



**FOR LEASE** | **361,646 SF**  
**325 BUFFALO STREET** | **FRANKLIN, PA**

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# PROPERTY HIGHLIGHTS



**THREE GENERATORS:  
45KW, 30KW, & 7.5KW**



**FOUR INGERSOLL RAND AIR  
COMPRESSORS**

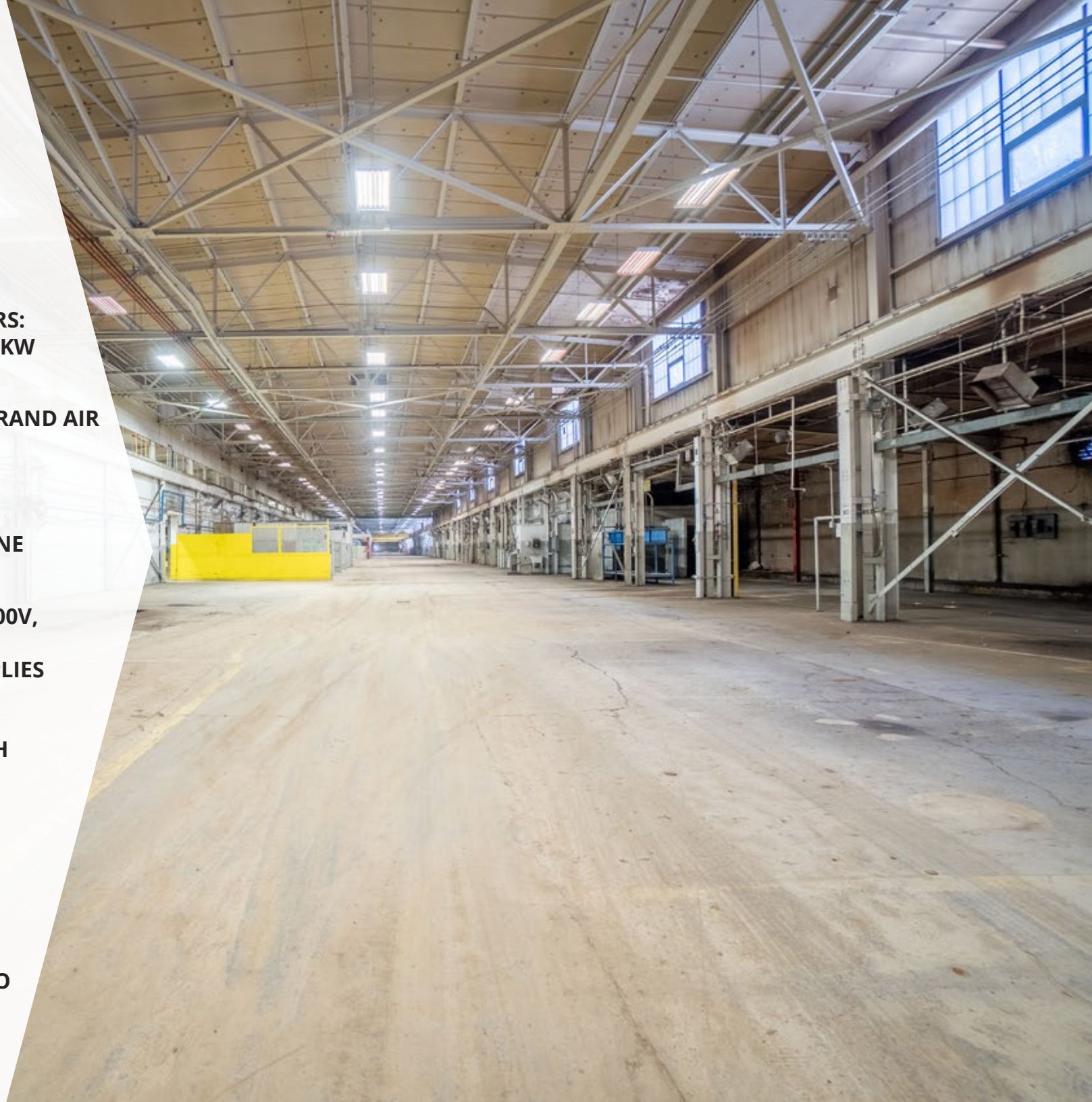


**LOCATED IN  
OPPORTUNITY ZONE**

**POWER: 4160V, 2300V,  
480V, 277V, 120V  
SUBSTATION SUPPLIES  
34.5KV AT TWO  
INCOMING  
LOCATIONS WHICH  
FEEDS TWO MAIN  
INTERNAL  
SUBSTATIONS  
& NUMEROUS  
TRANSFORMERS**



**CLEAR HEIGHTS:  
MAIN PLANT UP TO  
28' | WAREHOUSE  
UP TO 44'**





# PROPERTY DETAILS

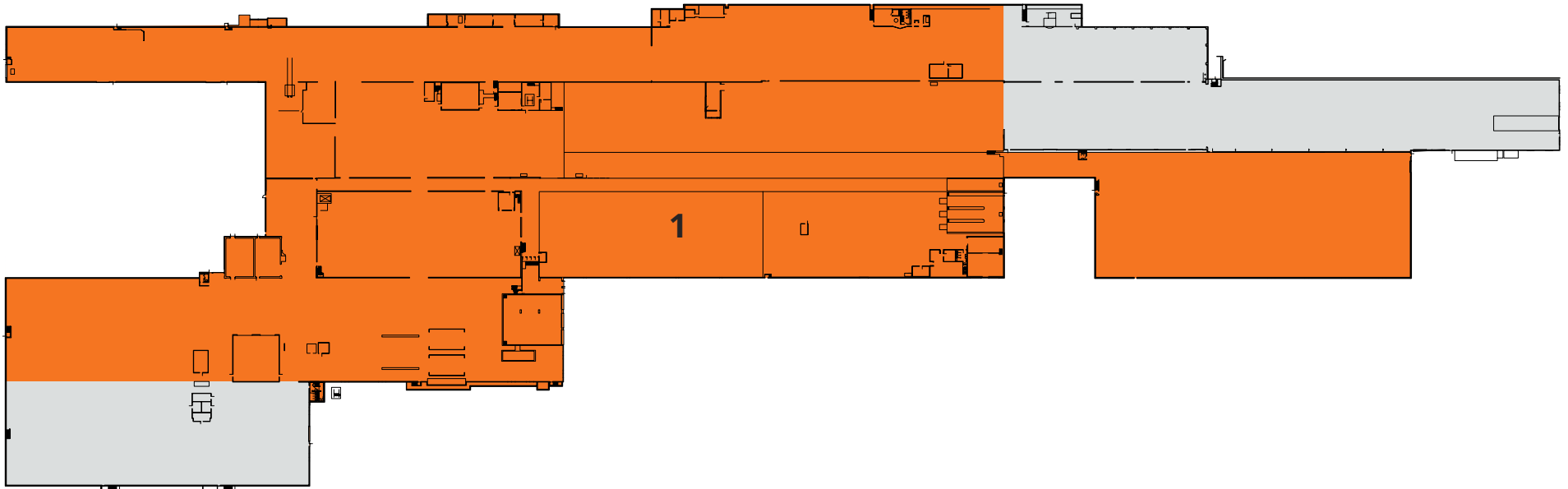
## 325 BUFFALO STREET | FRANKLIN, PA

AVAILABLE SPACE	361,646 SF
OFFICE SPACE	+/-17,000 SF
DOCK DOORS	7
DRIVE-IN DOORS	10
CLEAR HEIGHT	Main Plant up to 28'   Warehouse up to 44'
WALLS	Insulated Metal Panel
FLOORS	8" - 12" Reinforced Concrete
YEAR BUILT	1970 - 1981
FIRE SUPPRESSION	100% Wet System
LIGHTING	T-5 Fluorescent
CRANES	42 OH Cranes: (4) 4-ton, (2) 7.5-ton, (10) 20-ton, (1) 40-ton, (11) 5-ton, (8) 10-ton, (6) 30-ton Jib Cranes up to 2-ton Capacity
WATER	Supplied by City of Franklin   250,000-gallon Reservoir Tank behind Building for Suppression Support
POWER	4160V, 2300V, 480V, 277V, 120V Substation Supplies 34.5KV at Two Incoming Locations which Feeds Two Main Internal Substations & Numerous Transformers
PARKING	525 Surface Spots on 2 Main Lots
LAND AREA	47.05 Acres
ZONING	IN-Industrial
PARCEL ID	10-103-001-000
OPEX ESTIMATE	<b>\$0.57/SF</b>



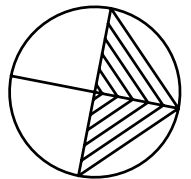
# FLOOR PLAN

325 BUFFALO STREET | FRANKLIN, PA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	PREMISES	361,646 SF

[VIEW A VIDEO OF THIS PROPERTY](#)

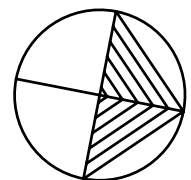
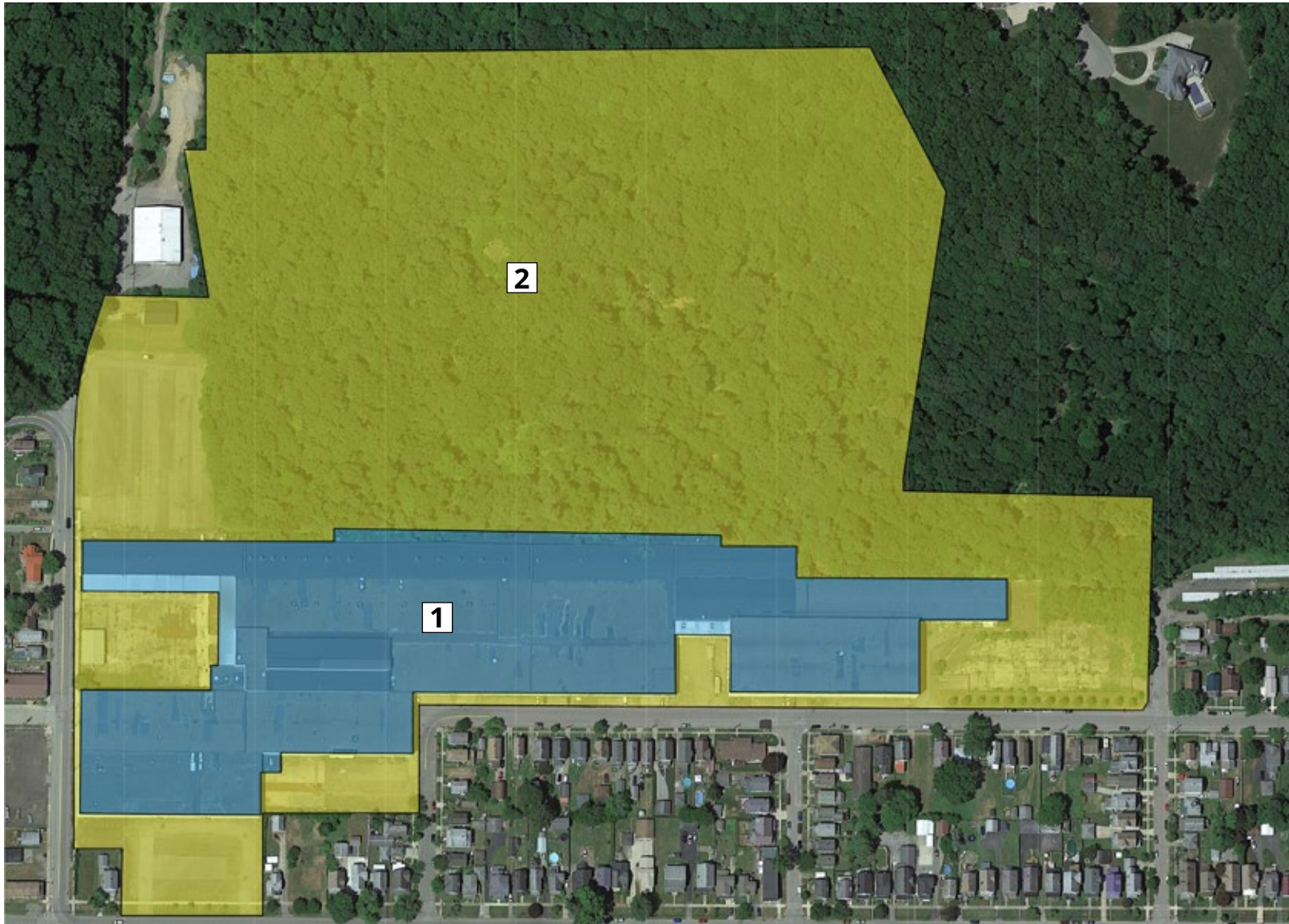




# SITE PLAN

325 BUFFALO STREET | FRANKLIN, PA

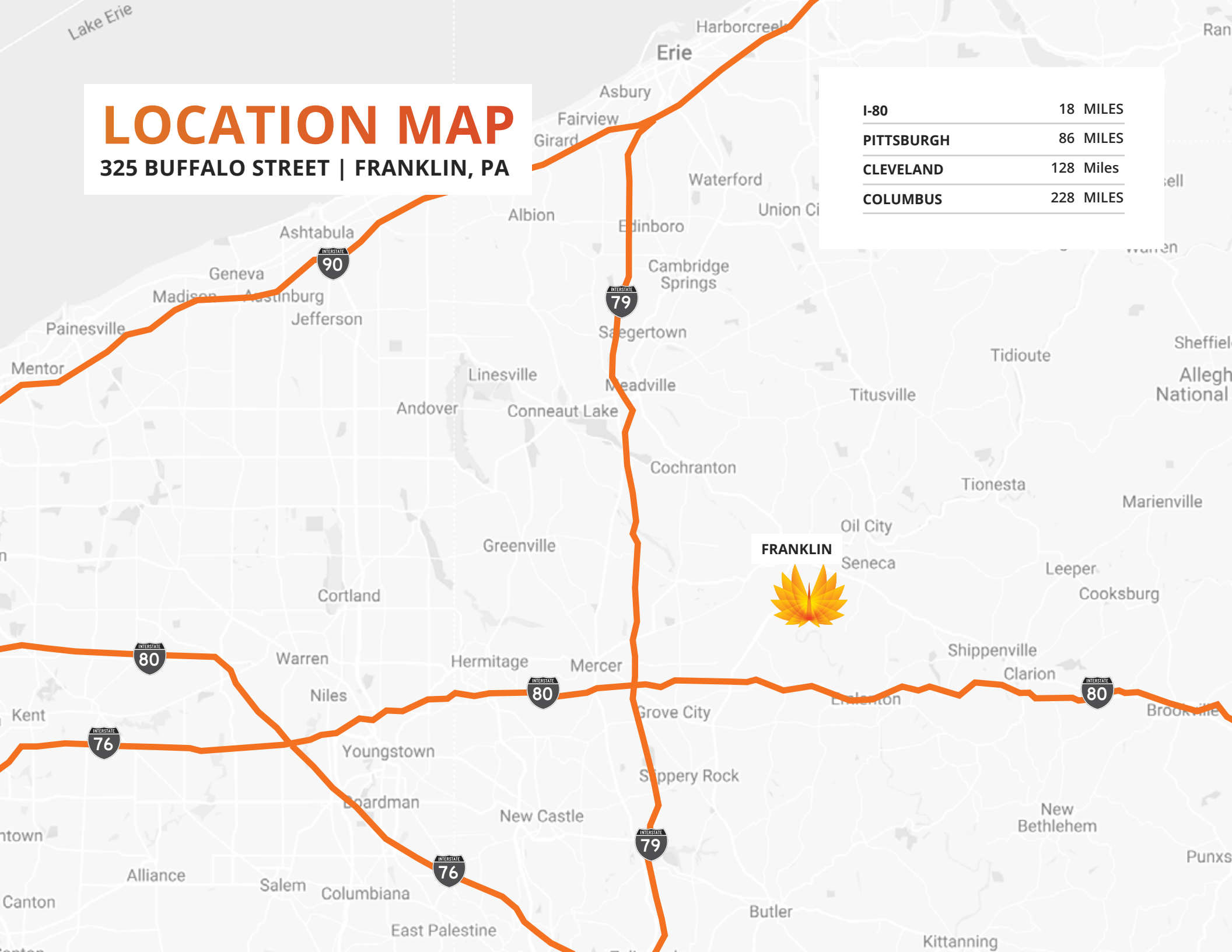
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING	361,646 SF
2	LOT	47.05 ACRES



# LOCATION MAP

325 BUFFALO STREET | FRANKLIN, PA

<b>I-80</b>	18 MILES
<b>PITTSBURGH</b>	86 MILES
<b>CLEVELAND</b>	128 Miles
<b>COLUMBUS</b>	228 MILES







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