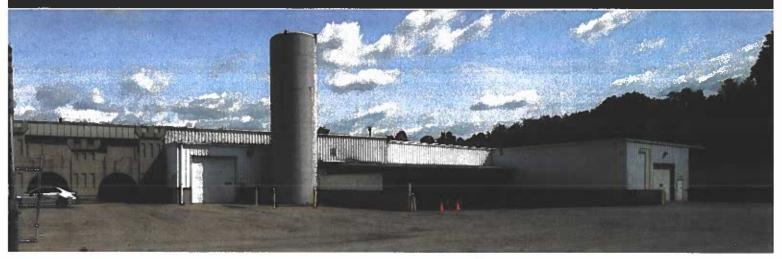
DISCOVER THE PRIME MANUFACTURING FACILITY!

2850 PERRY HIGHWAY · SLIPPERY ROCK



Situated on three expansive parcels totaling around 16.96 acres, this commercial property features a first-class production facility and office space spanning over 67,237 square feet. Formerly utilized as a food processing facility, this space offers endless opportunities for manufacturing operations.

Equipped with two large refrigerated rooms, loading docks, and paved parking for approximately 50 vehicles, this facility is designed to streamline your manufacturing processes. With approximately 1,771 feet of road frontage on Route 19 and approximately 908 feet of road frontage on Stoughton Road, the property offers excellent visibility and accessibility. Additionally, a detached 8,000 square foot pole building provides ample storage space, while a separate 3,600 square foot office building offers a dedicated space for administrative tasks.

Conveniently located on Route 19 with easy access to I-79, I-80 and state Route 422., this facility ensures efficient transportation and distribution of products. Take advantage of this exceptional property to establish or expand your manufacturing operations. Contact us today to schedule a viewing and explore the possibilities that this prime manufacturing facility has to offer.

Your manufacturing success starts here!

- Approx 17 acres
- Approx 67,237 sq ft manufacturing facility
- Approx 8,000 sq ft warehouse
- · 3,600 sq ft separate office building
- Well and sewage treatment facility on site
- Large refrigeration rooms
- Former food processing facility
- Parking for at least 50 vehicles
- Facility fenced and has security system
- Clean and ready to go

MLS# 1662960











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BERKSHIRE HATHAWAY HomeServices The Preferred Property

IMPROVEMENT ANALYSIS:

The subject property is improved as a Food Processing Production / Warehouse with office type facility consisting of three building. For a detailed description of the improvements, see the "Building Analysis" below.

BUILDING ANALYSIS

BUILDING: Ornua Ingredients NA Property

2850 Perry Highway, Slippery Rock, PA 16057

DATE OF INSPECTION: March 7, 2022

EFFECTIVE DATE OF APPRAISAL: October 8, 2021

NO. STORIES OR HEIGHT: 1 Story **EAVE HEIGHT:** 20' Eave

TOTAL GROSS AREA: 78,837 SF +/- (All Buildings)

AGE: Built over Various Time Periods / Effective 25 year

TYPE OF CONSTRUCTION: Pre-Engineered Steel **ROOFING:** Low Hip - Metal

EXTERIOR WALLS: Metal / Stucco over Office Area

FOUNDATION WALLS: Concrete **BASEMENT:** None

HEATING SYSTEM: HVAC / (2) FHA in Office Area

AIR CONDITIONING: HVAC / Central

ELECTRIC SERVICE: 3 Phase - 480 Volt / Multiple panels

FLOOR DRAINS:

FLOOR PLAN: See Floor Plan on following page

INSULATION: BAT INTERIOR CONDITION: Average EXTERIOR CONDITION: Average

EXISTING USE OF BUILDING: Food Processing / Warehouse / Coolers / Office / Pole Frame Storage

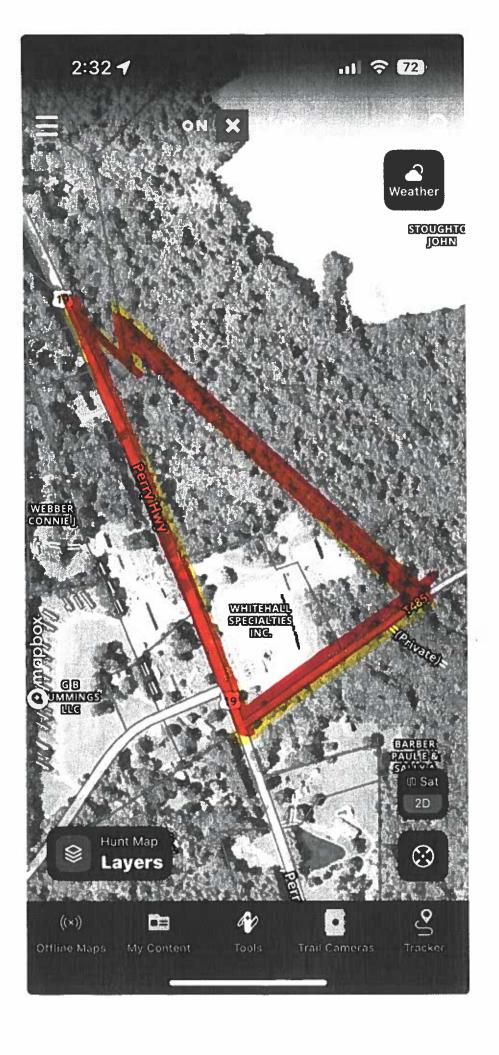
BREAKDOWN OF PROCESSING FACILITY

Breakroom - 2,625 SF Production Area – 44,736 SF Maintenance Area - 2,340 SF Chemical Storage Area - 540 SF Office Area (2 Stories) - 3,600 SF Cooler Area - 13,396 SF

COLD STORAGE BUILDING (pole frame) - 8,000 SF

LEASED OFFICE BUILDING -3,600 SF

TOTAL SQUARE FOOTAGE 78,837





Client Full

Commercial-Industrial-**Business**



2850 Perry Highway

MLS #: 1662960 Status: Active Address: 2850 Perry Highway Slippery Rock Twp - LAW Area: Postal/Mailing City: Slippery Rock

Zip Code: State: Lease Per:

List Price:

County:

\$3,500,000 Lawrence 16057

Lease Price:

Pennsylvania

Directions:

Use GPS Map#/Block#/Lot#/Info:

30070800,30070700,30098200

Acres:

16.96

Lot: 16.96 acres Lot Desc:

Zoning: none

For Sale: Building, Land

For Lease:

Business Name: **Business Description:**

Recent: 07/15/2024: NEW



General Information -

Office SqFt: 3,600 Warehouse SqFt: 75,237 Road Frontage: 1771 Ceiling Height:

Railroad: Freight Elev: Sprinkler Sys: Dock:

GAI: GOI: Vacancy %: Maintenance: Other Expenses:

Taxes:

\$31,979

NOI: Insurance:

Remarks

Three parcels totaling about 16.96 acres. Production facility with office space totaling about 67,237 sq ft.. Detached pole storage building totaling approx 8000 sq ft.. Office building with approx 3,600 sq ft.. Main building was used as a food processing facility. Facility includes two large refrigerated rooms, loading docks, paved parking for approx 50 vehicles. Approx 1771 feet of road frontage on Rte 19, approx 908 feet of road frontage on Stoughton Rd.

Type Property:

Manufacturing, Office, Warehouse

Form of Access: State Parking: 50/Lot

Traffic Count:

Features Year Built:

Construction: Steel Insulation:

Yes

Utilities Avail: Electricity, Sewer, Water

Office Information Value: Assessment Value - \$1,249,600

Tenant Occ:

No

Taxes:

\$31,979

Tour URL:

List #

Address 1662960 2850 Perry Highway DOM

Price Change Type \$3,500,000 New Listing

Effective Chg Info 07/15/2024 ->A

Chg Timestamp 07/15/24 01:22 PM

Sunday, July 28, 2024

9:16 PM

Requested By: Scott Lutz