

# WAREHOUSE SALE PRICE: \$2,490,000

# 56,768 SF+/-

LATITUDE: 41.127320 LONGITUDE: -75.883650

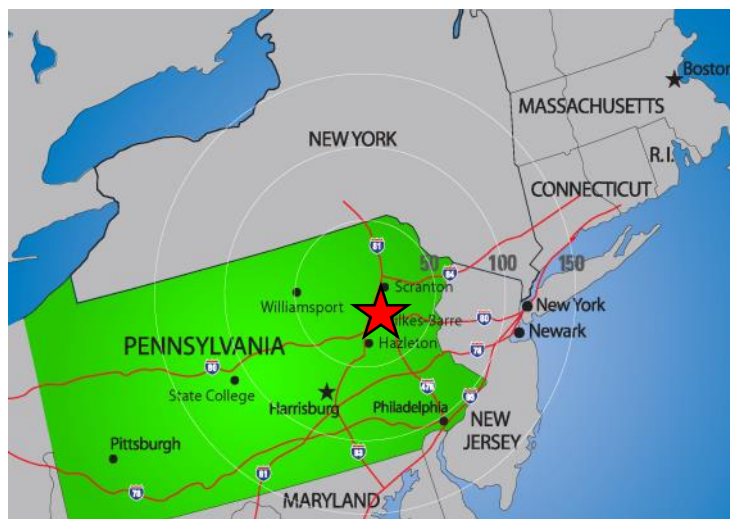


## 1120 OAK HILL RD, MOUNTAINTOP, PA 18707

Manufacturing facility on 12.5+/- acres featuring warehouse, office and break area. Property has ample employee and trailer parking and location provides easy access to Interstate Highways. Additionally, a 2.5+/- acre piece of the land is leased month to month.

### PROPERTY DETAILS:

- 56,768 SF+/- (includes 13,600 SF Office)
- 12.5+/- Acres
- PIN: M1000A10B-64
- Public Utilities
- Masonry Exterior
- Flat Roof (2 Sections: Built-Up & Rubber)
- Gas Radiant Heat in Office
- Gas Suspended Unit Heaters in Warehouse
- 14 ft Ceiling Heights
- (3) Truck High Loading Docks
- (1) 8' x 9' Loading Dock
- 5 Ground Level Drive-In Doors (Varied Height)
- Wet Sprinklered
- 3200 amp / 220 V / 3 Phase Electrical
- Zoned I-1 (Industrial)
- 2021 Taxes - \$13,875



### For Information Contact:

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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