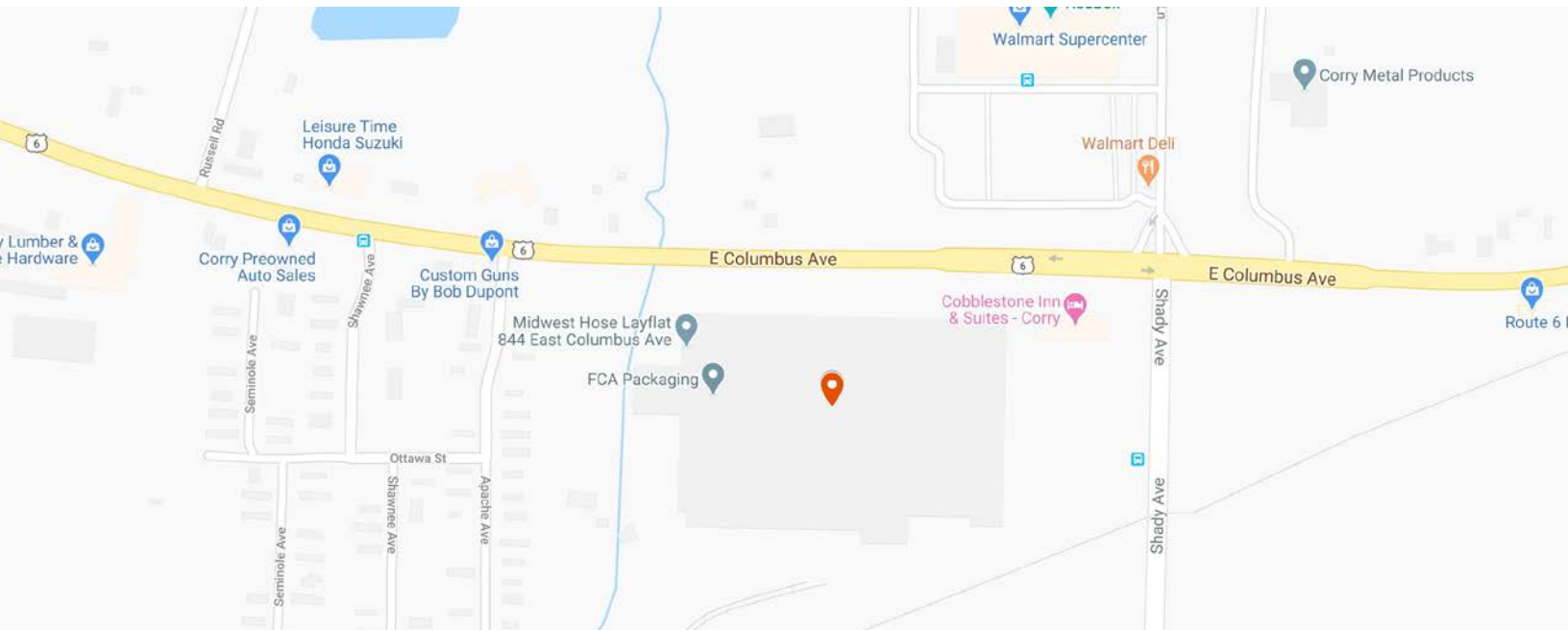


**PROPERTY SPEC SHEET / INDUSTRIAL**  
**Enterprise Place (Solid Oak)**  
844 East Columbus Ave. Corry, PA 16407



<b>SIZE</b>	33,760 Square Feet
<b>OFFICE</b>	One (1) Office Employee Break Room
<b>BATHROOMS</b>	One (1) Unisex Bathroom
<b>GROUND</b>	28.04 Acres
<b>ZONING</b>	M1 Light Industrial
<b>CONSTRUCTION</b>	1952 - 1970
<b>CONSTRUCTION TYPE</b>	Pre-engineered Steel Skin Building
<b>WAREHOUSE</b>	33,760 Square Feet
<b>CEILING HEIGHT</b>	20' and 30'
<b>GRADE DOOR</b>	Two (2) Ground Level Overheads 14' x 14'
<b>DOCK DOOR</b>	One (1) 10' x 9'
<b>CRANE</b>	One (1) 10 Ton
<b>HVAC</b>	Climate Controlled Rooftop Heating & Cooling
<b>GAS</b>	National Fuel Resources
<b>LIGHTING</b>	480V Lighting & Emergency Lighting

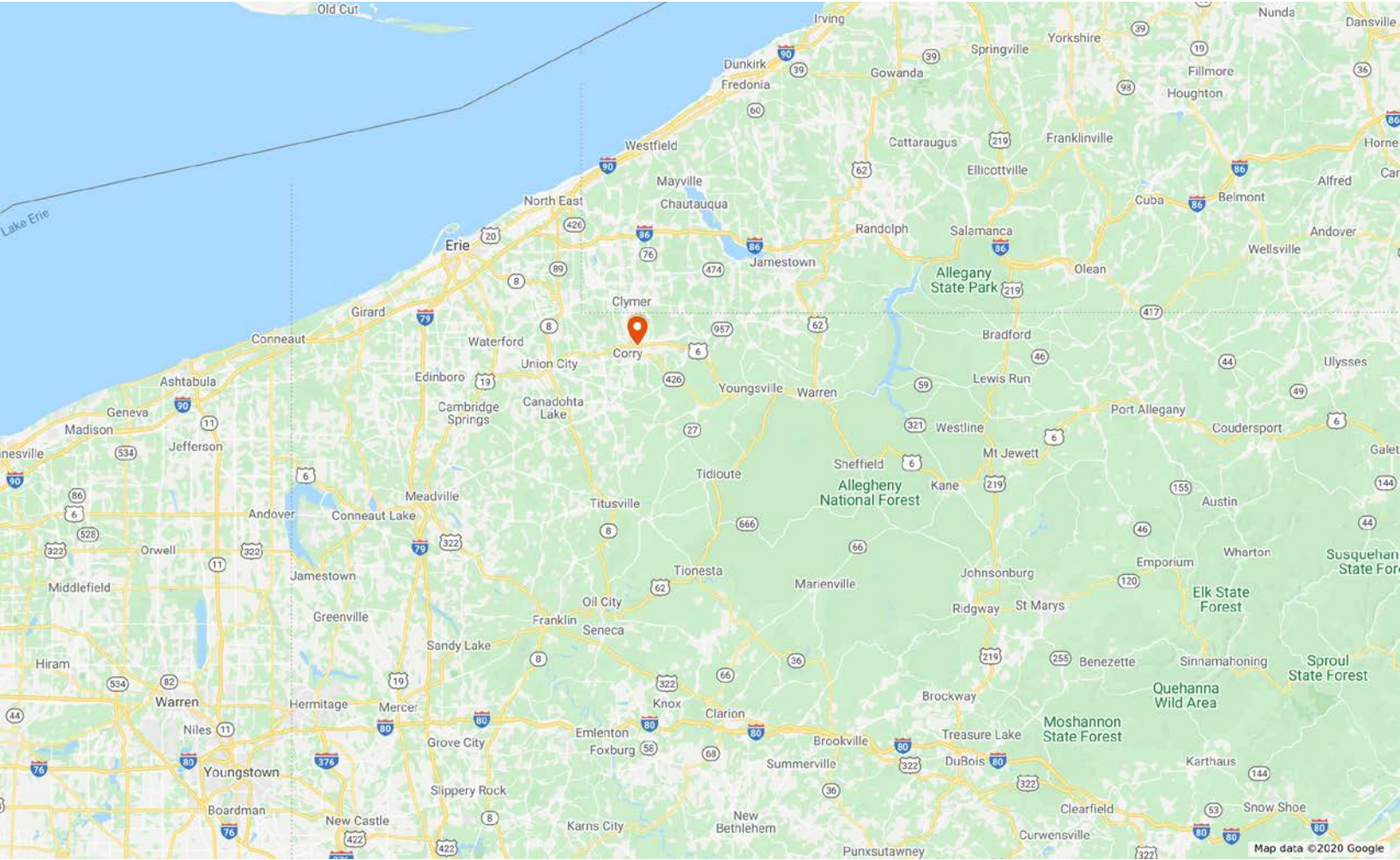
<b>POWER</b>	480 Volt - 200 Amp Box (3) 120 Volt / 208 Volt - 100 Amp Box (1) 120 Volt / 208 Volt - 150 Amp Box (1)
<b>WATER / SEWER</b>	City of Corry
<b>SPRINKLERED</b>	Ordinary Group 1 and 2
<b>SPECIAL FEATURES</b>	Facility was remodeled in 2000 including new light fixtures, paint, and a 10-ton crane.
<b>PARKING</b>	200+ Cars
<b>LOCATION</b>	Property is located on U.S. Rt. 6, 45 miles southeast of Erie, PA.
<b>LEASE PRICE</b>	\$2.75 psf, nnn



**CONTACT**

Richard Novotny  
Rnovo@corryidc.org  
www.CorryRedevelopment.com

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



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