



FOR SALE OR LEASE | **224,802 SF**
101 N MAIN STREET | **ATHENS, PA**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**ECONOMICAL
WAREHOUSE AND
OFFICE SPACE LOCATED
IN THE HEART OF THE
MARCELLUS GAS FIELD**



**OFFICE SPACE IS IN
MOVE-IN CONDITION**



**A VARIETY OF
WAREHOUSE
CONFIGURATIONS
AVAILABLE**



PROPERTY DETAILS

101 N MAIN STREET | ATHENS, PA

AVAILABLE SPACE	224,802 SF
MINIMUM DIVISIBLE	10,000 SF
WAREHOUSE SPACE	172,014 SF
OFFICE SPACE	52,788 SF
FLOORS	1
DOCK DOORS	2 Exterior, 4 Interior
DRIVE-IN DOORS	4
CROSS DOCKS	Yes
CRANES	Yes
CLEAR HEIGHT	12' - 21'
COLUMN WIDTH/DEPTH	31' x 39'
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1910 Renovated 2002
FIRE SUPPRESSION	100% Wet
POWER	480v 3-Phase
PARKING	660 Surface Spaces
LAND AREA	33 Acres
ZONING	Industrial
PARCEL ID	07-020.14-138-000-000
RAIL	Norfolk-Southern, LVRR Spur
OPEX ESTIMATE	\$0.54/SF

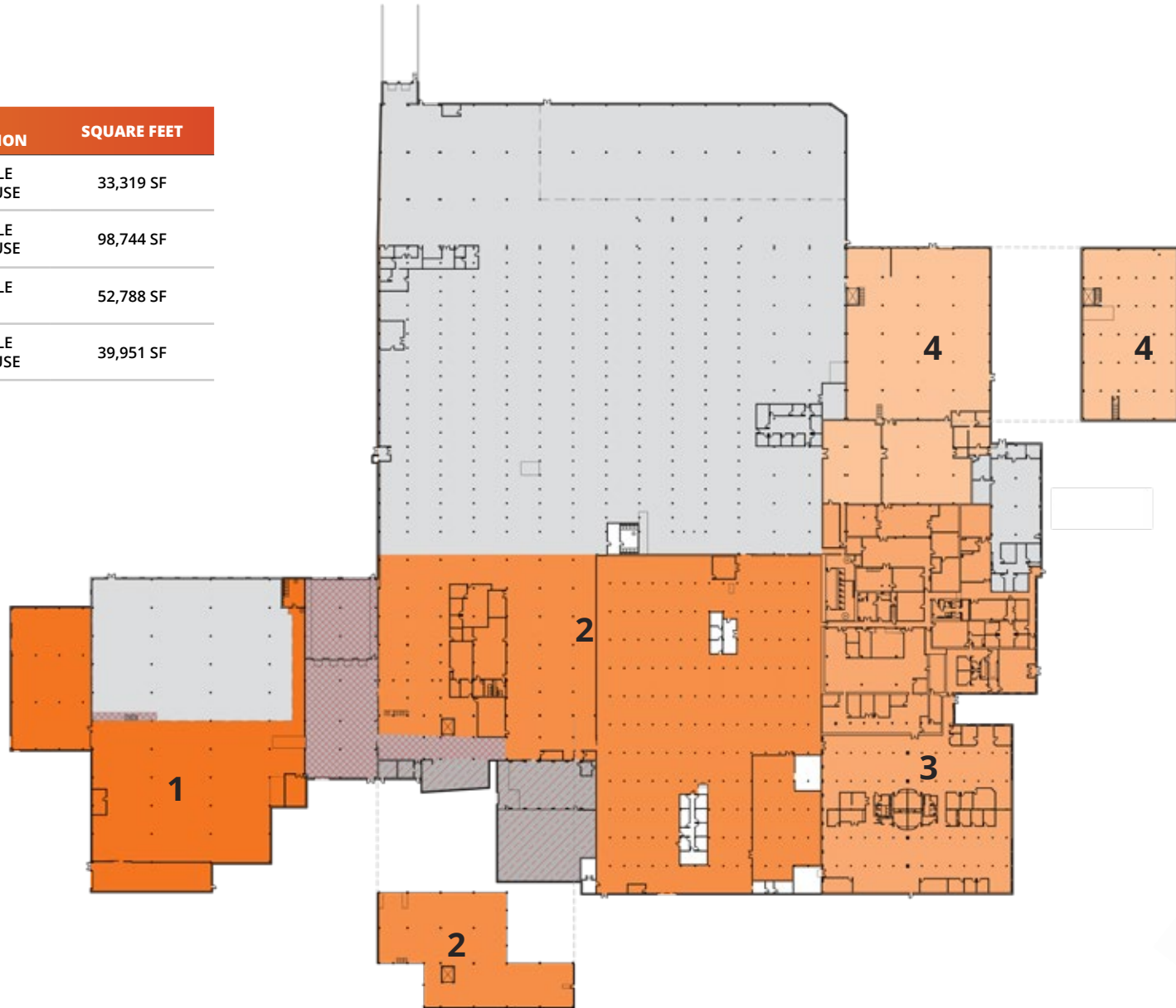


FLOOR PLAN

101 N MAIN STREET | ATHENS, PA

VIEW A MATTERPORT WALK-THROUGH OF THE OFFICE

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	33,319 SF
2	AVAILABLE WAREHOUSE	98,744 SF
3	AVAILABLE OFFICE	52,788 SF
4	AVAILABLE WAREHOUSE	39,951 SF



LOCATION MAP

101 N MAIN STREET | ATHENS, PA

US-220	0.8 MILES
I-86	3 MILES
ELMIRA/CORNING AIRPORT	29 MILES
SCRANTON	78 MILES
PHILADELPHIA	192 MILES
NEW YORK	216 MILES

