

An aerial photograph showing a large industrial complex with several large, light-colored buildings and a central parking lot. The complex is situated in a residential neighborhood with many houses visible in the background. The sky is clear and blue.

500

PINE STREET

HOLMES, PA

10,605 SF
Available for Lease

STRATEGIC I-95 CORRIDOR LOCATION

**AVISON
YOUNG**



Flex Industrial / Warehouse Space

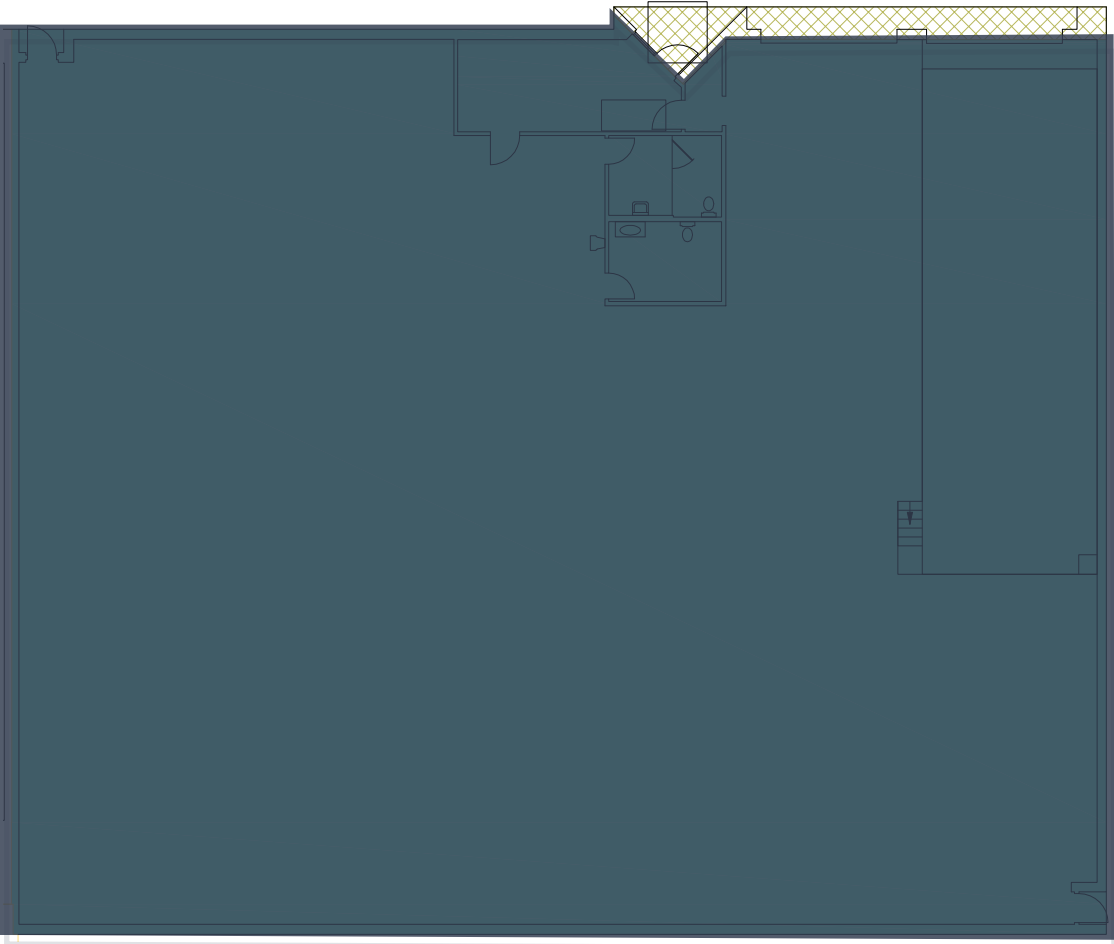


Building Specifications

Address	500 Pine Street, Holmes, PA
Square Footage	Unit 6 - 10,605 RSF
Built/Renovated	1995 / 2020
Parcel	38-03-00094-00
Property Use	LI- light industrial
Class	B
Acreage	7.84 Acres
Description	The property consists of eight connected and stand-alone buildings comprising 139,923 SF.
Clear Height	16 - 24' Clear
Dock Doors	11 Dock doors
Drive In's	11 Drive-in doors
Roof Type	Flat rubber membrane roofs: Buildings 3B, 3C, 4 & 5 (43,500 SF) installed 4/22/16 with 20-Year Warranty Building 8 (11,400 SF) installed 9/8/15 with 20-Year Warranty.
HVAC	Office portions have natural gas and electric central air heating and cooling system, including exterior rooftop mechanical equipment and air conditioning condensers. The shop areas of the buildings are heated using natural gas fired, ceiling hung unit heaters, except for tow sections of Building 4 and Building 8, which use a propane gas fired radiant heating system.

Floor Plan

10,605 SF



Location Overview

Strategic Access to Regional Markets

500 Pine Street is an excellent industrial location with robust connectivity for trucking and freight. Its close proximity to I-476, PA Route 291, I-95, and I-295 makes it highly attractive for operations requiring quick regional distribution.

DRIVE TIMES

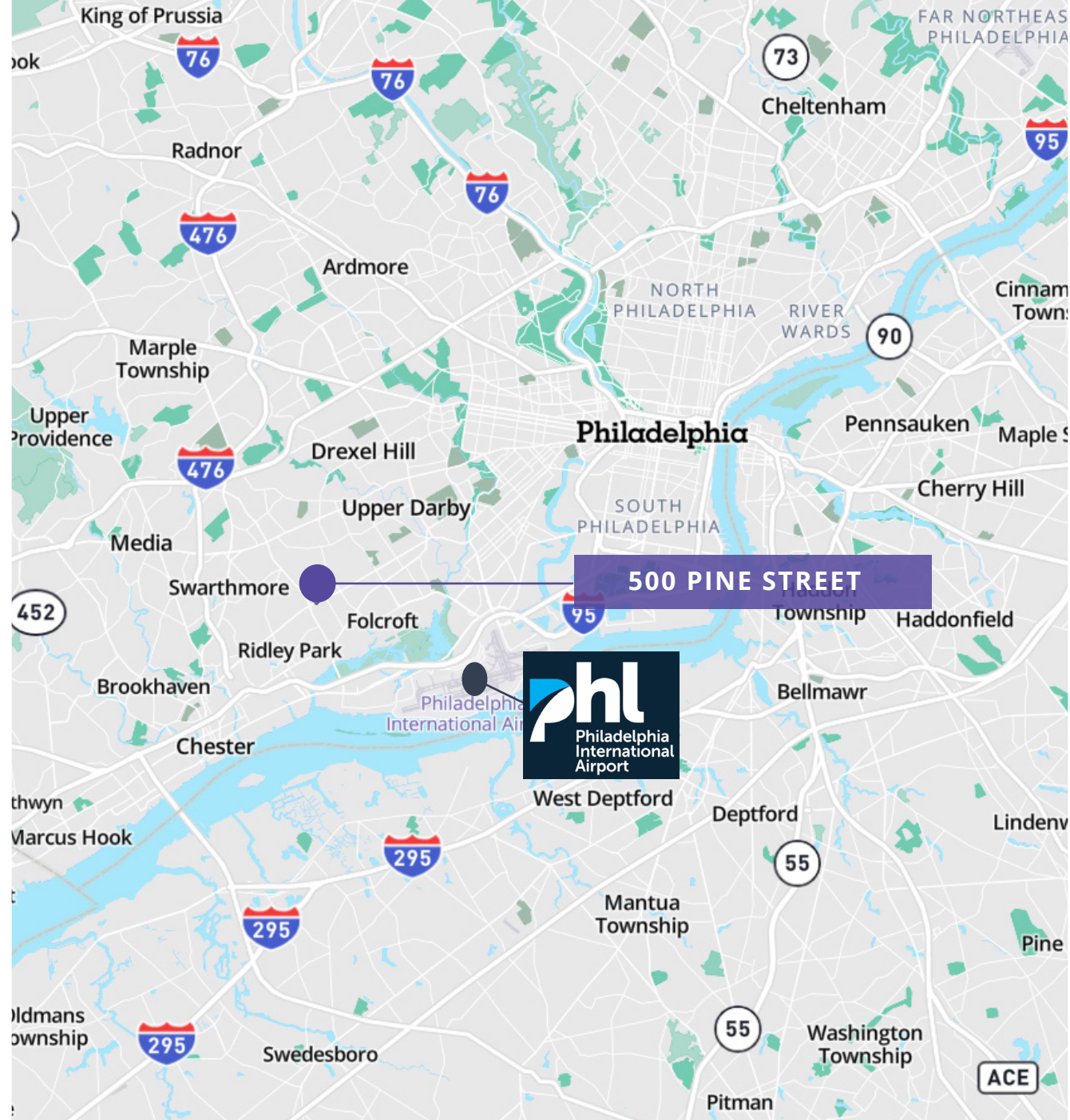
 10 MINUTES

 10 MINUTES

 12 MINUTES

 13 MINUTES

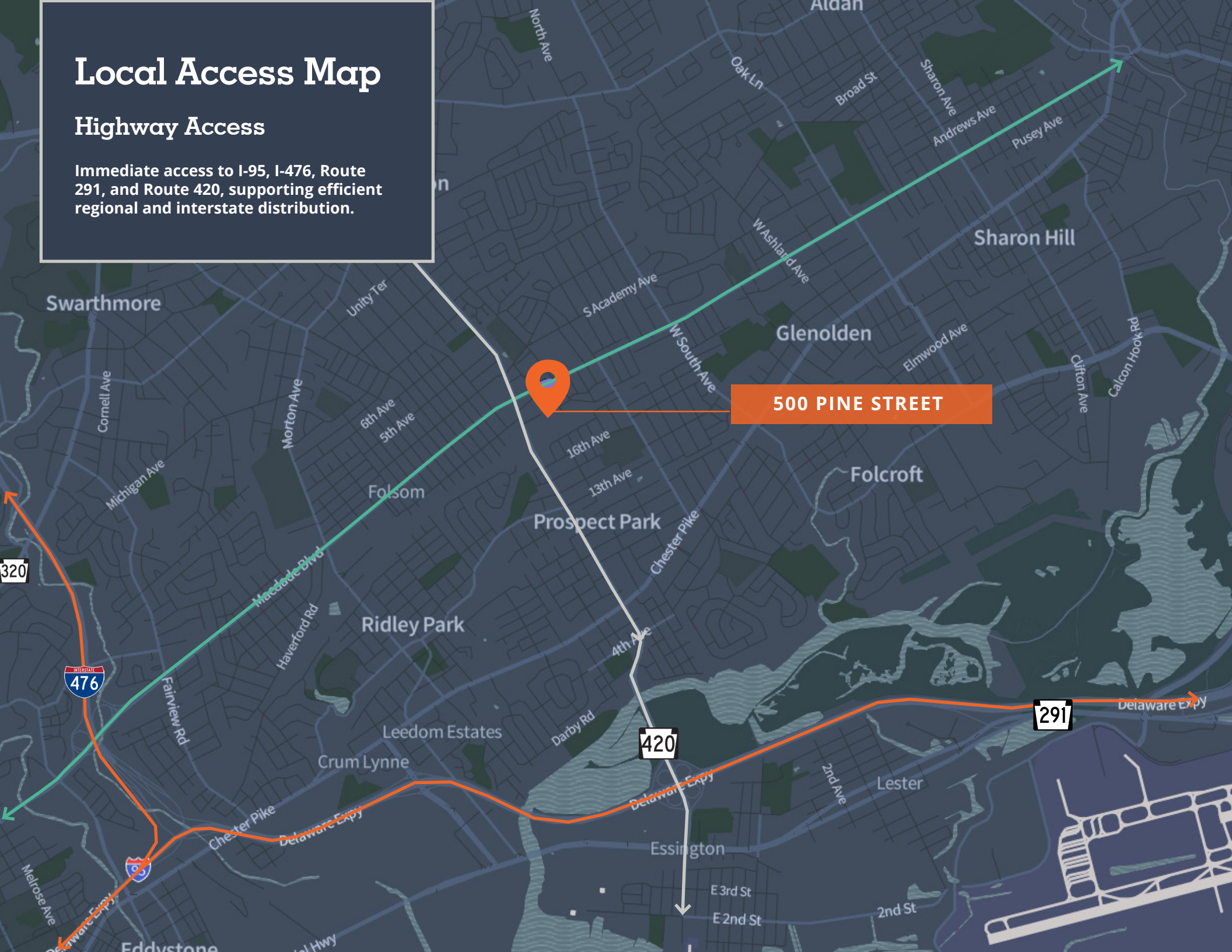
 20 MINUTES



Local Access Map

Highway Access

Immediate access to I-95, I-476, Route 291, and Route 420, supporting efficient regional and interstate distribution.





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