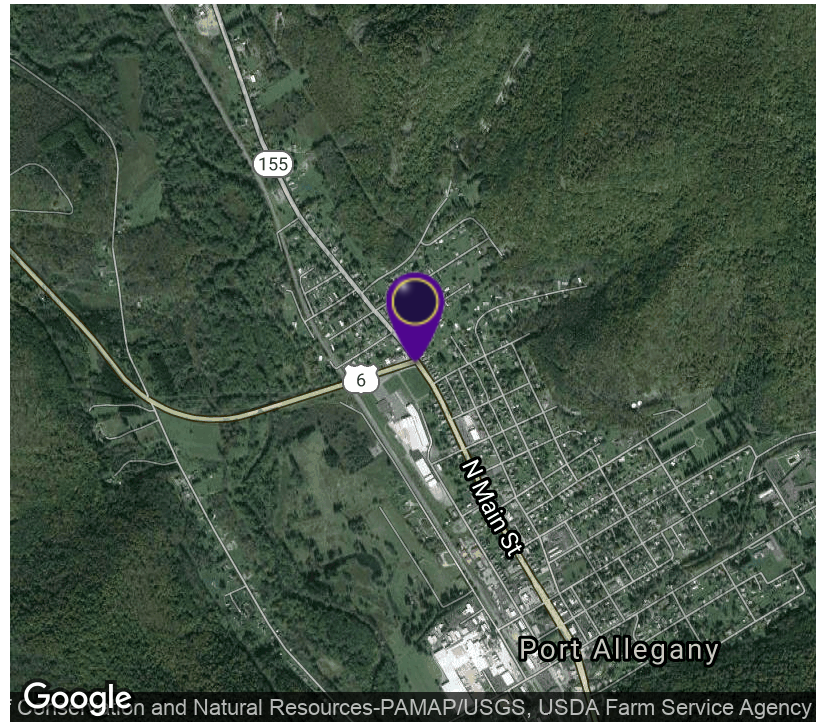
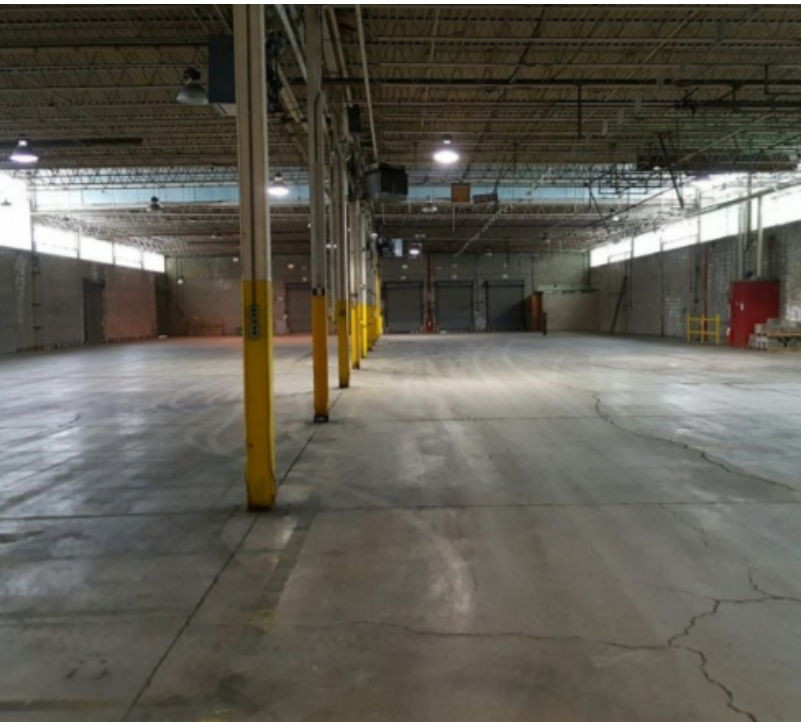


Warehouse, Storage, & Office Space

701 North Main Street , Port Allegany, PA 16743



OFFERING SUMMARY

Available SF: 2,000 - 71,960 SF

Lease Rate: \$3.50/SF Warehouse
\$6.75/SF Office

Lot Size: 36.0 Acres

Year Built: 1937

Building Size: 211,551 SF

LOCATION OVERVIEW

Warehouse, Storage, & Office Space available. The property is relatively level, with frontage on Route 6, Pearl Street, Benton Avenue, and the Allegheny River. Minutes from the Bradford Regional Airport. Nearby industries/major employers include Zippo Manufacturing Company, Bradford Regional Medical Center, The Federal Government, The Bradford area School District, the Ardagh Group, and the American Refining Group. Among these, the Zippo Manufacturing Company is the region's largest employer, followed by the Bradford Regional Medical Center, the Federal Government, and the Bradford Area School District. It is noted that the top ten largest employers in the county remain in manufacturing-related industries.

PROPERTY HIGHLIGHTS

- Rail Access that Allows Access to the Buffalo and Pittsburgh Railroad
- 2,000 Up To 20,960 +/- SF Office
- 50,000 +/- SF of Warehouse Space
- Situated on 36 Acres of Land
- 34,500 Volt Electrical Feed
- All Buildings in Good Condition
- 12 Loading Docks



RICK RECCKIO
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rick@recckio.com

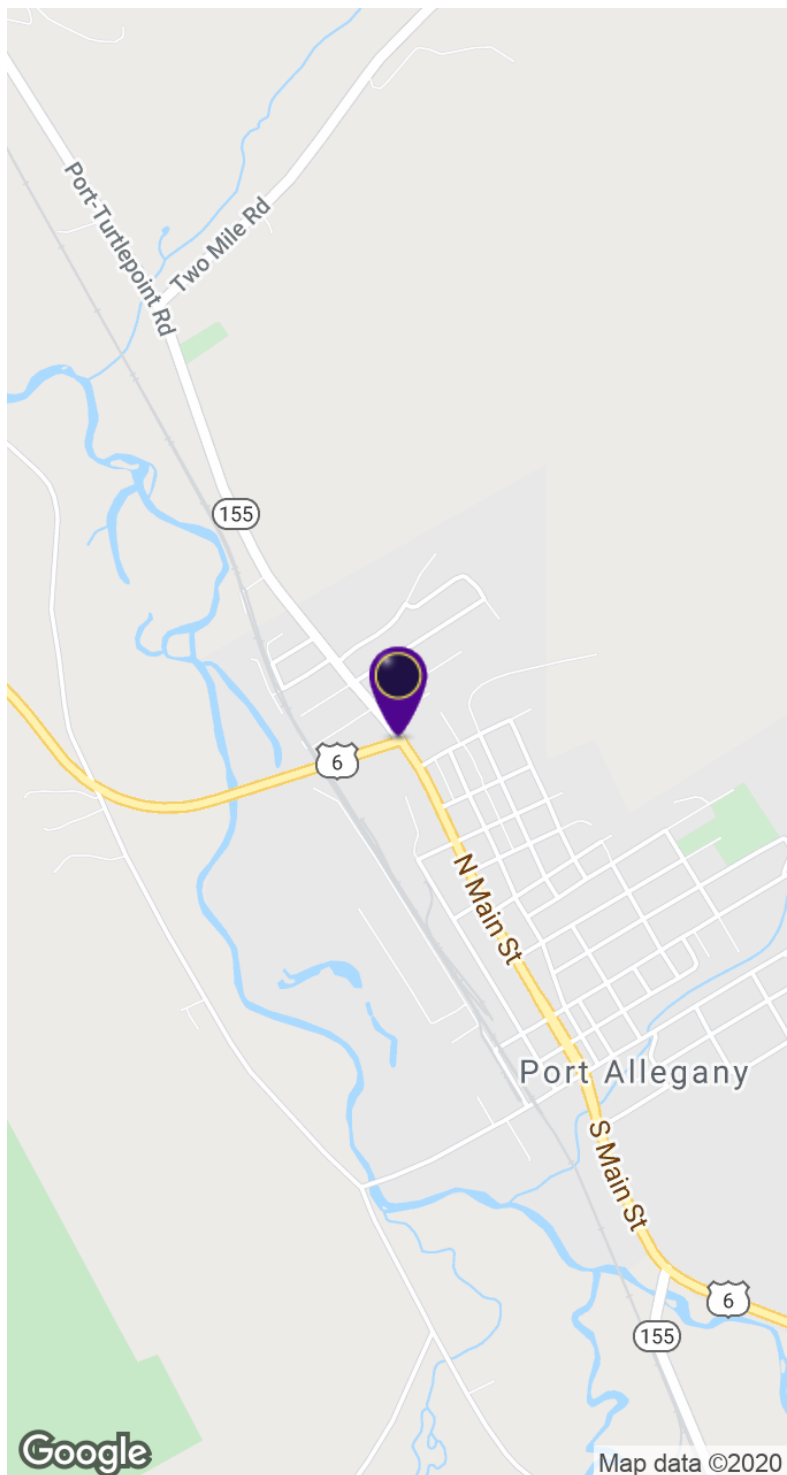
4455 TRANSIT ROAD, SUITE 3B
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Warehouse, Storage, & Office Space

701 North Main Street , Port Allegany, PA 16743

Property Type	Industrial
Property Subtype	Manufacturing
Building Size	211,551 SF
Lot Size	36 Acres
Year Built	1937
Number Of Buildings	4

20,960 SF of gross office space available which can be sub divided from 2,000 SF and up. Available warehouse space is approximately 50,000 SF+/- . Site is a former Pitt Corning glass manufacturing & Warehouse operation. Originally built in 1937, with expansions in 1947, 1962, and 1986. Production stopped July 1, 2016. Site is approximately 36 acres in total with 23.5 acres actively utilized. It consists of four major structures and two minor structures and is approved for light industrial/warehouse use. *The total square footage of all six buildings associated with this property is 211,552 which is divided into three categories: manufacturing, warehouse, and administrative offices. The administrative building and manufacturing and a warehouse plant #8, both have recently been remodeled. Warehouse #2 has 7 loading docks, 5 of which have doc locks and built in loading ramps. Manufacturing plant #8 has 5 loading docks, 2 with locks, and build in ramps. The property formerly had two rail spurs that allowed access to the Buffalo and Pittsburgh railroad with connections to Norfolk Southern's Buffalo line. The property has water, sewer access, telecommunications system, natural gas, a by-pass pipeline, and fire protection system. Fully alarmed.



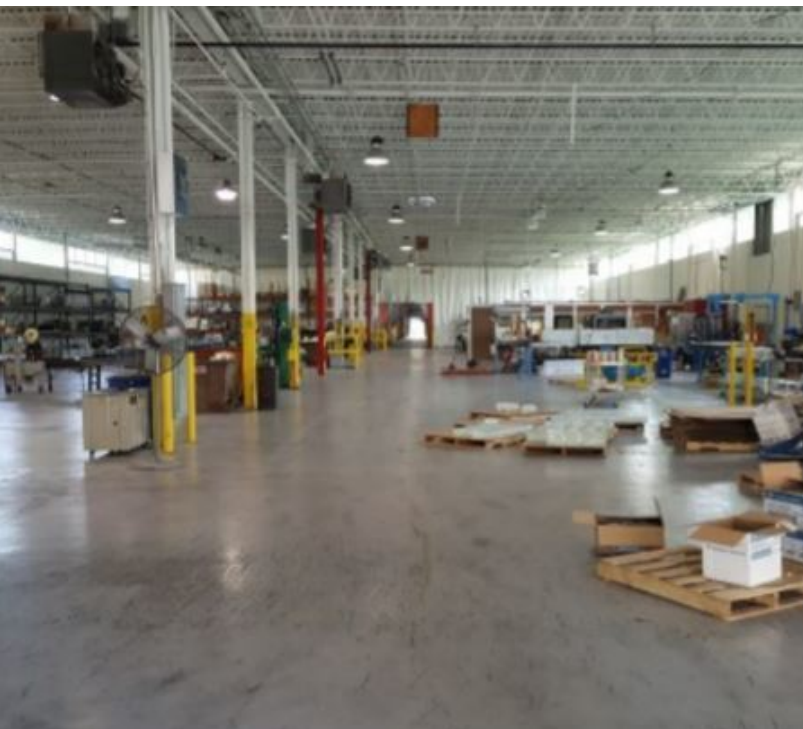
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ADDITIONAL PHOTOS

Warehouse, Storage, & Office Space

701 North Main Street , Port Allegany, PA 16743

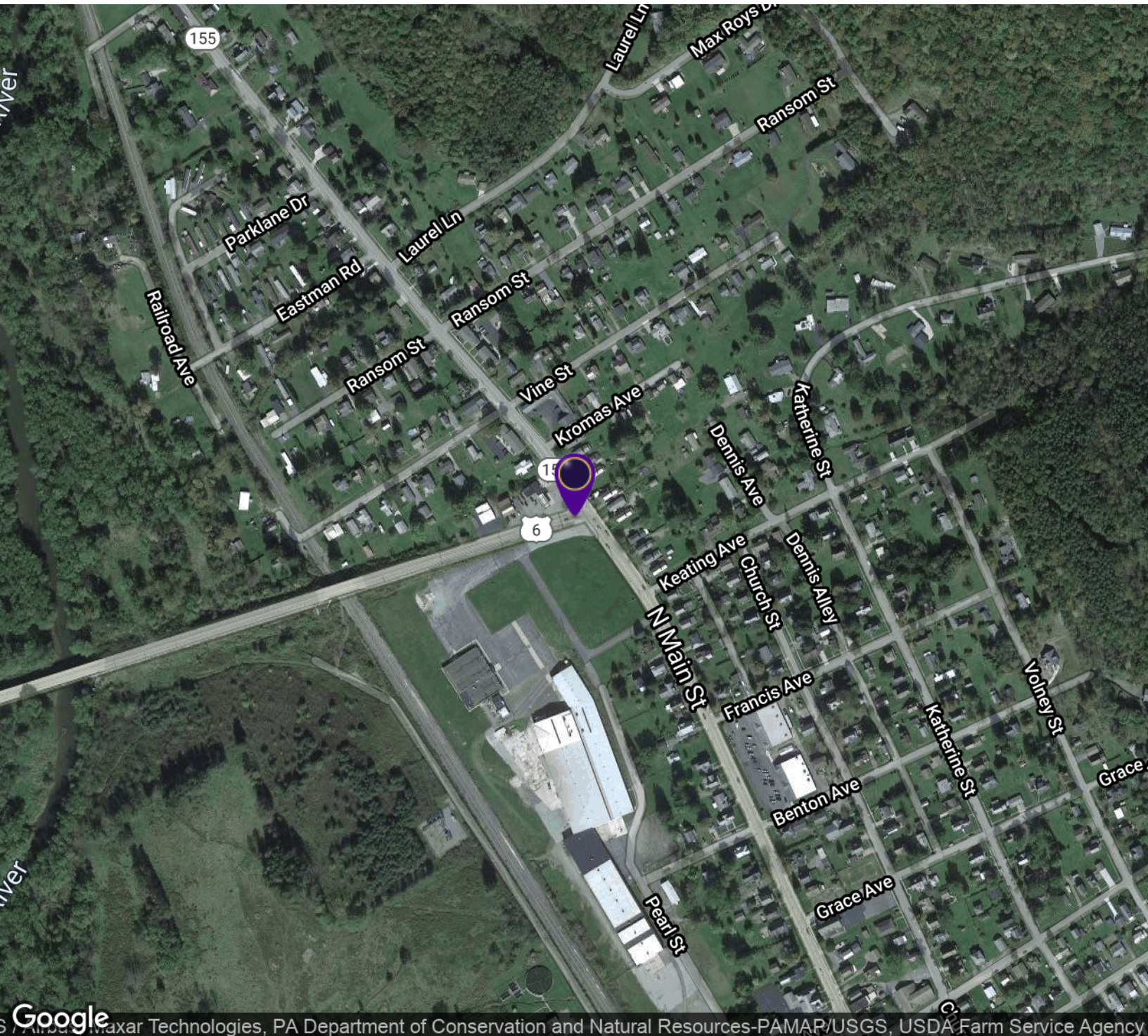


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Google, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA Farm Service Agency

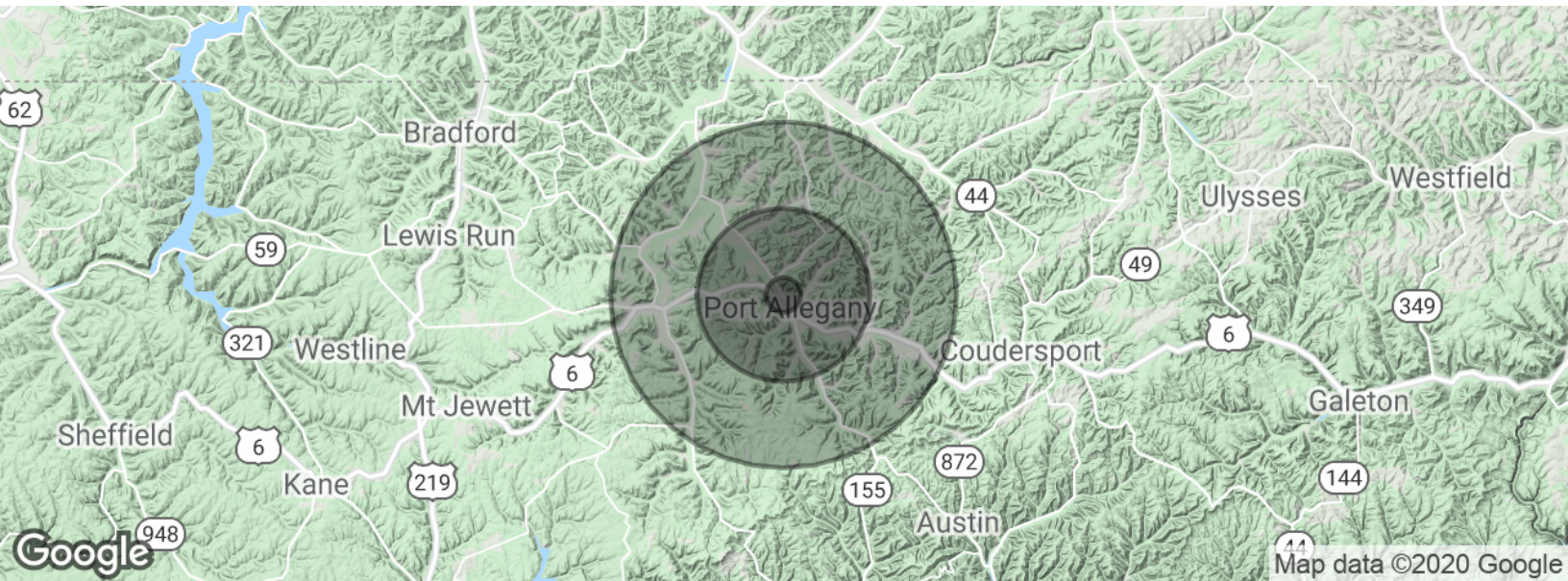


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	106	2,655	9,689
Median age	43.3	43.1	43.2
Median age (Male)	43.1	42.8	42.6
Median age (Female)	43.4	43.2	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	1,110	3,943
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,502	\$48,841	\$48,926
Average house value			\$85,066

* Demographic data derived from 2010 US Census



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