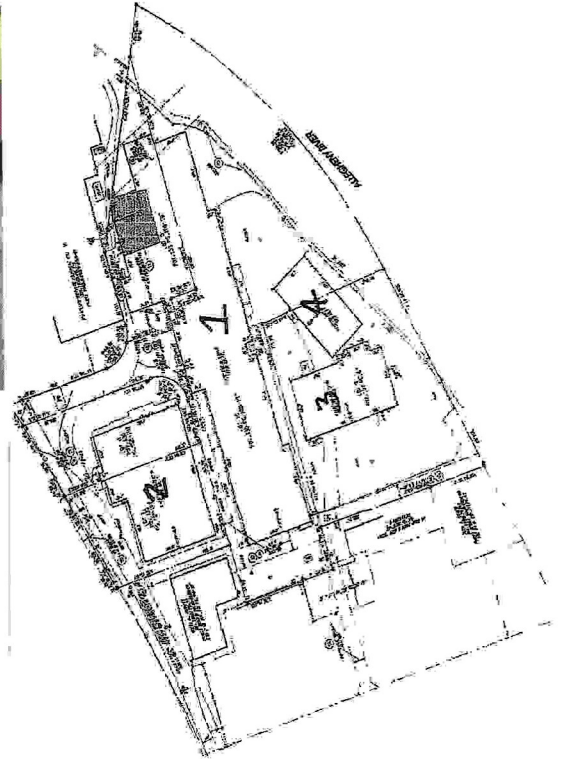




Cold Drawn Properties

320 4th Street, Blawnox, PA 15238



127,000 Total Acres
4 Buildings on 8 Acres

Owner will Leaseback the Large Mill Building and the 10,000 SF (the smaller) warehouse

27,000 SF Building is for Lease or Available to an Owner/Occupant



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IMPROVEMENT DESCRIPTION

Improvements Description					
Structure Names	Cold Draw Mill	Machine Shop	Tire Whse	Warehouse	Subtotal
Type	Industrial	Industrial	Industrial	Industrial	
Use	Manufacturing	Vacant	Storage	Storage	
No. Buildings	1	1	1	1	4
GBA SF	74,388	27,678	15,252	9,809	127,127
Construction Class	S	S	S	S	
Quality	Good	Good	Average	Average	
Condition	Average/Gd	Average/Gd	Average/Gd	Average/Gd	Average to Gd
Age/Life Depreciation Analysis					
Year Built	1940	1970	1998	2000	
Actual Age	86	56	28	26	
Economic Life	50	50	45	45	
Effective Age	25	20	20	20	
Remaining Economic Life	25	30	25	25	
Percent Depreciation	50.00%	40.00%	44.44%	44.44%	
Construction Details					
No. of Stories	1	1	1	1	1
Ceiling Height	38'	12'	24'	22'	12' to 38'
Drive-In Doors	7	2	1	1	11
Dock Level Doors	0	2	0	0	2
Percent Office	4.74%	10.91%	0.00%	0.00%	
Structural Frame	Steel Columns and Beams with crane-way beams	Multi-span rigid steel	Clear Span Rigid Steel	Clear Span Steel Columns	
Exterior Walls	Ribbed metal panels with block partial walls	Ribbed metal panels with block partial walls on office section	Ribbed metal panels	Ribbed metal panels	
Roof	Standing seam metal, corrugated metal or arched rib steel	Corrugated metal	Corrugated metal	Corrugated metal	
Interior Finish					
	Manufacturing	Machine Shop	Tire Whse	Warehouse	
Floors	Reinforced Concrete Slab	Reinforced Concrete slab	Concrete slab	Concrete slab	
Walls	exposed frame and insulation	cb & exposed frame and insulation / Drywall walls in office	exposed insulation	Exposed insulation	
	Open frame	Open frame / acoustical tile in offices	Open frame	Open frame	
Ceilings					
Lighting	LED	LED	Metal halide	LED	
Engineering & Mechanical					
HVAC	Suspended Units	Radiant Tube in Whse; central HVAC in office	No heat	Suspended Units	
Electrical	2300V, 3 phase	1,200V, 3 phase	800V, 3phase	800V, 3 phase	
Plumbing	Assumed Adequate	Assumed Adequate	None	Assumed Adequate	
Sprinklers	None	None	None	None	
Restrooms	Locker Roomss with showers and lavatory	Two in office area, locker room with shower and lavatory	None	Locker room and restrooms	
Cranes	4, 10-ton, 6, 3-Ton	None	1, 10-ton	1, 3-ton	

AERIAL PLOT PLAN

