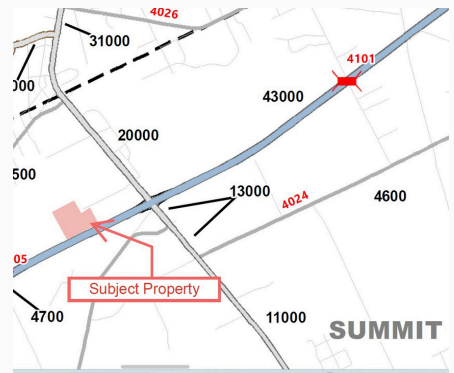
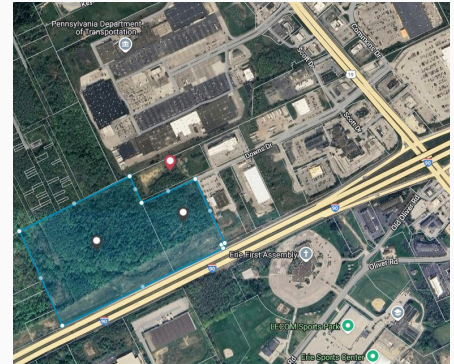




PASSPORT REALTY, LLC
COMMERCIAL REAL ESTATE
SPECIALISTS

\$25,000 PER ACRE
VACANT LAND FOR GROUND LEASE



Downs Drive Vacant Land

Two parcels of vacant land are available for up to 43.5 total acres. Property could be subdivided into various sizes for development. All utilities are available nearby and owner would consider a build-to-suit for a qualified tenant with agreeable lease terms.

Property has substantial Interstate 90 frontage and is located west of busy Peach Street (Route 19). The intersection of Downs Drive and Peach Street is signalized.

Other businesses in the immediate area include Tractor Supply, the Holiday Inn, Uhaul, Cracker Barrel, Burger King, and Applebee's.

Featuring

- ✓ 43.5 Acres Available
- ✓ Subdividable
- ✓ I-90 Frontage
- ✓ Zoned Mixed Use - Regional
- ✓ Build-to-Suit Considered

Contact Information

- 👤 Gregory J. Rubino
License RS142766A
- ☎ (814) 454-1800
- ✉ grubino@lpassport.com

www.lpassport.com