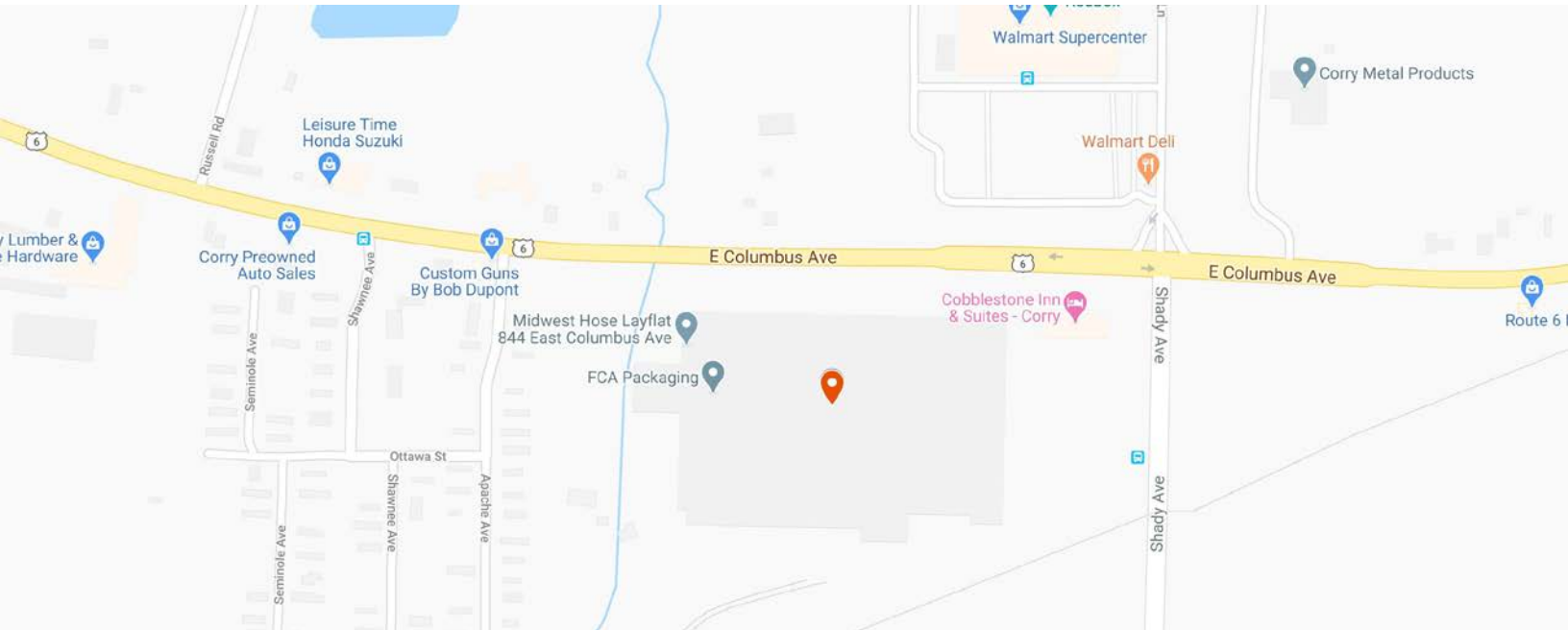


PROPERTY SPEC SHEET / INDUSTRIAL
Enterprise Place (Great Lakes)
844 East Columbus Ave. Corry, PA 16407



| | |
|--------------------------|--|
| SIZE | 24,000 Square Feet |
| BATHROOMS | One (1) Common Restroom |
| GROUND | 28.04 Acres |
| ZONING | M1 Light Industrial |
| CONSTRUCTION | 1952 - 1970 |
| CONSTRUCTION TYPE | Pre-engineered Steel Skin Building |
| WAREHOUSE | 24,000 Square Feet |
| CEILING HEIGHT | 20' and 40' |
| GRADE DOOR | One (1) 14' x 14' |
| RAIL SIDINGS | Two (2) NW PA and Western NY RRs |
| DOCK DOORS | Three (3) 10' x 9' Common Docking |
| HVAC | Plant - Rooftop Gas Heat & AC |
| GAS | National Fuel Resources |
| LIGHTING | T8 480 Volt Lighting, Emergency Lighting |

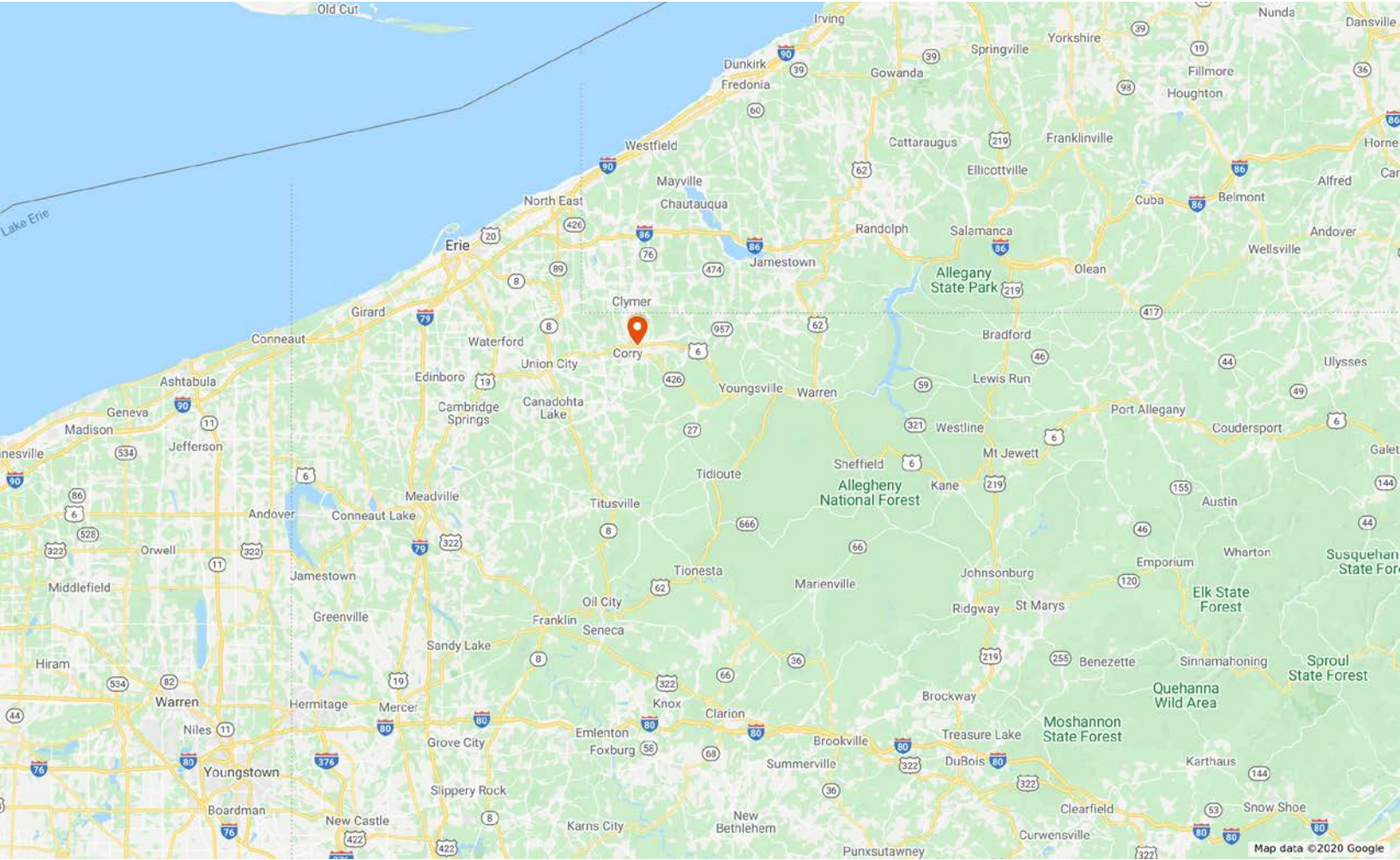
| | |
|-------------------------|--|
| POWER | 480 Volt - 200 Amp Panel |
| WATER / SEWER | City of Corry |
| SPRINKLERED | Ordinary Group 1 and 2 |
| SPECIAL FEATURES | Facility was remodeled in 2000 including new light fixtures and paint. |
| LOCATION | Property is located on Rt. 6, 45 miles from Erie,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



CONTACT

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