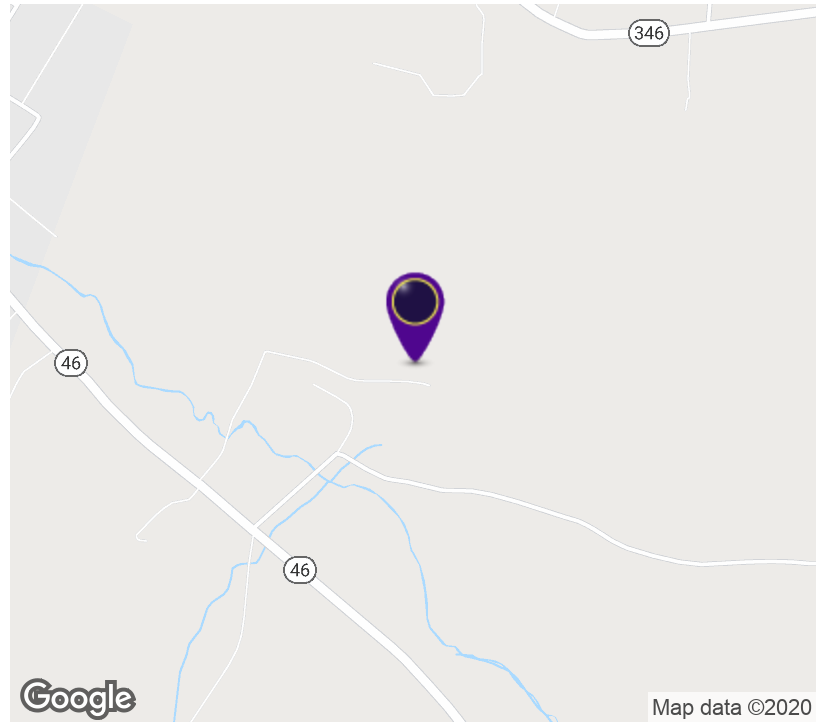


# Lafferty Hollow (Vacant Land)

151 Commerce Drive, Bradford, PA 16701



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF For Lease:	8,000 SF
Lease Rate:	Negotiable
Lot Size:	13.0 Acres
Price / SF:	-

## PROPERTY OVERVIEW

This 8,000 Sq. Ft. building is 80' x 100' with 22' ceiling heights. Second floor offices could be installed. The ground floor is 25% completed to allow the purchaser or Tenant to layout his own plumbing etc. Provisions were made at the rear of the building for a loading dock if required. This site consists of approximately 13.3 acres. and has a 200 amp electrical service panel, conduit has been run from power pole for 3 phase power. Build out can be completed by the sellers at an additional & very competitive rate, The Seller will do all of supervision at no charge for the project. Lot has 287' of Road Frontage and 1,087' deep on the straight (East) boundary. Building has a 16' x 14' overhead door & a 8' x 8' loading dock. The Bradford Economic Development Corporation has completed construction of site work & has two construction ready lots available for purchase. Unimproved large tracts of land are also available for Lease.

## LOCATION OVERVIEW

The entire 350-acre industrial park is located in a State approved Keystone Opportunity Zone (KOZ) until December 31, 2020. Companies that locate in a KOZ and qualify are exempt from most state & local taxes.

- One mile to U.S. Rt. 219, 10 miles to Interstate I-86.



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Lafferty Hollow (Vacant Land)

151 Commerce Drive, Bradford, PA 16701



NY & PA Licensed Broker

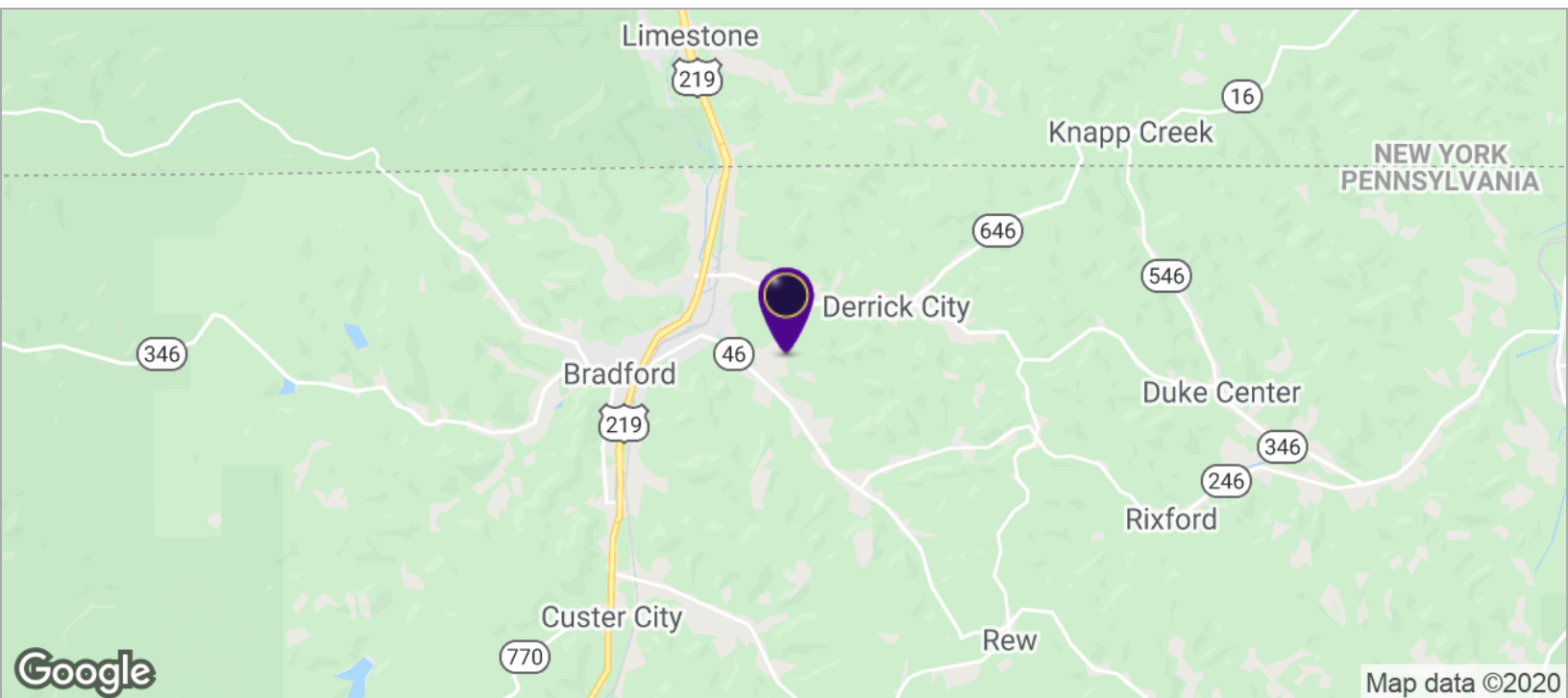
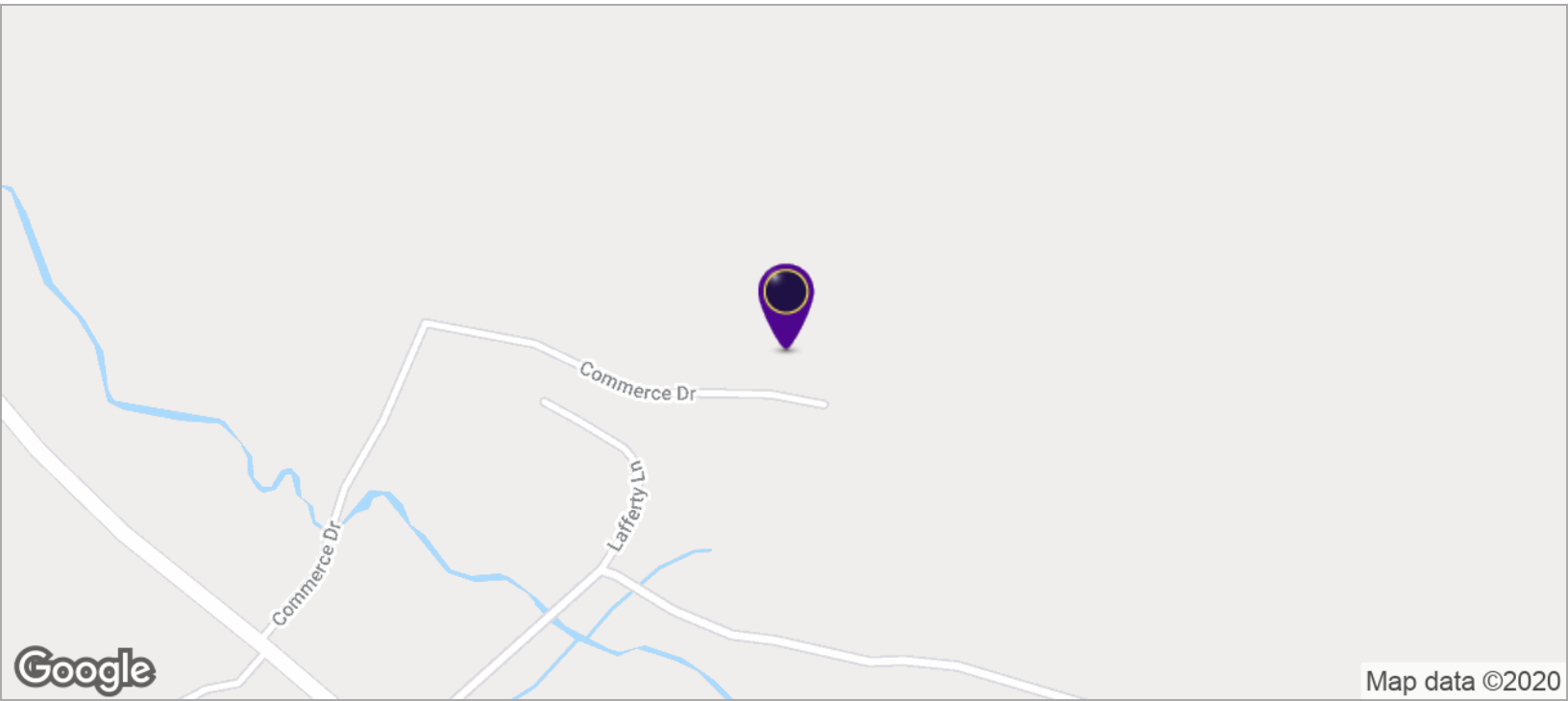
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# Lafferty Hollow (Vacant Land)

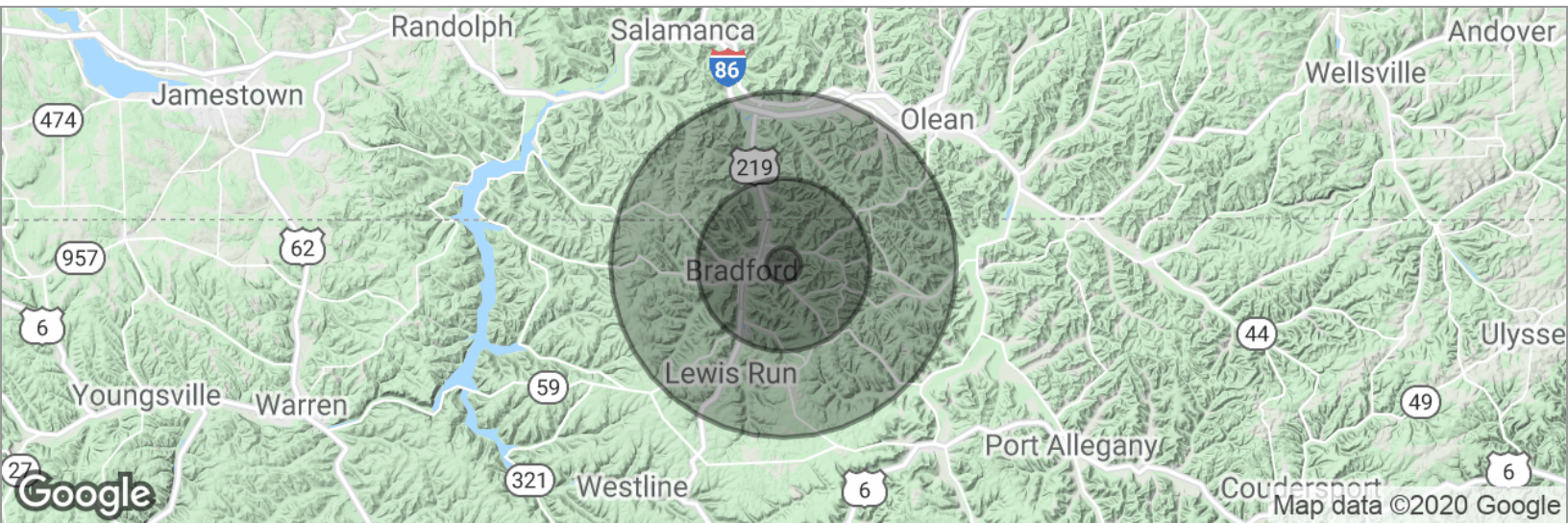
151 Commerce Drive, Bradford, PA 16701





# Lafferty Hollow (Vacant Land)

151 Commerce Drive, Bradford, PA 16701



POPULATION	1 MILE	5 MILES	10 MILES
Total population	223	16,758	28,055
Median age	40.7	38.2	37.5
Median age (Male)	41.5	37.0	36.3
Median age (Female)	38.8	38.3	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	83	6,868	10,839
# of persons per HH	2.7	2.4	2.6
Average HH income	\$80,399	\$47,998	\$50,803
Average house value	\$101,483	\$101,918	\$99,303

*\* Demographic data derived from 2010 US Census*



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