

AVAILABLE FOR SALE OR LEASE

50 ROCK STREET HUGHESTOWN, PENNSYLVANIA



EASY ACCESS TO



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117,517± SF INDUSTRIAL BUILDING

ASKING PRICE: \$8,500,000 / LEASE RATE: \$5.95

WAREHOUSE/DISTRIBUTION OR LIGHT MANUFACTURING

PROPERTY DESCRIPTION

- 117,517± SF single tenant industrial building
- 9.7± acre lot
- 11 dock doors
- Power: 3000a & 2000a services, 480v
- Wet sprinkler system
- Built in 1960, renovated in 1981 & 1983
- Zoning: M-2 Industrial District
- Roof: Flat, single-ply thermoset membrane & pitched, standing seam metal panels
- HVAC: Rooftop mounted package units (RTUs), split systems and gasfired furnaces
- 51 parking spaces
- Ample acreage for future expansion
- Ceiling Height - Four clear span sections 16', 21', 22' and 28'

CONTACT

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FRED MEYER, SIOR

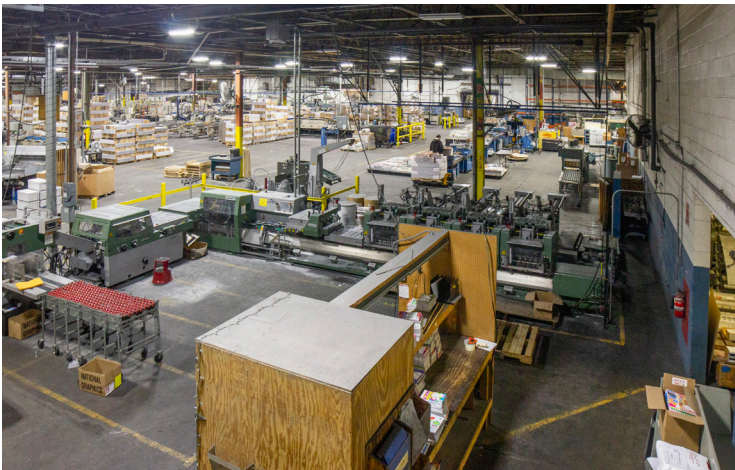
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PROPERTY PHOTOS

50 ROCK STREET HUGHESTOWN, PA



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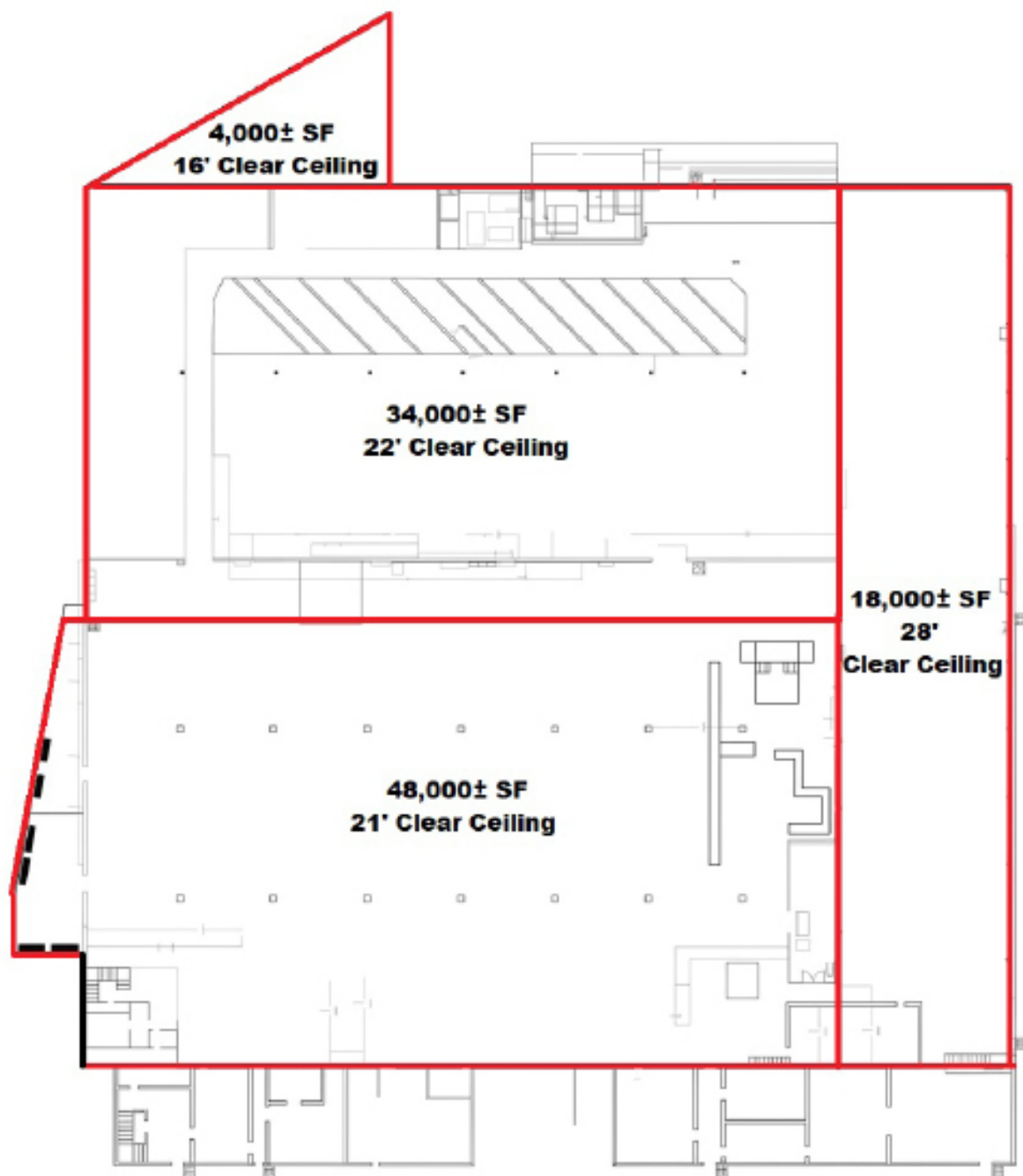
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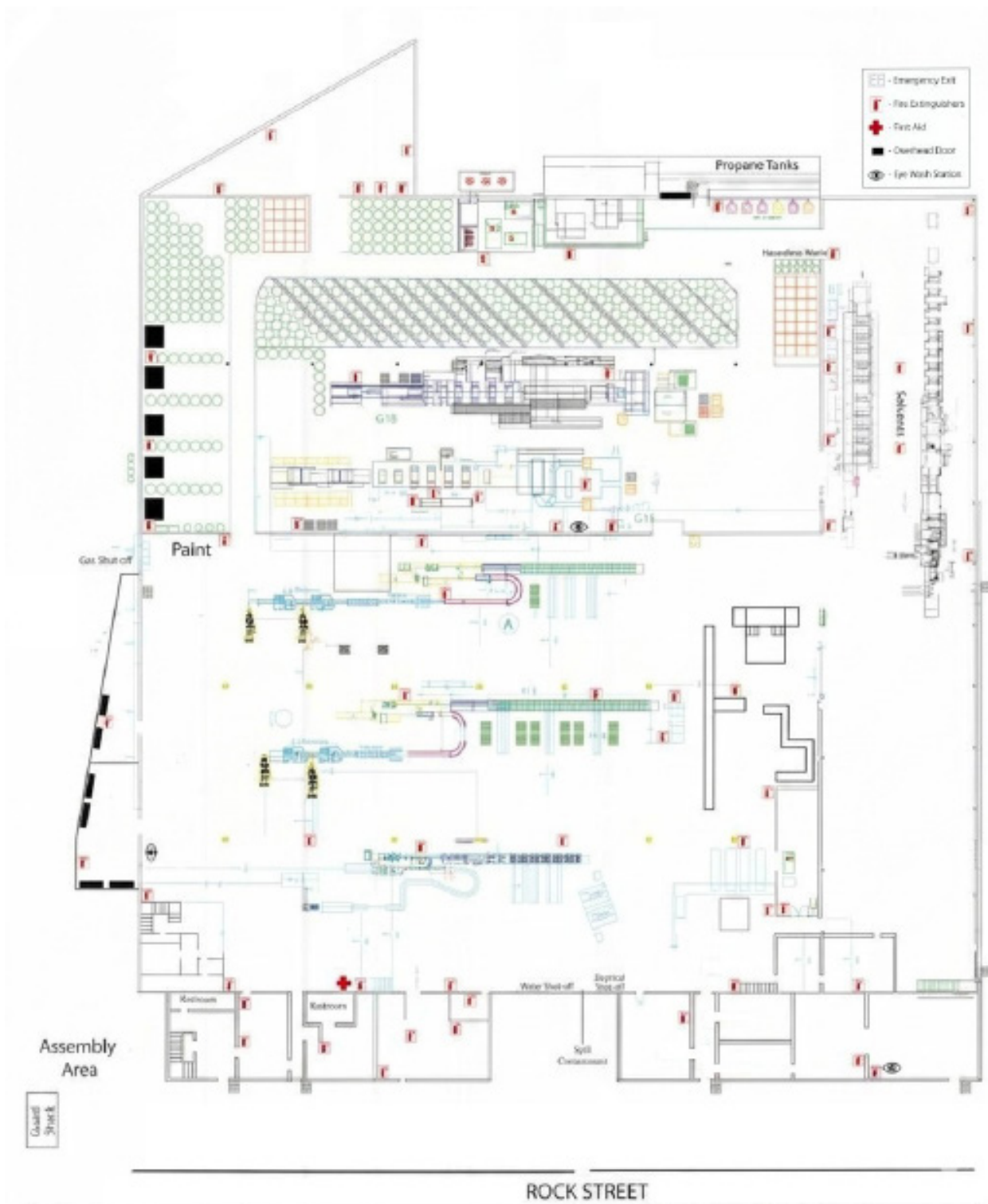
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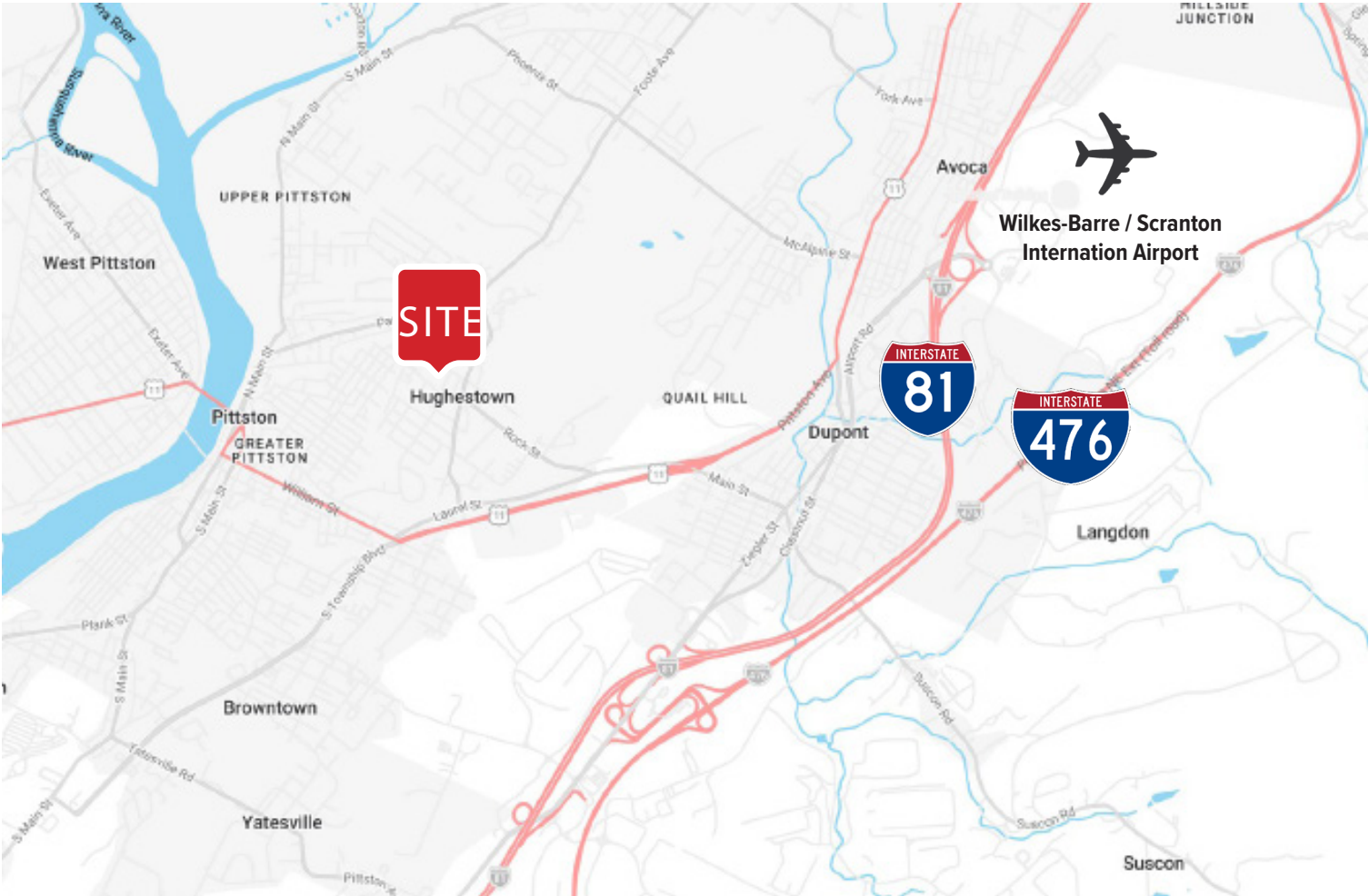
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DISTANCE TO:

Route 11	0.8 mi	I-476 (PA Turnpike NE Ext)	6.1 mi
I-81 (Exit 175A)	2.5 mi	Philadelphia	120 mi
I-81 (Exit 178)	3.8 mi	New York City	129 mi

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