

212 Airport Road & State Rt. 59

212 Airport Road, Bradford, PA 16738



OFFERING SUMMARY

Available SF: 4,000 +/- SF

Up To 10,000 +/- SF

Lease Rate: \$5.75 SF/yr (NNN)

Lot Size: 5 Acres

Building Size: 30,000 SF

LOCATION OVERVIEW

Located along State Route 59 with close proximity to US Route 219 and Interstate 86. The Airport Industrial Park acts as a centralized location for area businesses with it's setting between the two largest cities in the county. Distance to rail line is 3.5 miles.

PROPERTY HIGHLIGHTS

- Electric: 277/480 volts, three phase
- 400,000 gallon water tank, Filtered and Ph balanced
- 2 miles to State Route 219
- Airport Amenities
- Sprinkler System
- Several Possible Tax and Tenant Incentives



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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

Bradford Regional Airport Industrial Park currently 4,000 +/- SF up to 10,000 +/- SF available for lease. Center is located on 5 +/- acres allowing for plenty of room to expand the building as needed. Multi Tenant Center Located in McKean County, PA. is divided into 4 cells. Each cell has one office, restroom facilities and at grade 12' x 14' or 16' x 16' overhead doors. Each is separately metered for all utilities. Property is owned and managed by Bradford Regional Airport Authority. State and Local incentives may apply. Keystone Opportunity Zone tax incentives available. Prospective Tenants may be eligible for 50% in funds for permanent build-outs. Sprinklered Fire Protection System, 20' x 50' column spacing, Gas Heating with Forced Air, 6" reinforced concrete floors, 28 day compressed strength of 4,000 psi. Airport amenities include: 150' wide runway capable of landing 737's and DC9's, On site Restaurant, Conference Room and Meeting Space Available, Hertz Rental Car, New State Trooper's Barracks, Commercial Air Service offered by United Airlines. Additionally: 82 acres of land available for lease or Build to Suit. Zoned Commercial/Industrial. Can be divided from 1 to 82 acres. 13 of the 82 acres has all new roads installed 2019.



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ADDITIONAL PHOTOS

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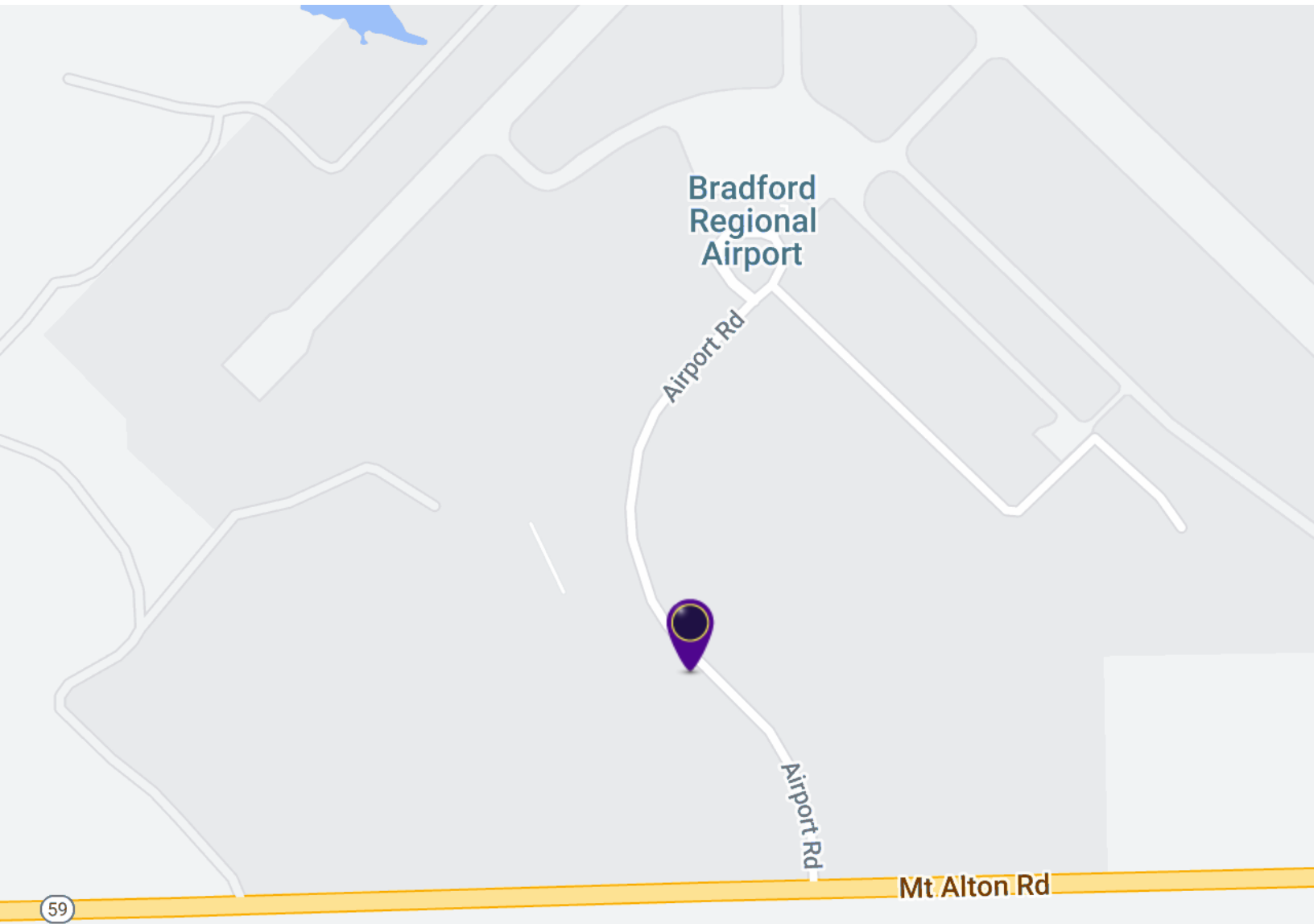
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LOCATION MAP

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Google

Map data ©2024

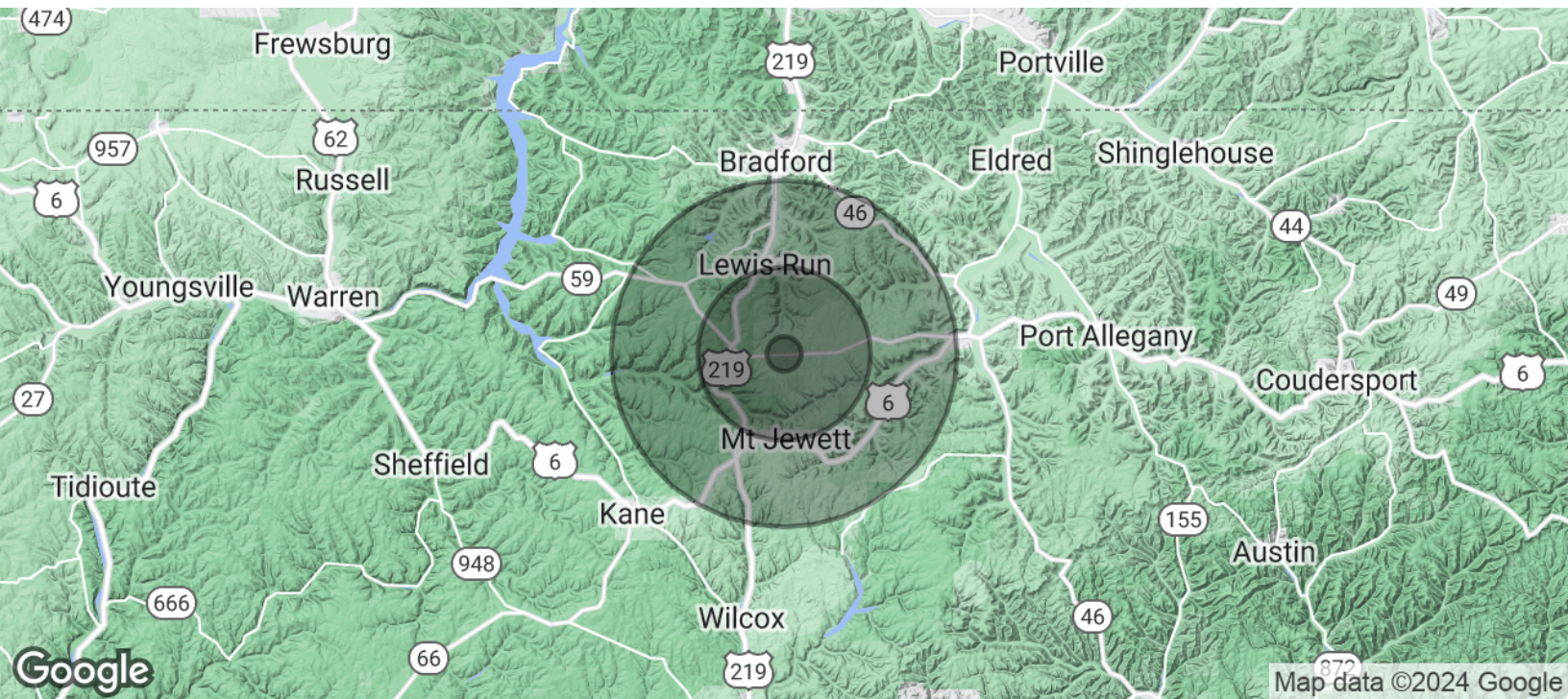


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	91	2,062	8,701
Average Age	39.6	39.8	40.9
Average Age (Male)	38.5	38.9	40.5
Average Age (Female)	44.5	44.0	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	29	679	3,082
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$57,860	\$56,802	\$61,038
Average House Value	\$115,534	\$111,136	\$106,525

* Demographic data derived from 2020 ACS - US Census