



# IOS / ISF FACILITY AVAILABLE

210 ROLLING RIDGE DR | STATE COLLEGE PA



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REAL ESTATE SERVICES








### OFFERING SUMMARY

Available SF	9,881 SF
Lot Size	2.6 Acres
Building Type	IOS / ISF
Lease Rate	\$10,500 /month (NNN)
Sale Price	Subject To Offer
County	Centre
Municipality	Benner Twp
Submarket	State College PA
Business Park	Penn Eagle Industrial Park

### PROPERTY HIGHLIGHTS

- Turn-key 9,881 SF industrial outdoor storage (IOS) / industrial service facility (ISF) available in greater State College
- Excellent location in Penn Eagle Industrial Park and is ideal for contractor pickup, service and repair uses, transportation, warehousing & supply distributors
- Property features:
  - 2,500 SF finished office space and 7,381 SF ISF space across 3 buildings
  - Large 2.6 acre lot with fully gated outdoor storage yard, 9 drive in bays and 16' - 24' clear ceiling height
- Ten minute commute to Penn State Main Campus, Innovation Park, and University Park Airport
- Area provides a dedicated and skilled workforce and offers the convenience and amenities of a larger metropolitan area within a relaxed, suburban community
- Just off  with quick access to  

### PROPERTY DETAILS

Property Address	210 Rolling Ridge Dr Bellefonte, PA 16823
Property Type	IOS / ISF
Property Size	9,881 SF
Office Space	2,500 SF
ISF Space	7,381 SF
Buildings	3
Tenancy	Single
Lot Size	2.6 Acres
Year Built	1993
Clear Ceiling Height	16'-24'
Drive In Doors	9
Parking	Ample
Trailer Parking	+/- 40 stalls (expandable)
Construction	Steel
Roof	Standing Seam
Secured Yard	Yes
Power	Heavy
Water/Sewer	Public
Gas	Yes
County	Centre
Municipality	Benner Twp
Zoning	Industrial (I)
Taxes	\$10,041.00 (2024)
APN	12-003-124J-0000









### PARCEL AERIAL





### TRADE MAP







**PITTSBURGH, PA**  
**± 140 MILES**

HARRISBURG, PA  
± 90 MILES

NEW YORK  
± 225 MILES

PHILADELPHIA, PA  
± 195 MILES

BALTIMORE, MD  
± 170 MILES

WASHINGTON, DC  
± 210 MILES

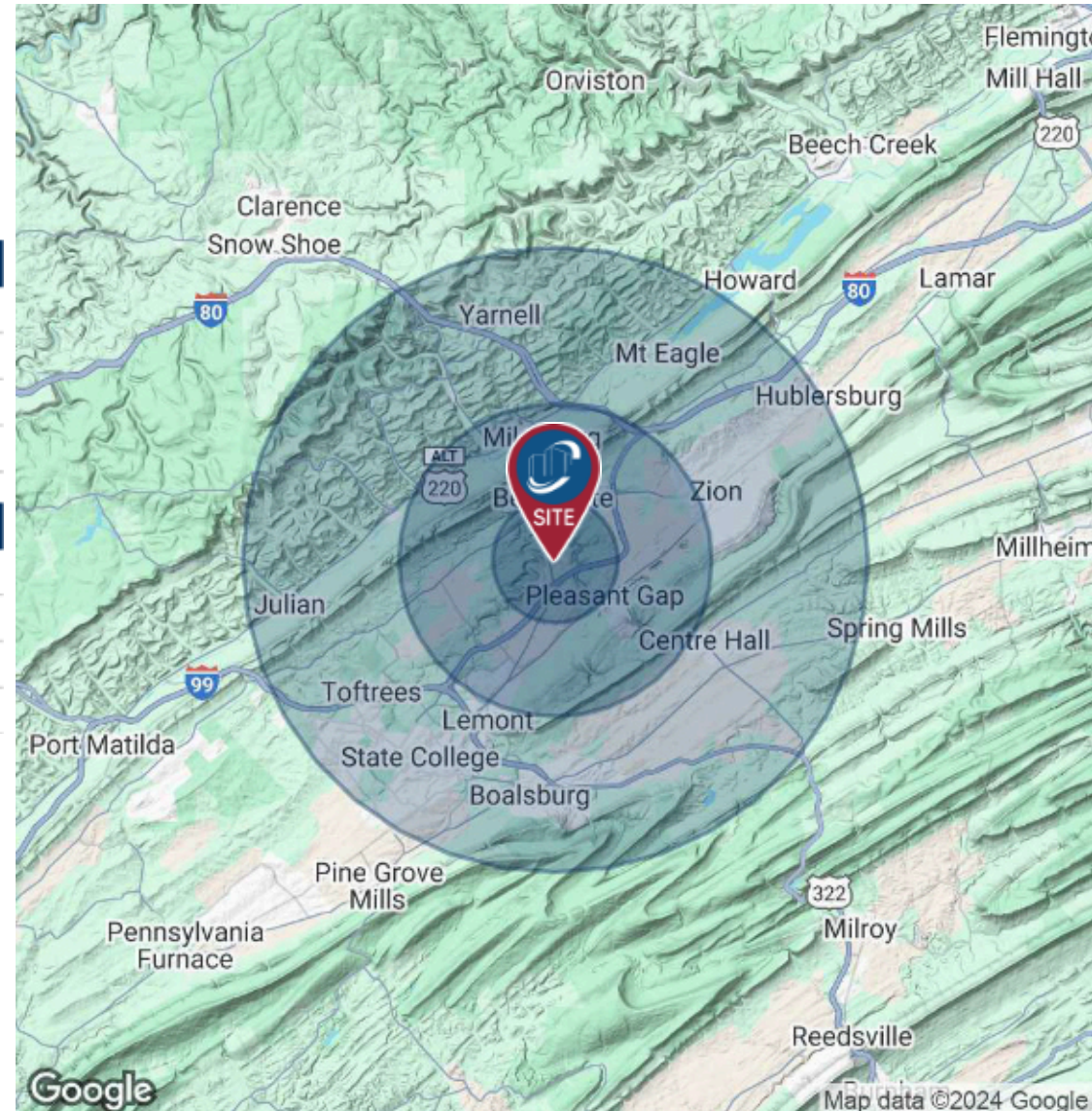


### DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	9,807	29,241	121,897
Average Age	42	43	37
Average Age (Male)	41	42	36
Average Age (Female)	40	40	37

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,628	10,700	45,224
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$89,771	\$97,056	\$92,906
Average House Value	\$304,501	\$322,615	\$404,461





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.





## IOS / ISF FACILITY AVAILABLE

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