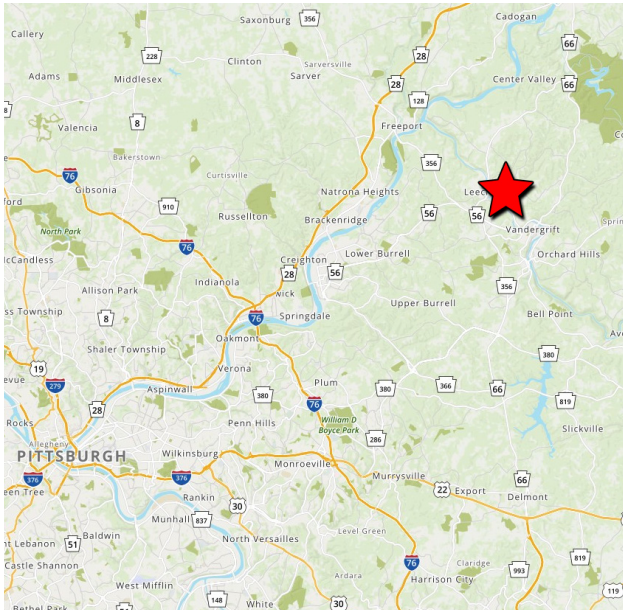




WAREHOUSE AVAILABLE

Former Iron & Steel Foundry | 326 1st Avenue, Hyde Park, PA 15641 | Westmoreland County



CONTACT

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TOTAL BUILDING AREA	182,000 SF
OFFICE	Newly renovated two-story concrete block Office Building with 4,800 sf of office space
ACRES	21
DRIVE IN DOORS	8 Insulated exterior Garage Doors
CEILING HEIGHTS	Range from 18' to 35' at peak 10,000 SF section is 55'
HVAC	High efficiency space heaters throughout 400,000 BTU
LIGHTING	High intensity florescent lights throughout
POWER	26,000 Volts of power to property
ROOF	All new roof; Galvalume standing seam; high rib 22 gauge. MBCI brand DBL - 20K industrial roof. Average life - 50 years.
FLOORS	All new 9" concrete
CRANES	<u>Machine Shop</u> <ul style="list-style-type: none"> Two 25 Ton One 5 Ton One 40 Ton Two 10 Ton <u>Foundry Building</u> <ul style="list-style-type: none"> Three 25 Ton One 75 Ton
NOTES	<ul style="list-style-type: none"> Completely renovated industrial warehouse space 2015-2020 6" insulation on walls and 12" on ceilings New in 2017, separate break room area with kitchenette, lockers and showers Extensive lay down areas
TENANT	1 Tenant occupying the Entire Office Building and about 15,000 sf of Warehouse. Annual Income: \$240,000.00
RAIL	Inactive Rail Spur/Access via Norfolk Southern Railway
FOR LEASE	\$6.50 - \$7.50/psf IG





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