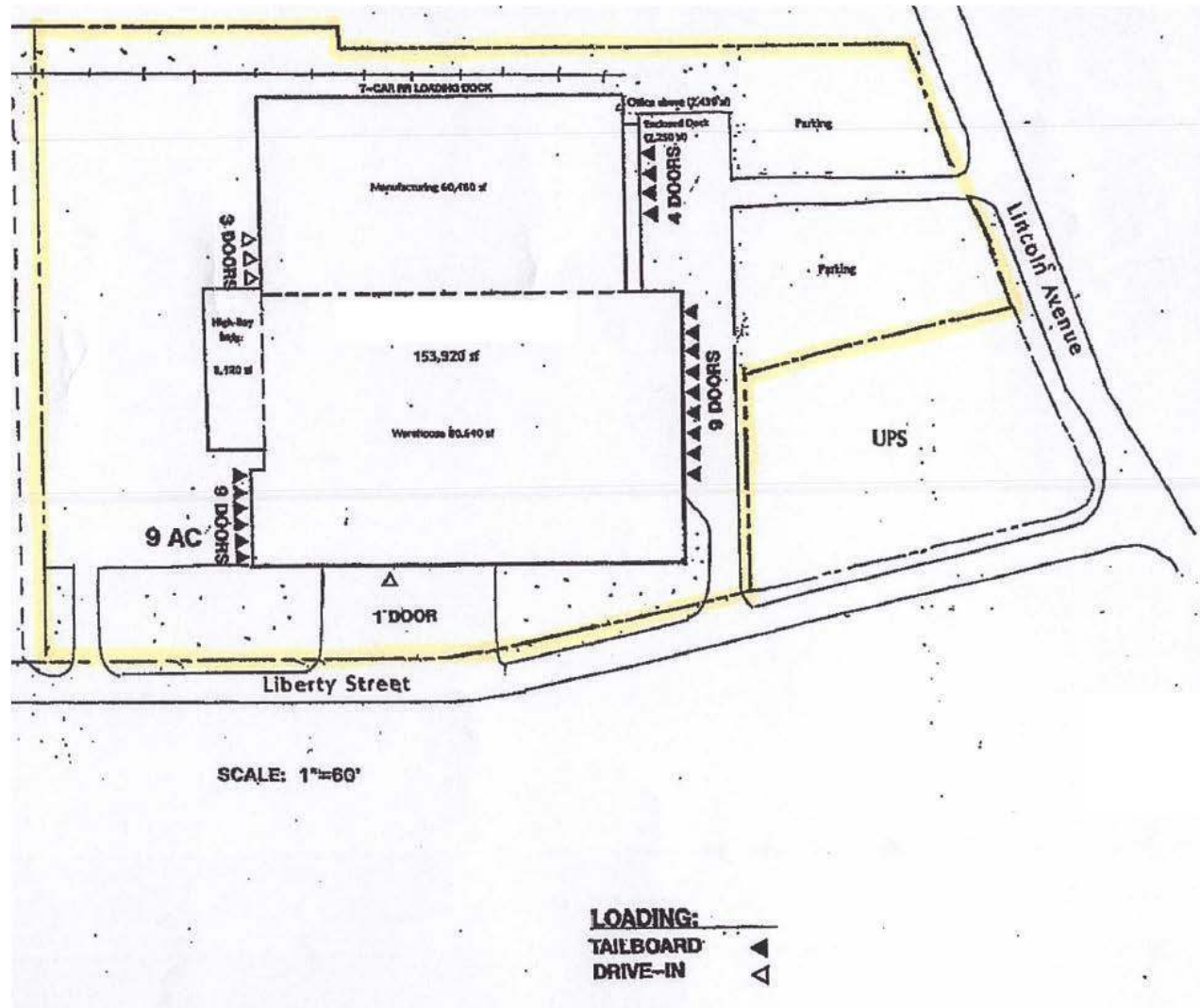
Clear Height:	Manufacturing area -18'
Warehouse area:	16' to 26'
High bay area:	30'
Column Spacing:	Manufacturing - mostly 33'x60'
Warehouse:	Mostly 24'x55'
Truck Loading:	Manufacturing-four (4) exterior & two (2) interior tailgate docks, one (1) 10'x14' & one (1) 28'x18 drive in door
Warehouse:	Twenty (20) 9'x10' tailgate docks, one (1) oversize drive in door.
Office Area:	Approximately 2,800 sq. ft.
Electrical Service:	277/480 Volt 3,000 amp service.
Heat Source:	Propane & oil
Fire Protection:	Fully sprinklered/wet system

Contact Us

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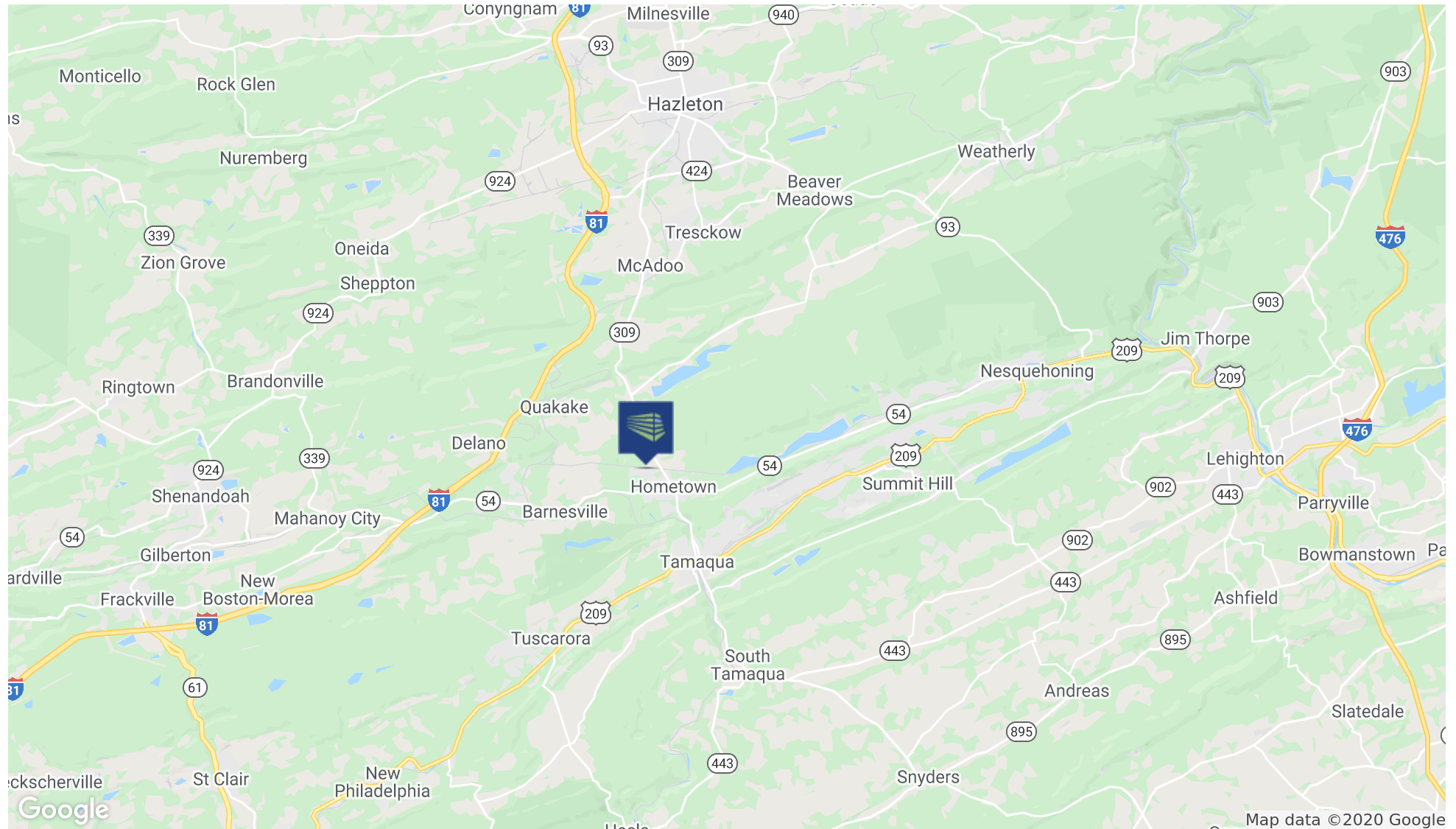


SITE PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

AREA MAP



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