

# 125 & 129 PENCE ROAD

Cowansville, PA 16218 (Armstrong County)

WAREHOUSE BUILDINGS  
FOR SALE



## CONTACT

Dana Schatzel Grau

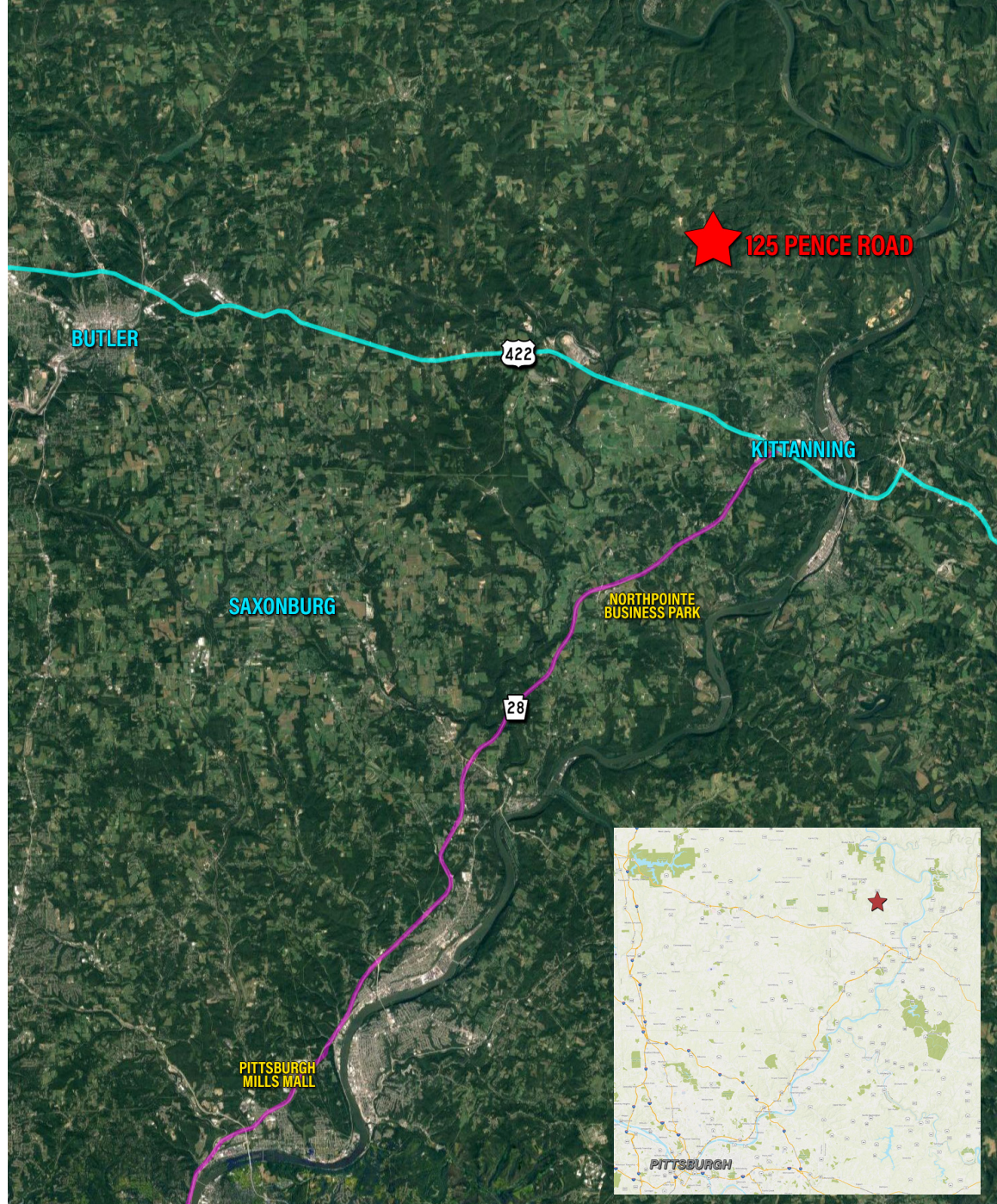
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ADDRESS	125 & 129 Pence Road
BUILDING TYPE	Flex/Industrial/Warehouse
TOTAL SF	Building One: 8,790 SF (8,400 SF Warehouse / 390 SF Office) Building Two: 10,000 SF Building Three: 6,525 SF
ACRES	13.33 acres
CEILING HEIGHTS	Building One: 17'9" Building Two: 26' Building Three: 14'
DOCK DOORS	Building One: 1 Building Two: 1
DRIVE IN DOORS	Building One: 4 Building Two: 5 Building Three: 6
ZONING	M2 - Heavy Industrial
NOTES	Dollar General retail store being constructed at corner of East Brady Road and Pence Road
	UTILITIES
GAS	Peoples
WATER	Well
SEWAGE	East Franklin Twp
ELECTRIC	West Penn Power
SALE PRICE	\$625,000



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