

Enterprise Place ♦ 844 Route 6,

Corry, PA 16407

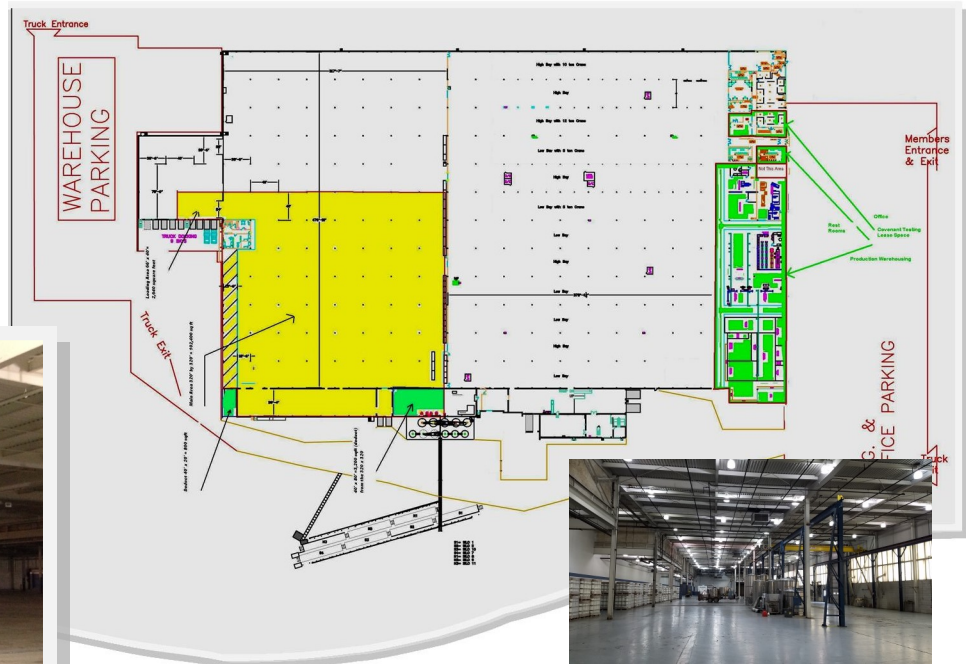
LEASE SPACE AVAILABLE



Property Description:

- ♦ Served by Municipal water and sewer
- ♦ Natural gas and industrial electric
- ♦ Fiber optic telecommunication
- ♦ Dual Rail Siding
- ♦ 6''' - 12'' reinforced concrete floors
- ♦ 20' - 28' ceiling height
- ♦ 40 x 40 column spacing
- ♦ Four 2500 KVA Transformers
- ♦ Crane service: three 12.5 bridge cranes
- ♦ Abundant ground level and truck docks
- ♦ 100% sprinkler system
- ♦ 38 roof top HVAC units
- ♦ Skilled and abundant workforce
- ♦ 15 miles to I-86 and I-90
- ♦ 20 miles to I-79
- ♦ 30 miles to Erie International Airport

430,000 Warehouse space (30,000 available) located on 28 acres. Built in 1950. Additions to building in 1953, 1960, 1963 and 1966, with extensive renovations during 1999-2002. Employee amenities and office space included in building. The Corry site has been designated a Keystone Opportunity Zone, so State tax exempt until the year 2020.



Property Lease Contact: Mr. Richard Novotny

**Corry Area Industrial Development Corporation (CAIDC)
1524 Enterprise Road, Corry, PA 16407 ♦ 814-664-3884 Ext 1**