

Available

For Lease/Sale

24,000 RSF on 5 Acres

Flex/Industrial Space

3700 Oneida Valley Road,

Emlenton, PA 16373



Highlights

**PRICE
DROP**

Sale Price of \$1,750,000

Lease Rate of \$6.25/SF NNN

- 24,000 RSF on 5 Acres
- 23' Clear Height
- Close Proximity to Interstate 80 (0.5 Miles)
- Open Floorplan with 1,000 RSF of Office Space
- Outdoor Storage Shed
- Over 3 Acres of Laydown or Parking Space
- Visible from I-80
- 20,000 Daily Traffic Count at I-80
- Pittsburgh - 83 Miles
- Cleveland - 125 Miles
- NYC - 330 Miles



BUILDING SIZE	24,000 SF
LAND SIZE	5 Acres
YEAR BUILT	1980
SPACE TYPE	Flex/Industrial
POWER	3 Phase 480 W

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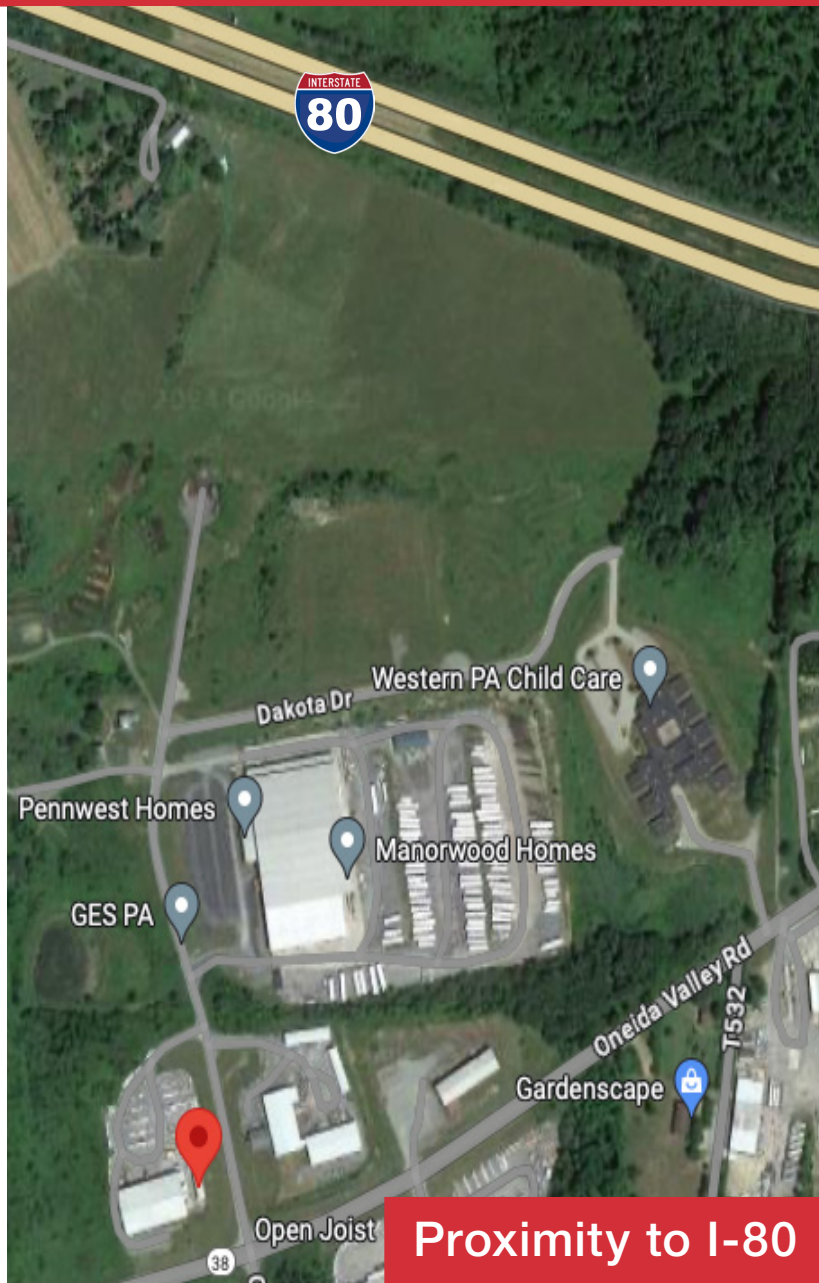
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NAI Burns Scalo

Brokerage Services

Photographs & Map



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