

# PROPERTY SPEC SHEET / INDUSTRIAL

## Therma Fab

256 Eagle St. Corry, PA 16407

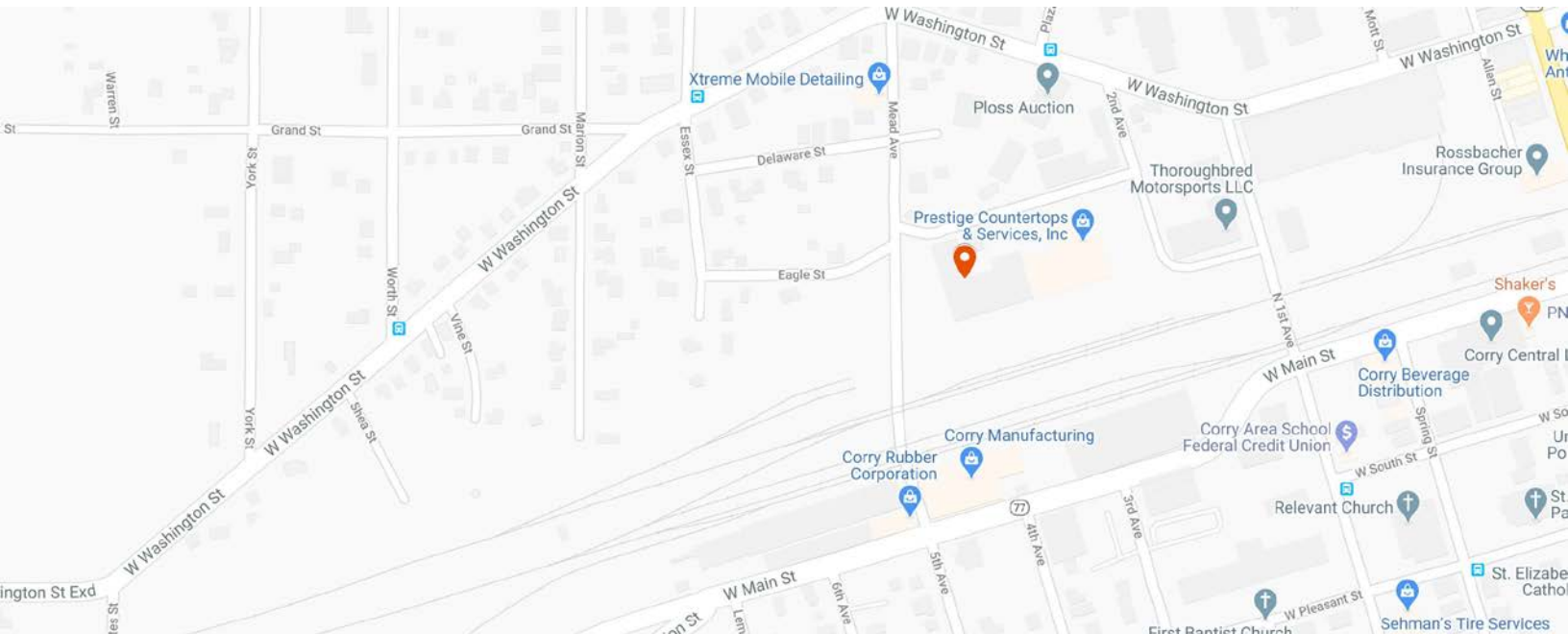


<b>SIZE</b>	24,878 Square Feet
<b>OFFICE</b>	780 Square Feet Reception Area with Mail Room
<b>BATHROOMS</b>	Two (2) Office
<b>GROUND</b>	1.45 Acres
<b>ZONING</b>	M1 Light Industrial
<b>CONSTRUCTION</b>	1940
<b>CONSTRUCTION TYPE</b>	Pre-engineered Steel Skin Building with 3' Block
<b>WAREHOUSE</b>	24,098 Square Feet in 3 Bays: 67' x 120' 81.5' x 52' 60' x 197'
<b>CEILING HEIGHT</b>	20'
<b>GRADE DOOR</b>	Six (6) 24' x 15'                      14' x 14' 14' x 15'                      12' x 12' 12' x 12'                      12' x 12'
<b>CRANES</b>	Two (2) 5 Ton, One (1) 10 Ton



1524 Enterprise Rd., Corry, PA 16407  
Phone: 814-664-3884 Fax: 814-664-3885

<b>HVAC</b>	Plant - Gas Fired Reznors
<b>GAS</b>	National Fuel Gas
<b>LIGHTING</b>	LED
<b>POWER</b>	1500 Amp - 240 Volt
<b>WATER / SEWER</b>	City of Corry
<b>SPRINKLERED</b>	No
<b>SPECIAL FEATURES</b>	Facility was remodeled in 2019 including new Reznor, LED light fixtures, paint, some new concrete floors, new insulation, siding, and doors.
<b>LOCATION</b>	45 miles south of Erie, PA, just off Rt. 77
<b>SALE PRICE</b>	\$1,300,000
<b>LEASE PRICE</b>	\$3.5 psf, nnn



**CONTACT**

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