

Distribution, Warehouse, Industrial, or Packing Facility

Perfect for Produce, or other Products requiring Temperature, Humidity Control.



31 Schwalm Road
Tower City, PA 17980

**Commercial, Industrial,
Warehouse, Distribution Space
Available Immediately for
Annual Triple Net Lease.
Sub Dividable Lease Possible.**

Versatile Facility Suitable for Retail or Wholesale Distribution, Equipment Sales, Produce Distribution and Packaging, Light Manufacturing, Bottling Plant, and much More!

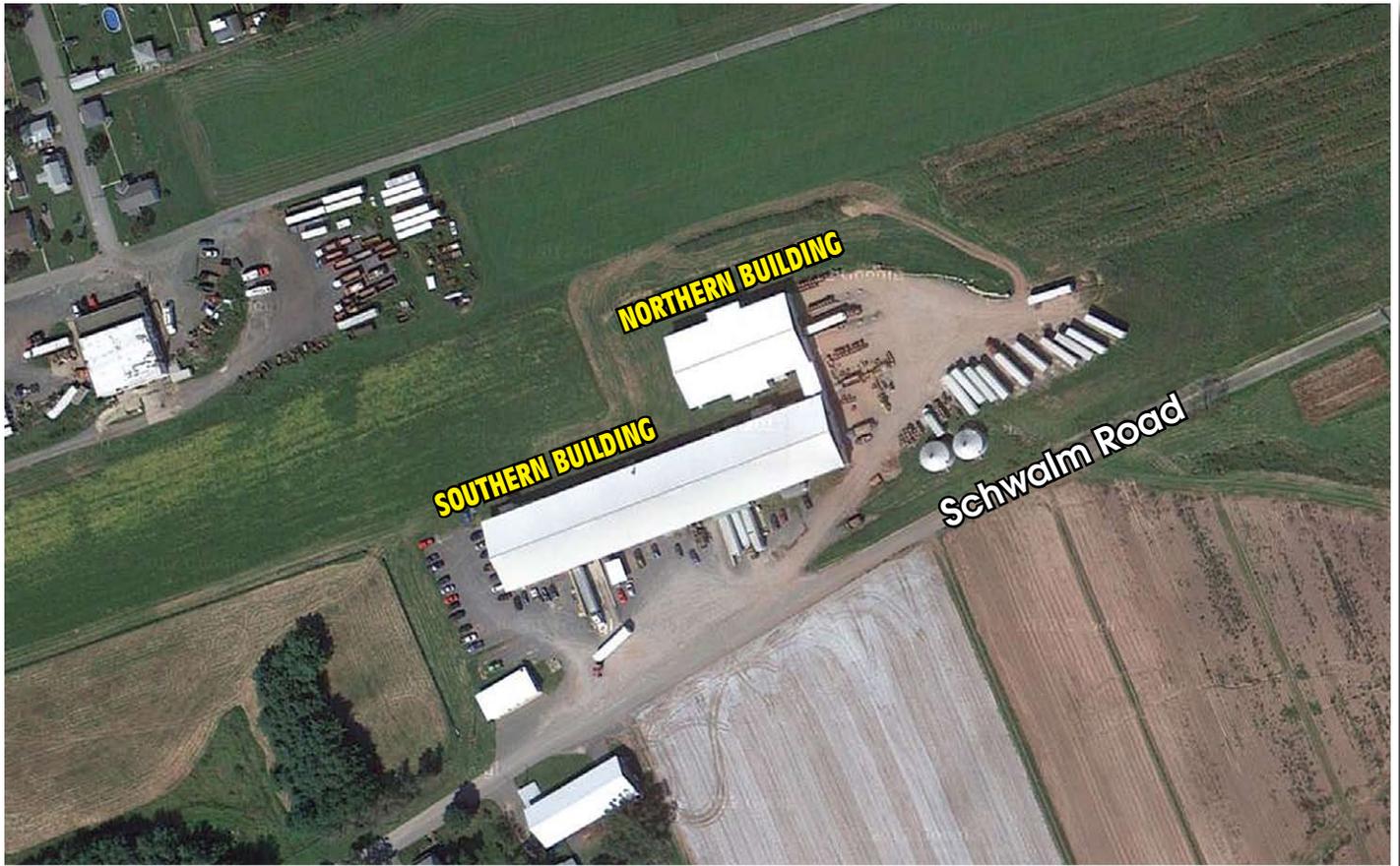
Superb location less than half a mile from State Route 209, four miles from I-81 exit 107. Situated on an approximate four acre site surrounded by scenic farm land.



- 42,000 SF in two buildings.
- Southern Building of 31,000 SF, Built in 1979, New Roof and Trusses in 2001
- Northern Building of 11,000 SF, Built in 2009
- Construction - Wood Frame, Truss, with Metal Siding and Roof,
- Electric Service - 480 Volt, 1200 AMP, 3 Phase Electrical Service, Upgraded in 2009
- Buildings Well Insulated Throughout
- Pull Type Fire Alarm System Throughout
- Water - Tower City Borough Authority
- Electric - PP & L
- Sewer - Septic



All information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



SOUTHERN BUILDING AMENITIES:

- Footprint: 80 x 400 Ft., facing Schwalm Road
- 800 SF Two Story Office with Cubicles, Customer Counter, Network wiring, Restrooms
- Employee Break Room, Rest Rooms and Covered Exterior Break Area
- 12,000 SF Production Floor with Compressed Air Distribution, Numerous Single Phase and 3 Phase Electrical Drops, T-8 Lighting Fixtures, Heated with Hot Water Heat
- 5,000 SF Cooled Area with Computer Controlled Cooling and Humidification System, installed 2007
- 9,600 SF Cooled Area With 2 Zones of Computer Controlled Cooling and Humidification System installed 2004
- Ceiling Height 19 Ft.
- (5) Tail Gate Loading Docks with Bumpers, Dock Levelers
- (9) At-Grade 14 Ft x 14 Ft. High Overhead Doors
- (1) At-Grade 16 Ft x 16 Ft High Overhead door
- (3) At-Grade 16 Ft. X 14 Ft. High Overhead Doors in three sections giving 48 Ft. Clear Span Opening
- (7) Man Doors with Panic Hardware
- Large Parking Area with Exterior Lighting

NORTHERN BUILDING AMENITIES:

- Footprint: 80 x 140 Ft.
- Two, 4,400 SF Cooled Areas, Each with Computer Controlled Cooling and Humidification System
- Ceiling Height 19 Ft.
- (2) Tail Gate Loading Docks with Bumpers, Dock Levelers, 8 Ft. x 9 Ft. High
- (2) At-Grade 16 Ft. x 16 Ft. High Overhead Doors
- (1) At-Grade 16 Ft x 14 Ft. High Overhead Door
- (4) Man Doors with Panic Hardware
- Large Parking Area for Truck Trailer Combinations
- Buildings are Connected by a 15 Ft. Wide X 40 Ft. Long Enclosed Concrete Rollway with overhead Doors at Each End and Sliding Doors to Exterior
- Good Exterior Lighting

FOR INFORMATION PLEASE CONTACT

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