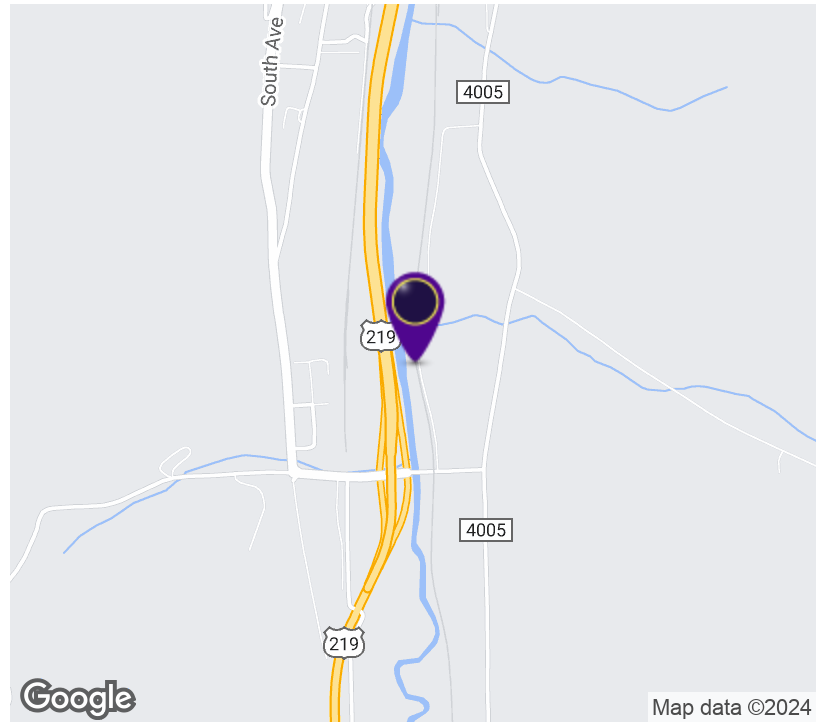


10,000+/- SF up to 79,336+/- SF Industrial Site consist of 5 Bldgs
124 Industrial Drive, Bradford, PA 16701



OFFERING SUMMARY

Sale Price:	\$950,000
Available SF:	10,000 - 79,336 SF
Lease Rate:	\$3.75 SF/yr (NNN)
Lot Size:	8.0 Acres
Building Size:	79,336 SF
Zoning:	M3- Manufacturing
Price / SF:	\$11.97

PROPERTY OVERVIEW

Formerly operated by Universal Well Service Company property consists of 5 Buildings totaling 79,336+/- SF situated on 8+/- acres. Main Storage Warehouse building consisting of 35,100+/- SF, nicely finished office space with 19' +/- ceiling heights. 5-ton crane-way in the center rear section with a 14' x 16' wide door with a large canopy on side of building. 17,562+/- SF wide large open canopy area. Two (2) additional out buildings a 21,592+/- SF Warehouse and a 3,182+/- SF 2 Bay Truck Drive Thru wash. 1,900+/-SF canopy storage opposite the main building. Fenced-in yard. 3 Phase power (277-480 Volts). Fully Sprinklered.

LOCATION OVERVIEW

Located 1/4 mile off Rt. 219 Expressway at the Owens Way Exit. Other nearby industrial buildings nearby and on Industrial Drive. Minutes from the NYS border.

PROPERTY HIGHLIGHTS

- 5 Buildings totaling 79,336+/- SF
- 8+/- Acres
- 8 Drive Thru Bays
- (16) 16' High Doors with 8 Across the Front & 8 Across the Rear of Building
- 19' - 20' Ceiling Heights
- Crane-way Over Center Rear Door
- Fenced-In Yard & Sprinklered Building
- 1/4 Mile Off the 219 Expressway



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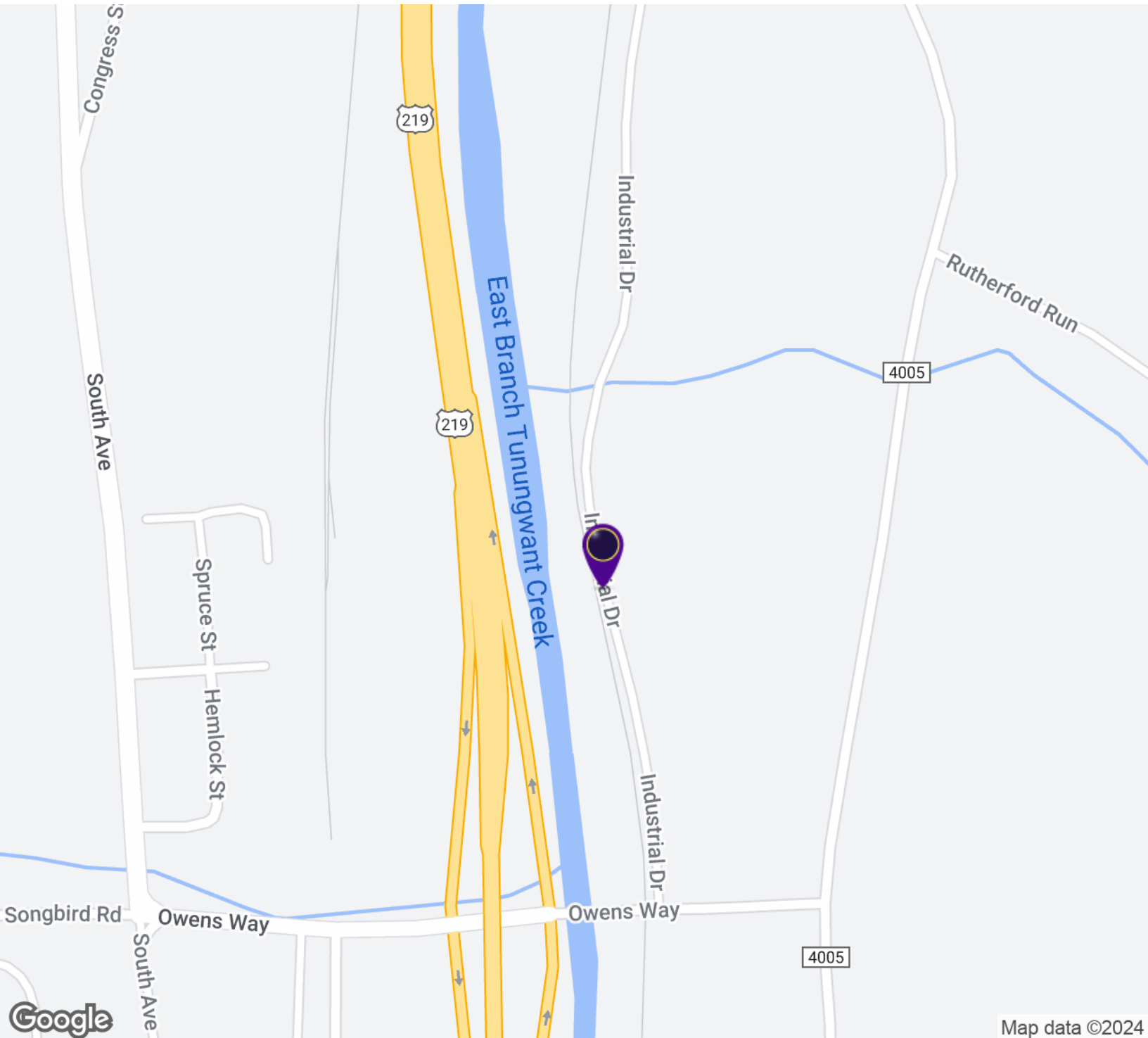
ADDITIONAL PHOTOS

10,000+/- SF up to 79,336+/- SF Industrial Site consist of 5 Bldgs
124 Industrial Drive, Bradford, PA 16701



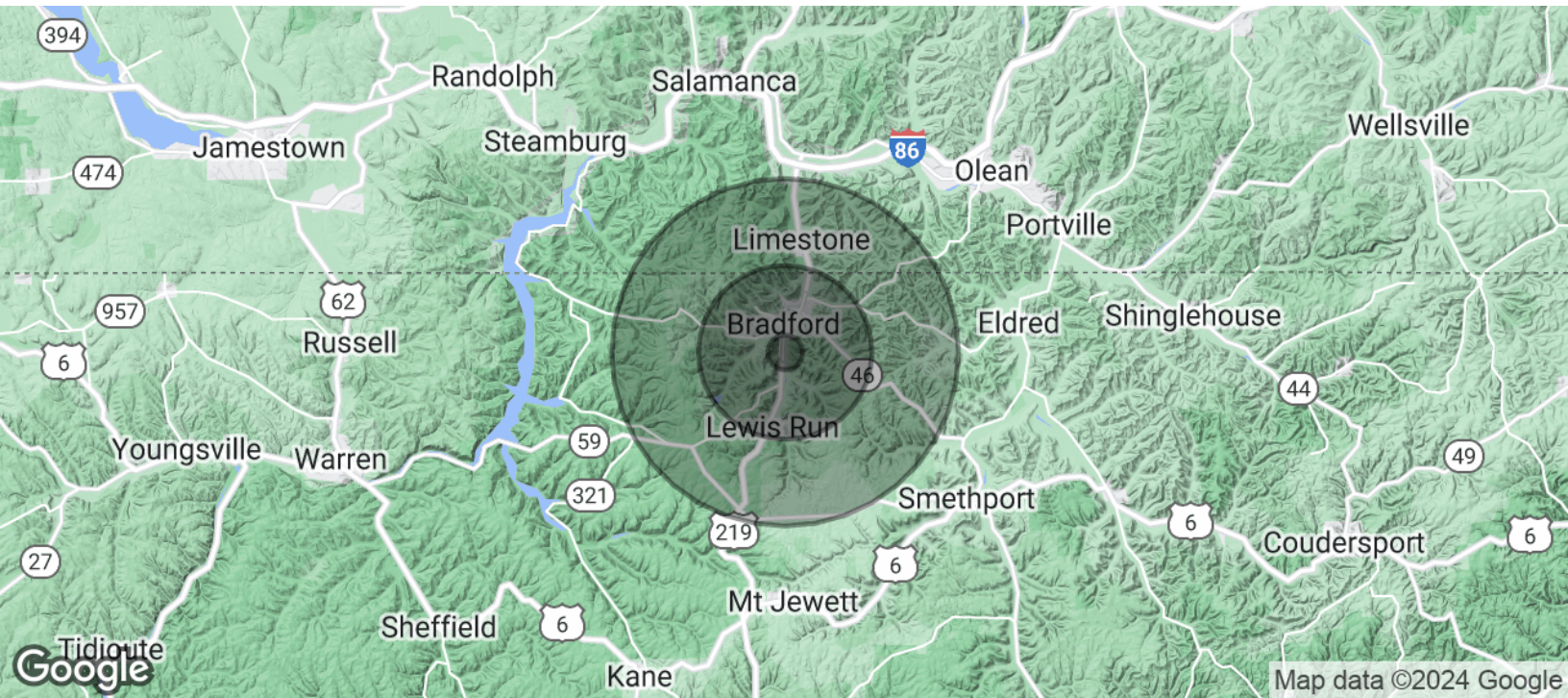
LOCATION MAP

10,000+/- SF up to 79,336+/- SF Industrial Site consist of 5 Bldgs
124 Industrial Drive, Bradford, PA 16701



DEMOGRAPHICS MAP & REPORT

10,000+/- SF up to 79,336+/- SF Industrial Site consist of 5 Bldgs
124 Industrial Drive, Bradford, PA 16701



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	981	16,614	27,867
Average Age	37.1	38.8	38.1
Average Age (Male)	35.3	37.2	36.9
Average Age (Female)	39.4	39.6	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	446	6,823	10,703
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$34,888	\$46,200	\$51,774
Average House Value	\$107,952	\$104,982	\$104,560

* Demographic data derived from 2020 ACS - US Census



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