

PROPERTY SPEC SHEET / INDUSTRIAL

Multi-Tenant Facility

1 Plastics Rd. Corry, PA 16407



SIZE	5,400 Square Feet (90' x 60')
OFFICE	None - Shop Run Lab
BATHROOMS	Two (2) Common Bathrooms Break Room
GROUND	11.06 Acres
ZONING	M1 Light Industrial
CONSTRUCTION	1963
CONSTRUCTION TYPE	Pre-engineered Steel Skin Building
WAREHOUSE	90' x 60'
CEILING HEIGHT	20'
GRADE DOOR	One (1) 14' x 14'
DOCK DOORS	Four (4) 10' x 9' Common Docks
HVAC	Plant - Direct Fired Gas Therma Cyclor
GAS	National Fuel
LIGHTING	T8 110 Volt Lighting

POWER

480 Amp Breaker System
277 Volt / 480 Volt - 225 Amp
120 Volt - 225 Amp

WATER / SEWER

City of Corry

SPRINKLERED

Ordinary Group 1 and 2

PARKING

100 Cars

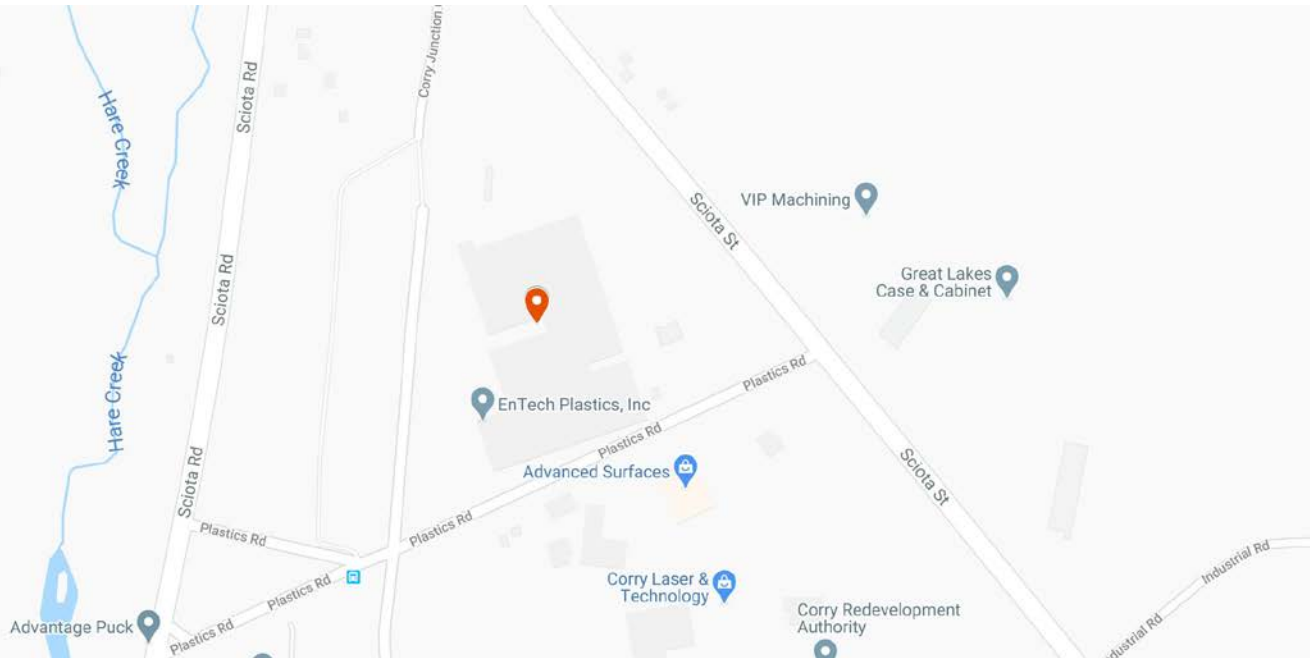
LOCATION

Property is located just off Rt. 6 in Corry, PA approximately

45 miles southeast of Erie, PA.

LEASE PRICE

\$3.00 psf, nnn



CONTACT

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