

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
Management Company

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

<u>BUILDING:</u>	Ornua Ingredients NA Property 2850 Perry Highway, Slippery Rock, PA 16057
<u>DATE OF INSPECTION:</u>	March 7, 2022
<u>EFFECTIVE DATE OF APPRAISAL:</u>	October 8, 2021
<u>NO. STORIES OR HEIGHT:</u>	1 Story
<u>EAVE HEIGHT:</u>	20' Eave
<u>TOTAL GROSS AREA:</u>	78,837 SF +/- (All Buildings)
<u>AGE:</u>	Built over Various Time Periods / Effective 25 year
<u>TYPE OF CONSTRUCTION:</u>	Pre-Engineered Steel
<u>ROOFING:</u>	Low Hip – Metal
<u>EXTERIOR WALLS:</u>	Metal / Stucco over Office Area
<u>FOUNDATION WALLS:</u>	Concrete
<u>BASEMENT:</u>	None
<u>HEATING SYSTEM:</u>	HVAC / (2) FHA in Office Area
<u>AIR CONDITIONING:</u>	HVAC / Central
<u>ELECTRIC SERVICE:</u>	3 Phase – 480 Volt / Multiple panels
<u>FLOOR DRAINS:</u>	Yes
<u>FLOOR PLAN:</u>	See Floor Plan on following page
<u>INSULATION:</u>	BAT
<u>INTERIOR CONDITION:</u>	Average
<u>EXTERIOR CONDITION:</u>	Average
<u>EXISTING USE OF BUILDING:</u>	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

2:32

72



Weather

STOUGHTON
JOHN

Perry Hwy

WEBBER
CONNIE J

WHITEHALL
SPECIALTIES
INC.

T485
(Private)

GB
JUMMINGS
LLC

BARBER
PAUL E &
SARVIA

Sat
2D

Hunt Map
Layers

- Offline Maps
- My Content
- Tools
- Trail Cameras
- Tracker



Client Full

Commercial-Industrial-Business

2850 Perry Highway



MLS #: **1662960** Status: **Active** List Price: **\$3,500,000**
 Address: **2850 Perry Highway** County: **Lawrence**
 Area: **Slippery Rock Twp - LAW** Zip Code: **16057**
 Postal/Mailing City: **Slippery Rock** State: **Pennsylvania**
 Lease Price: _____ Lease Per: _____
 Directions: **Use GPS**
 Map#/Block#/Lot#/Info: **30070800,30070700,30098200**
 Lot: **16.96 acres** Acres: **16.96**
 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	Railroad: _____	GAI: _____	Utilities: _____
Warehouse SqFt: 75,237	Freight Elev: _____	GOI: _____	Maintenance: _____
Road Frontage: 1771	Sprinkler Sys: _____	Vacancy %: _____	Other Expenses: _____
Ceiling Height: ~20ft	Dock: Yes	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.

Features

Type Property: Manufacturing, Office, Warehouse	Year Built: _____	
Form of Access: State	Construction: Steel	
Parking: 50/Lot	Insulation: Yes	
Traffic Count: _____	Utilities Avail: Electricity, Sewer, Water	

Office Information

Value: Assessment Value - \$1,249,600	Tenant Occ: No	Taxes: \$31,979
Tour URL: _____		

List #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
1662960	2850 Perry Highway		\$3,500,000	New Listing	07/15/2024	->A	07/15/24 01:22 PM

Sunday, July 28, 2024

9:16 PM

Requested By: Scott Lutz