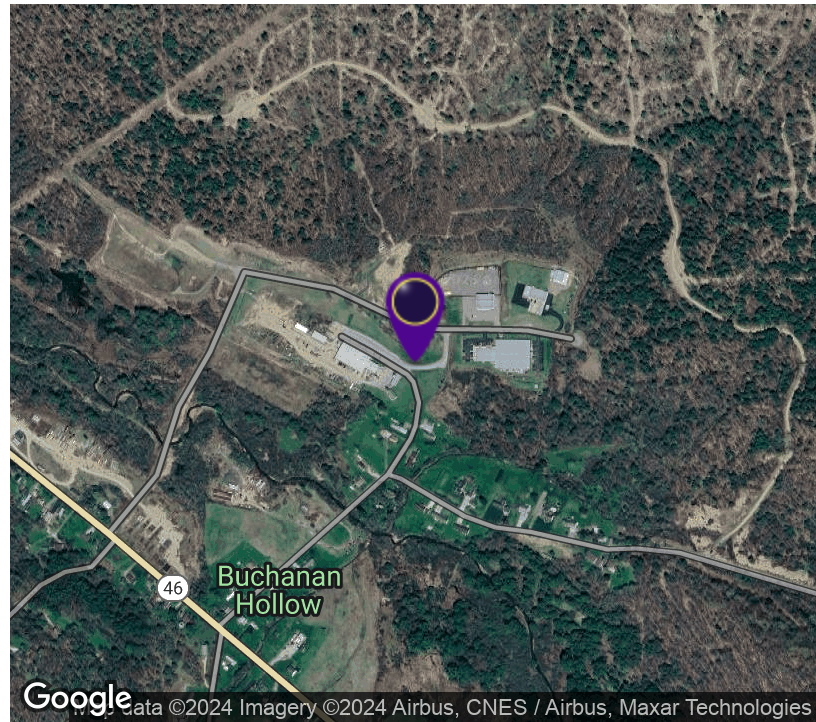


# 110 Commerce Drive

Bradford, PA 16701



## OFFERING SUMMARY

Sale Price: \$119,900

Lot Size: 3.23 Acres

Zoning: Manufacturing

Price / SF: \$0.85

## PROPERTY OVERVIEW

Site has a 3.23 acre build ready pad, expandable to 5.47 acres. The Bradford Economic Corporation (BEDC) has completed construction of site work and has two construction ready lots available for purchase or ground lease. Also available is a 13+/- acre site with an 8,000 SF new building for sale or lease. Call for further details and pricing. The entire 350 acre industrial park is located in a state approved Keystone Opportunity Zone 9KOZ until December 31, 2020. Companies that located in a KOZ qualify are exempt from most state and local taxes. The sites available are Greenfield, graded sites, zoned for manufacturing and may be used for Industrial/ manufacturing, distribution, warehouse, service, or other purpose.

## LOCATION OVERVIEW

Located one mile from U.S. Route 219, 10 miles from Interstate I-86, and 15 miles from the Bradford Regional Airport.

## PROPERTY HIGHLIGHTS

- Sewer Available (Bradford Sanitation Authority)
- Water/ Sewer System Capacity- 6.5 Million Gallons Per Day
- Primary Electricity Voltage- 34,500, 3-Phase
- Water/ Sewer Main Sizes- 6 Inches/8 Inches
- Secondary Electricity Voltage- 277/480
- Sting Communications Fixed Wireless Broadband

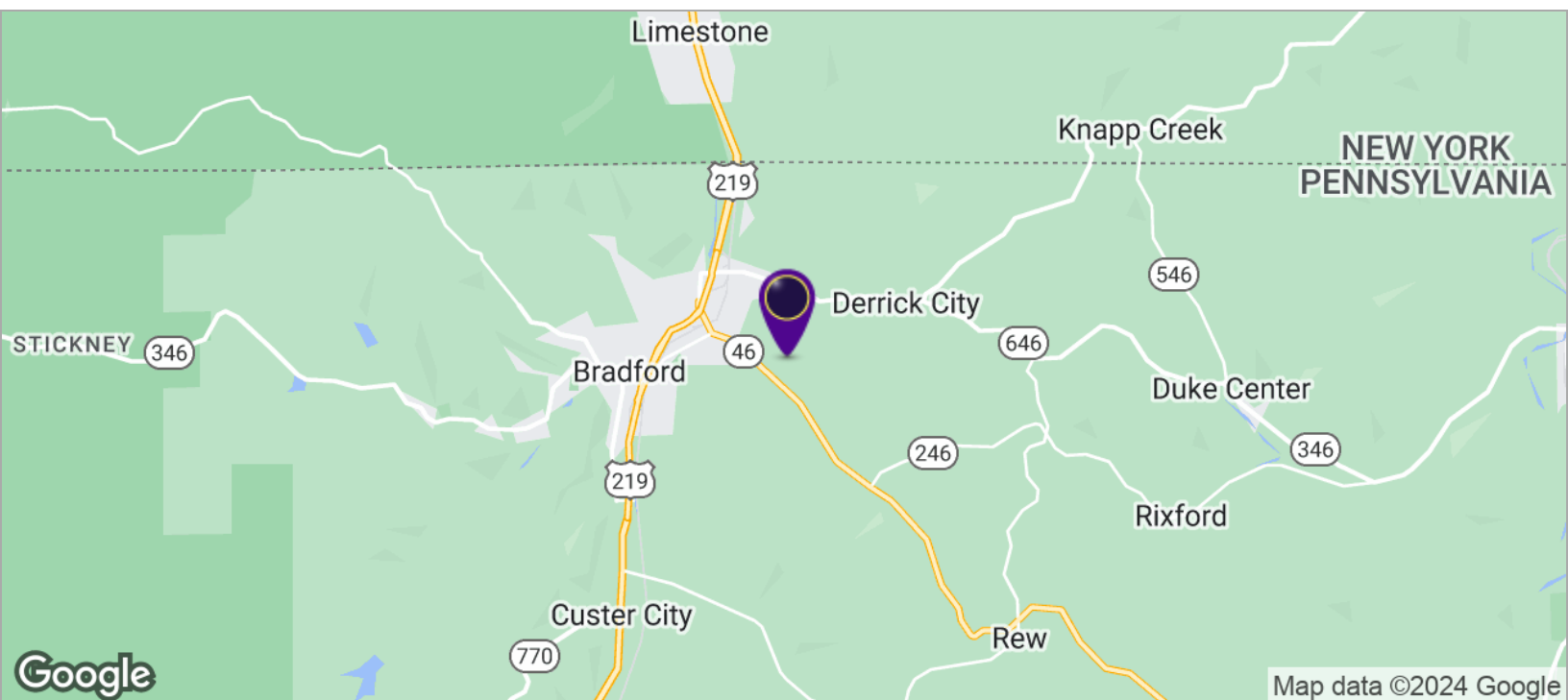
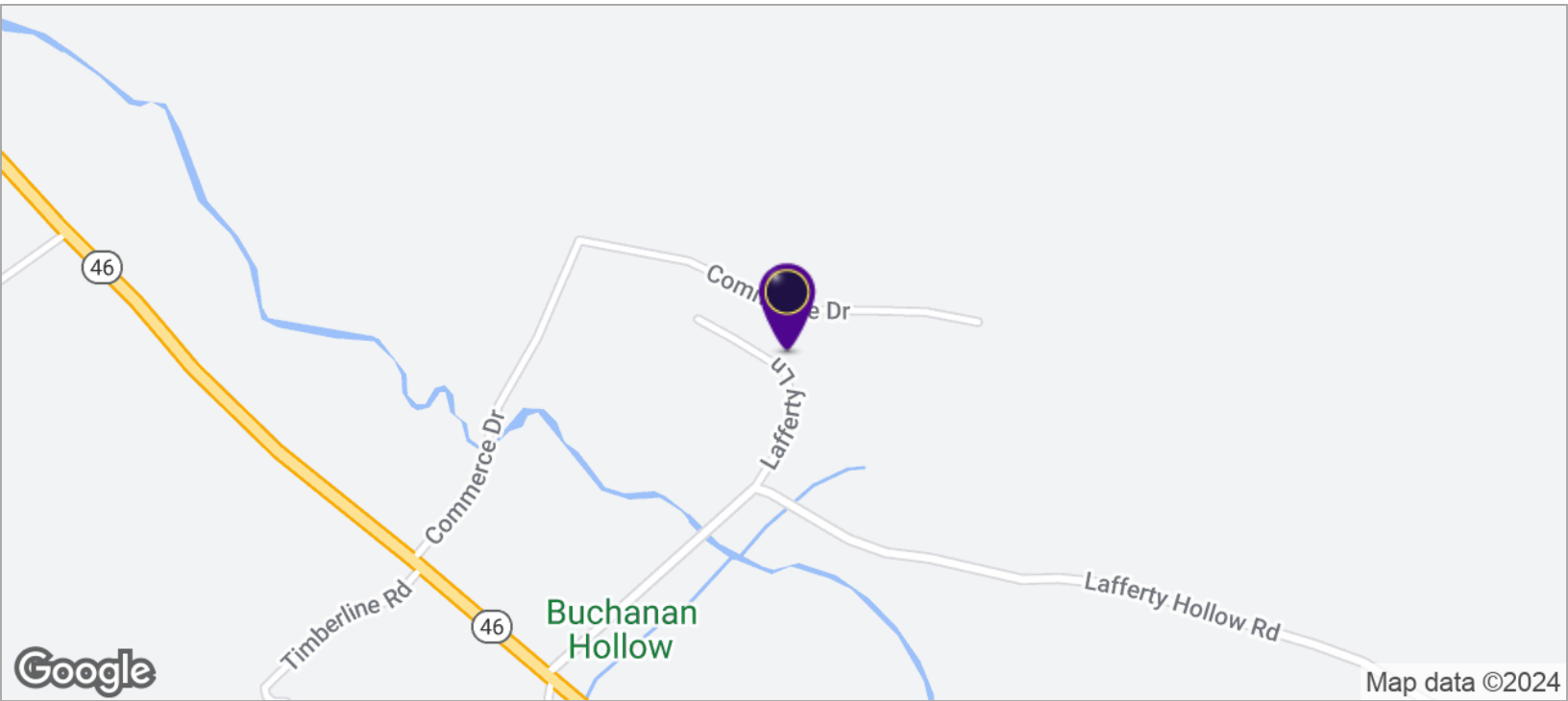


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# 110 Commerce Drive

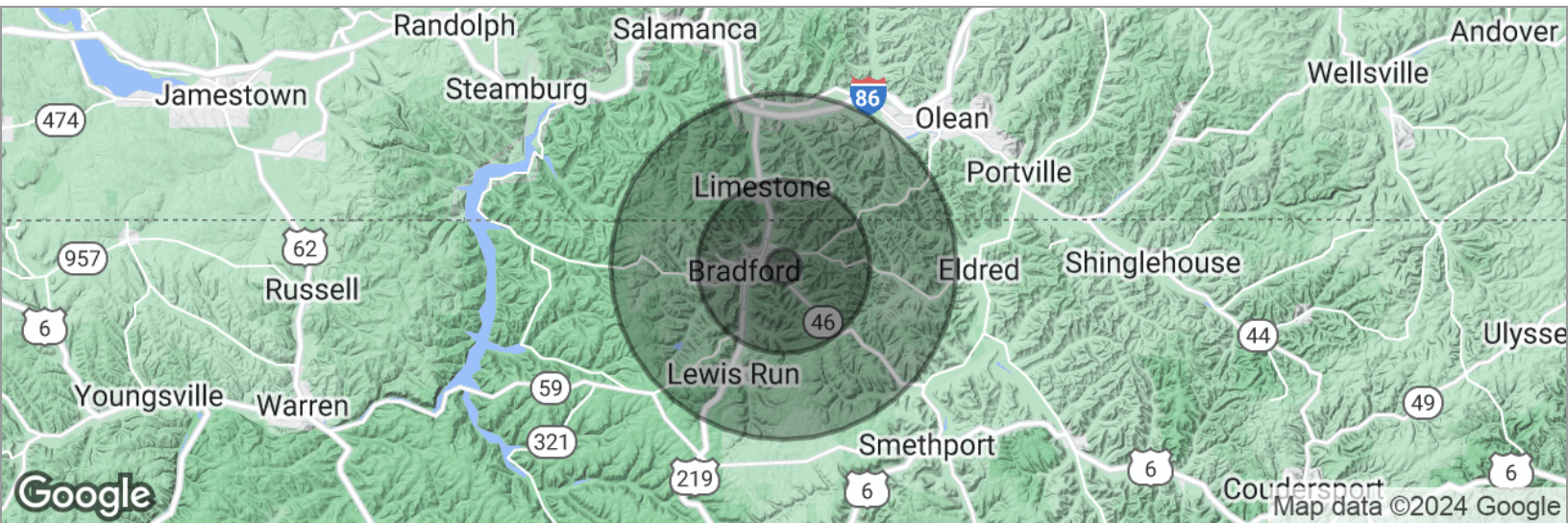
Bradford, PA 16701





# 110 Commerce Drive

Bradford, PA 16701



POPULATION	1 MILE	5 MILES	10 MILES
Total population	223	16,803	28,291
Median age	40.7	38.2	37.5
Median age (Male)	41.5	36.9	36.3
Median age (Female)	38.8	38.3	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	83	6,885	10,944
# of persons per HH	2.7	2.4	2.6
Average HH income	\$80,399	\$47,941	\$50,748
Average house value	\$101,483	\$102,019	\$99,380

\* Demographic data derived from 2020 ACS - US Census