

WAREHOUSE AVAILABLE



131 KLINE AVENUE, CALLERY, PA 16024

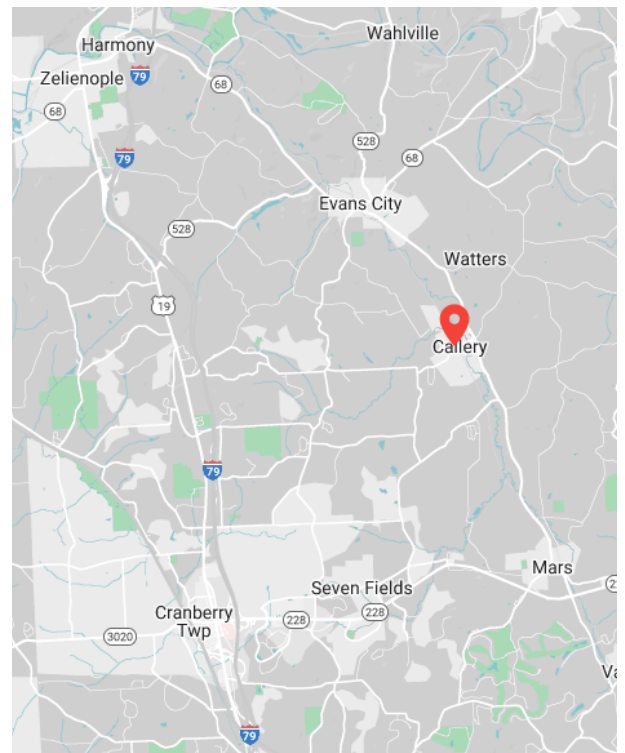
DRASTICALLY REDUCED PRICE:
~~\$2,400,000~~ **\$1,600,000**



 **CLICK HERE FOR VIDEO TOUR**

PROPERTY FEATURES:

- **53,267 SF Warehouse Building For Sale**
47,567 SF Warehouse with 5,700 SF Office on 4.1 acres
- **Reduced Asking Price: ~~\$2,400,000~~ \$1,600,000**
- **Lease Rate: \$7.00 NNN**
- Heat and Air Conditioning throught most of the building
- Nine (9) Dock High Doors & Two (2) Drive In Door
- 12' to 19' Clear Heights
- Multiple production / warehouse areas
- 800 Amp Three Phase
- Former Food Production Facility
- Multiple offices/Conference Room/Break Room



CONTACT:

AJ PANTONI

ajpantoni@hannalwe.com
412 261 2200

GARY WILSON, SIOR

gwilson@hannalwe.com
412 261 2200

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640
PITTSBURGH, PA 15222

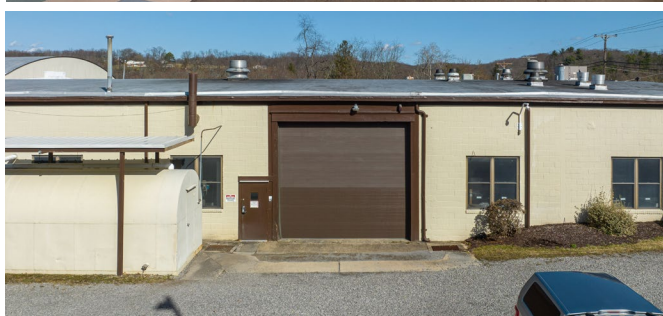
HANNALWE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

WAREHOUSE AVAILABLE



131 KLINE AVENUE, CALLERY, PA 16024



Property	131 Kline Avenue, Callery, PA 16024
Asking Price	\$1,600,000
Lease Rate	\$7.00 NNN
Taxes	\$13,840 annually
Zoning	Industrial
Year Built / Renovated	1930/1990
Building Area	53,267 SF Total 47,567 SF Warehouse 5,700 SF Office
Lot Size	4.1 acres
HVAC	Heat Throughout / AC throughout most
Electric	800 Amp Three Phase
Ceiling Heights	12' to 19'
Dock Doors	Nine (9) dock high doors
Drive in Doors	Two (2) drive-in doors
Sprinklers	Fully sprinklered

CONTACT:

AJ PANTONI

ajpantoni@hannalwe.com
412 261 2200

GARY WILSON, SIOR

gwilson@hannalwe.com
412 261 2200

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640
PITTSBURGH, PA 15222

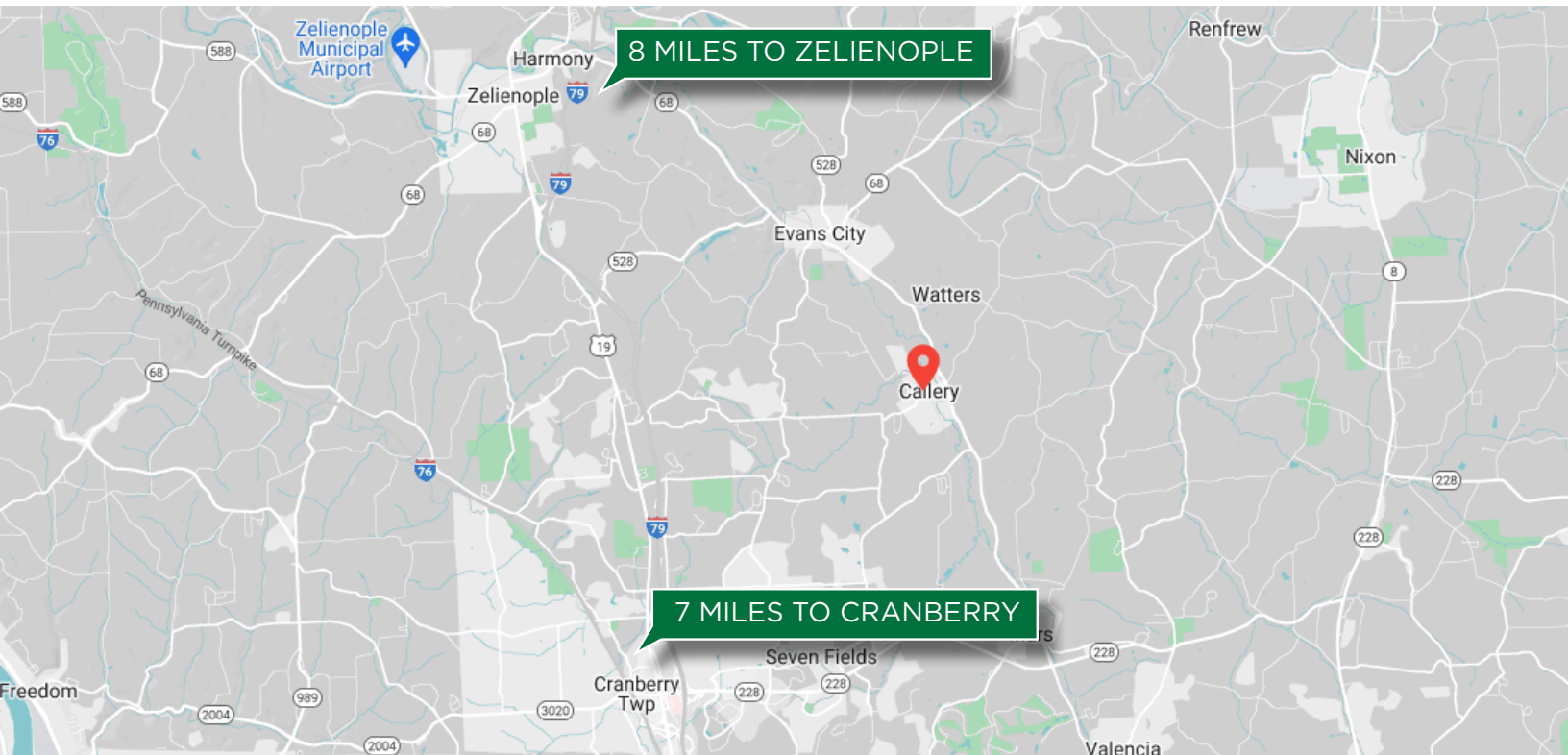
HANNALWE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

WAREHOUSE AVAILABLE



131 KLINE AVENUE, CALLERY, PA 16024



CONTACT:

AJ PANTONI

ajpantoni@hannalwe.com

412 261 2200

GARY WILSON, SIOR

gwilson@hannalwe.com

412 261 2200

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

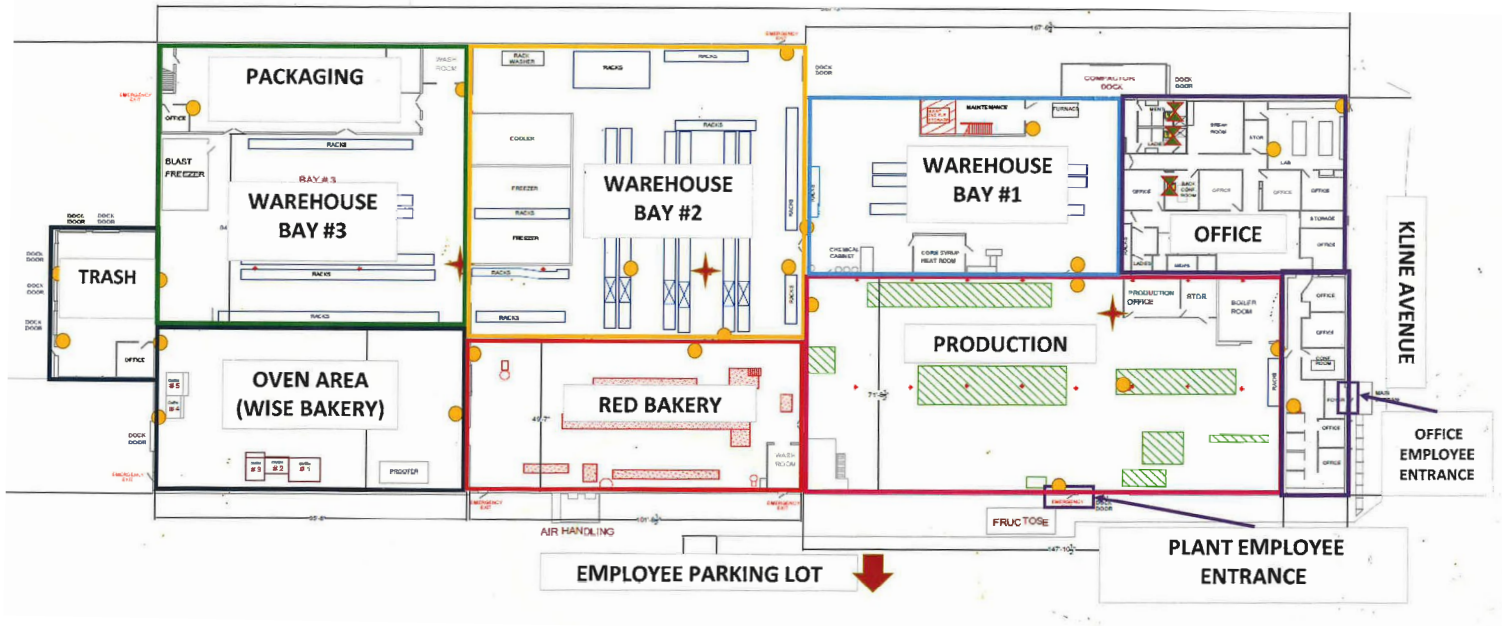
HANNALWE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

WAREHOUSE AVAILABLE



131 KLINE AVENUE, CALLERY, PA 16024



CONTACT:

AJ PANTONI
ajpantoni@hannalwe.com
412 261 2200

GARY WILSON, SIOR
gwilson@hannalwe.com
412 261 2200

HANNA LANGHOLZ WILSON ELLIS
ONE PPG PLACE, SUITE 1640
PITTSBURGH, PA 15222
HANNALWE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.