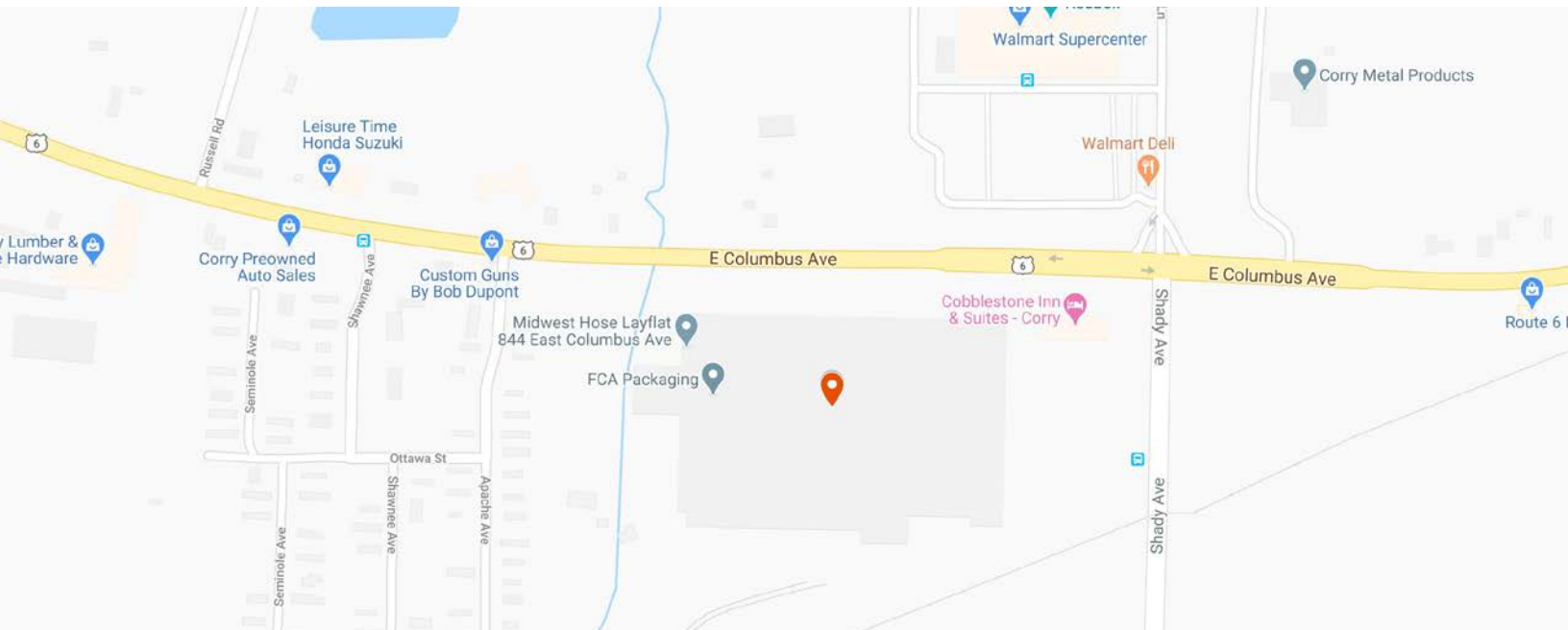


PROPERTY SPEC SHEET / INDUSTRIAL
Enterprise Place (Foam X)
844 East Columbus Ave. Corry, PA 16407



SIZE	50,080 Square Feet
OFFICE	One (1) Shop Office
BATHROOMS	One (1) Unisex Bathroom
GROUND	28.04 Acres
ZONING	M1 Light Industrial
CONSTRUCTION	1952 - 1970
CONSTRUCTION TYPE	Pre-engineered Steel Skin Building
WAREHOUSE	38,400 Square Feet Bathrooms (40 x 40)
CEILING HEIGHT	20' and 30'
RAIL SIDINGS	Two (2) NW PA and Western NY RRs
DOCK DOORS	Four (4) 10' x 9'
HVAC	Heating (Gas Reznor)
GAS	National Fuel Resources
LIGHTING	T8 110 Volt Lighting, 480 Volt Lighting

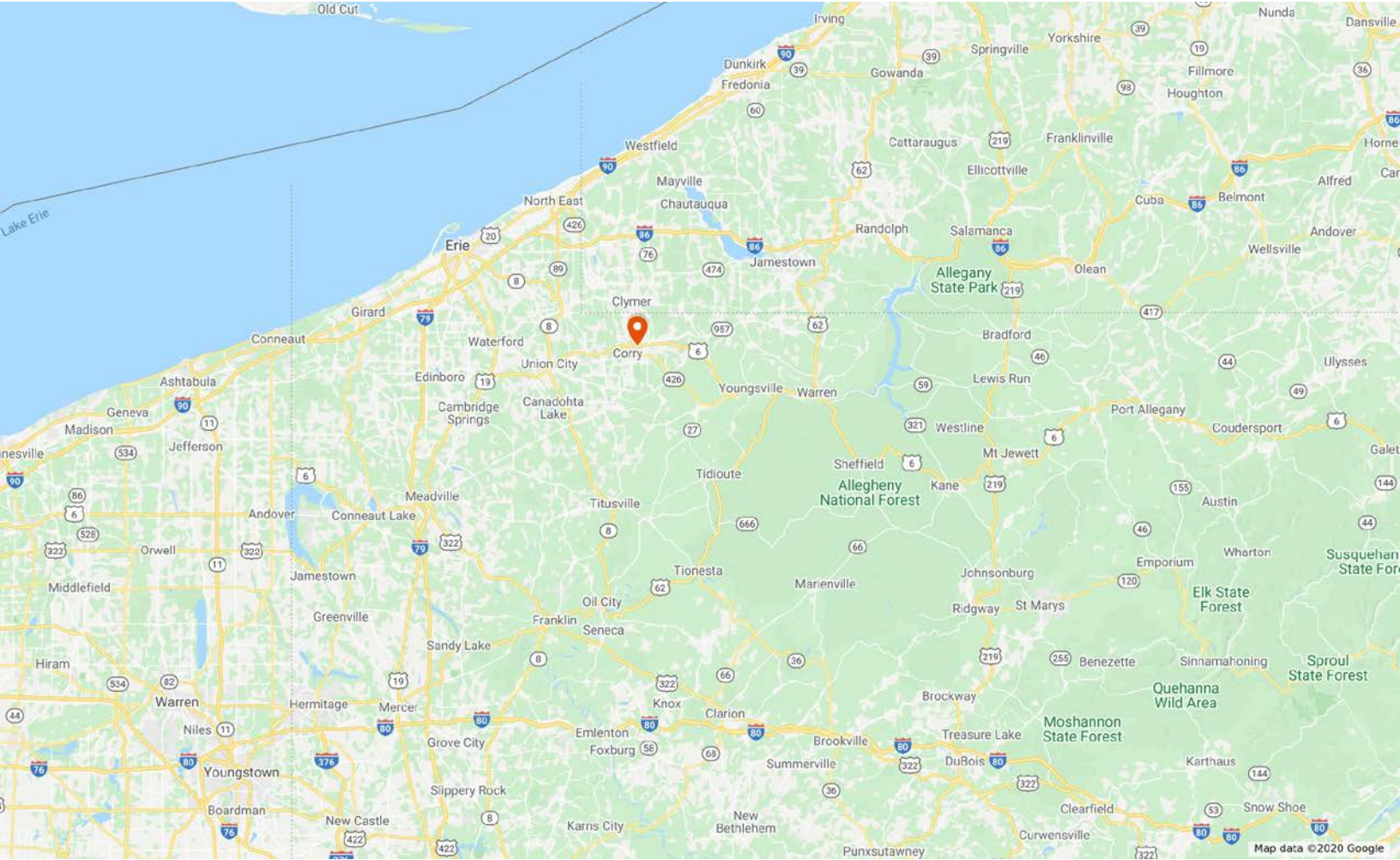
POWER	480 Volt - 200 Amp
WATER / SEWER	City of Corry
SPRINKLERED	Ordinary Group 1 and 2
SPECIAL FEATURES	Facility was remodeled in 2000 including new light fixtures and paint.
PARKING	60 cars
LOCATION	Property is located on Rt. 6, 45 miles north of Erie, PA.
LEASE PRICE	\$2.75 psf, nnn



CONTACT

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