

FOR SALE



Two Warehouse Buildings on 17+ Acres

115 Richmond Street, Uniontown, PA 15401



Location Description

Located minutes from Route 119 in Downtown Uniontown, PA. This strategic industrial location offers unparalleled potential for investors in warehouse and distribution. The area is in close proximity to key transportation arteries, including major highways and rail lines, facilitating seamless logistics and distribution operations.

Property Highlights

- Two Buildings: 5,600 SF & 3,200 SF
- 1,600 SF of Office Space
- 17.24 Acre Lot
- Ample Parking
- Five (5) Grade-Level Doors
- 16' Ceiling Height
- Potential Rail Line Access
- Light Industrial Zoning



Offering Summary

Sale Price:

Undisclosed

PRESENTED BY:

SCOTT LONG

O:412.391.3500 | C:412.398.2831
slong@penncom.com

GENE GALIARDI

O:412.391.3500 | C:412.580.0636
ggaliardi@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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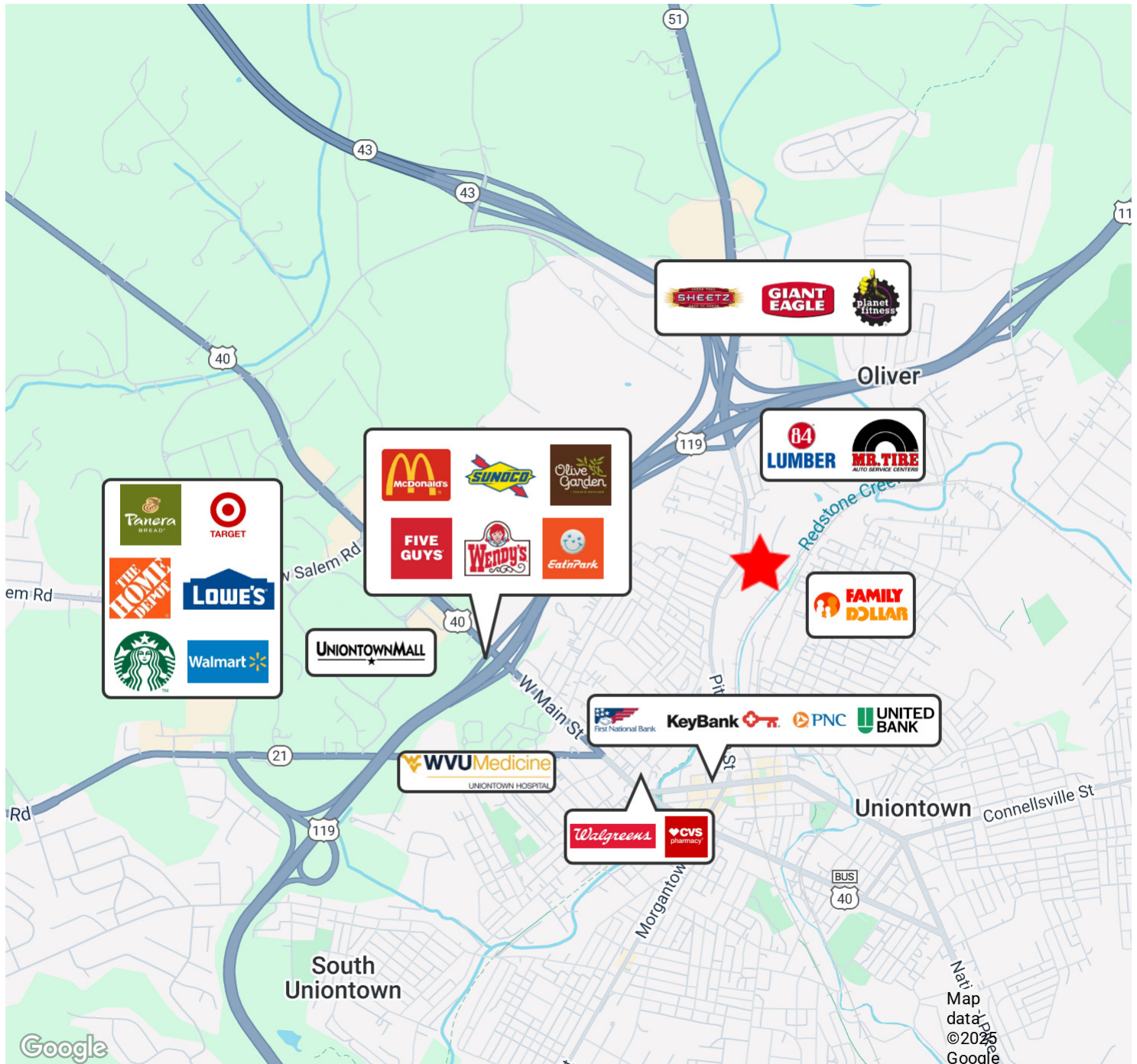
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Tax ID: 25-22-0199; Two buidings 5,600 SF & 3,200 SF

Gross SF:	8,800 SF
Floors:	1
Dimensions:	80'x70' and 80'x40'
Lot Size:	17.24 acres
Parking:	Ample
Intended Use:	Industrial
Present Use:	Industrial
Year Built:	1970
Year Renv:	2007
Construction:	Timber/Metal

Truck Height:	0	Ceiling:	16'
Grade Level:	5	Zoning:	Industrial
Column Spacing:	Clear	Sprinklers:	No
Elevators:	No	Rail:	Adjacent
Barge:	No	Cranes:	No

Heat in Warehouse:	Yes		
Freezer or A/C in Warehouse:	No		
HVAC in Office:	No		
Lighting Type:	Fluorescent		
Electric Company:	West Penn Power		
	Amps:400	Volts: 240	Phase: 3
Gas Company:	Columbia Gas		
Sewer Company:	North Union		
Water Company:	PA American		

Tax Amount:	\$5,486	Office Rental Rate:	
Rent per Month:		Warehouse Rental Rate:	
Gross/Net:		Blended Rental Rate:	
Escalations:		Rental Price/SF:	
Sale Price:	\$987,000	Smallest Division:	
Sale Price/SF:	\$112.15	Largest Division::	

Available SF: 8,800 SF	Office SF: 1,600 SF	Warehouse SF: 7,200 SF	Possession Date: Settlement
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