

PROPERTY HIGHLIGHTS

- ±24,100 SF Industrial Building
- Zoning: M-2 (Heavy Manufacturing)
 - Permitted uses: see attached
- Owner willing to subdivide spaces (shown)
- Units 2 & 3 heated
- 2 overhead doors
 - West Side: 19' 9" x 14'
 - East Side: 14' x 16'
- 1 loading dock (interior)
- High bay ceilings
- 2 Bathrooms
- New metal roof
- Floors are clean, swept and dry



SPACES AVAILABLE

LEASE PRICE: \$4.25 / SF / Year Gross Lease

LEASABLE AREA (SF): 24,100 SF

UNIT 1 17,000 SF

UNIT 2 3,800 SF

UNIT 3 3,300 SF

FOR MORE INFORMATION PLEASE CONTACT

Drew R. Baldwin P: 814-454-4541 ext. 235
 Broker of Record dbalwdin@baldwinbros.com

PROPERTY PHOTOS

UNIT 1



UNIT 2



UNIT 3



PERMITTED USES

204.20 M-2 HEAVY MANUFACTURING DISTRICT

PERMITTED USES

Accessory Uses
Airports and Heliports
Asphalt Products, Manufacturing and Storage
Automotive Body Shop
Automotive Paint Shop
Automotive Repair Shop
Chemical Processing and Production
Commercial Recreation
Contractors Yard
Corporate Offices
Essential Services
Gasoline Service Station (305.10, 305.12)
Heavy Manufacturing (305.47)
Landfill/Solid Waste Transfer Facility
Light Manufacturing
Off-Street Parking Lots (305.10, 305.11)
Power Plants
Personal Self Storage Facilities
Recycling and Refuse Reduction Center
Service Garage
Signs/Outdoor Advertising
Supply Yards
Truck Terminals
Urban Solar Farms (305.55)
Warehousing

SPECIAL EXCEPTIONS

After Hours Club (305.26)
Commercial/Industrial Wind Energy Systems (305.53)
Dance Club (305.26)
Small Wind Energy Systems (305.53)
Wireless Communication Facilities (305.45)
Any other Manufacturing use not otherwise specified which is not objectionable to immediate neighbors because of noise, vibration, or emission of noxious gases, fumes or dust (305.49)

CONDITIONAL USES

Scrap Yards (305.48)
Wind Energy Conversion Systems (305.52)

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