

1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



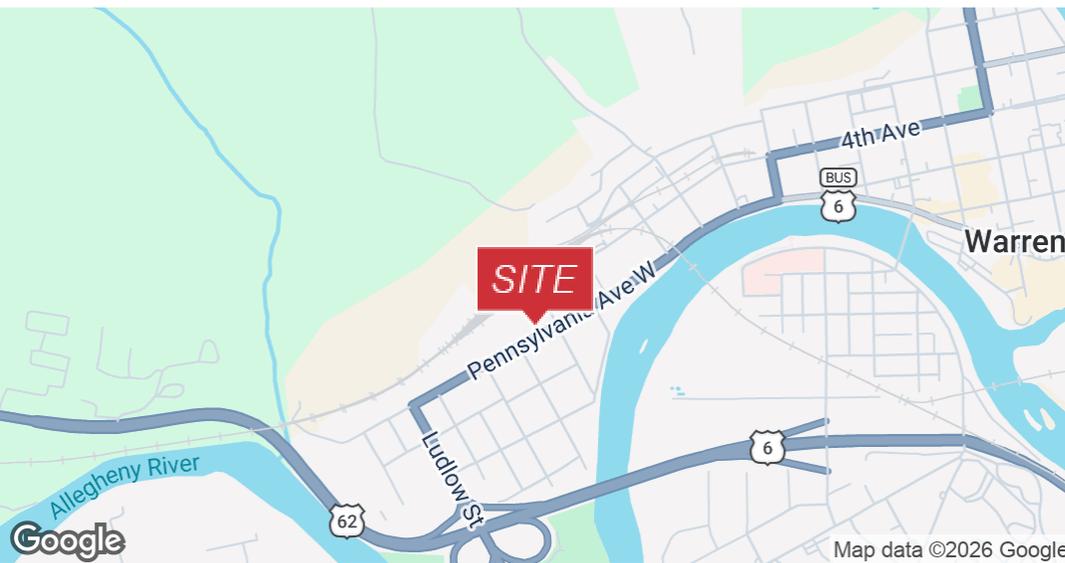
FOR SALE OR LEASE



TWO INDUSTRIAL BLD.



12,000± SF EACH



PROPERTY DESCRIPTION

Two Industrial Warehouse/
Distribution Buildings 12,000±
each. Tenant occupied till June
2026. Parcel is 6.64 acres allowing
ample space for a new 40,000 SF
building. Rail access is a
possibility.

SALE PRICE / LEASE RATE:
\$1,400,000 / \$6.00 SF/YR (NNN)

FOR MORE INFORMATION

Steve Cole, SIOR

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David Weaver, SIOR

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NAI Mertz

📍 **NAI Mertz** | 350 Laird Street, Suite 110
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PROPERTY HIGHLIGHTS

- Investment Sale - Two 12,000± SF Buildings
- Fully Leased till June 2026
- Expansion Available: Site allows for an addition of a new 40,000± SF Building
- Building Type: Butler Building System
- Size: 80 x 150 x 20
- Ceiling Height: 15'
- Floor: 6" thick reinforced concrete
- Dock Door: 1 each Bld. - 9' x 10' steel insulated w/ 2 windows & weatherseals
- Drive-in Door: 1 each Bld. - 12' x 14' steel insulated w/ 2 windows, 7' light track weatherseals
- Dock Levelers: 1 each Bld. w/ 6' x 8' deck, 20" lip, weatherseals and 6" laminated bumpers
- Exterior Doors: 4 each Bld.
- Windows: 5 each Bld. - 3 x 3 slide
- Restrooms: 2 each Bld. - 2 x 6 single user - ADA compatible
- Heating: Natural Gas - 6 each Bld. - 175,000 BTU Radiant overhead heaters
- Lighting: 400 Watt Metal Halide high bay lights
- Electric: each Bld. - 480 Volt, 3 phase, 400 amp
480/277 volt, 200 amp circuit panel
208/120 volt, 200 amp circuit panel
75 KVA 480/208 volt transformer
- Parking: 20,000 SF of surface parking to the side and between each building including the entryway.

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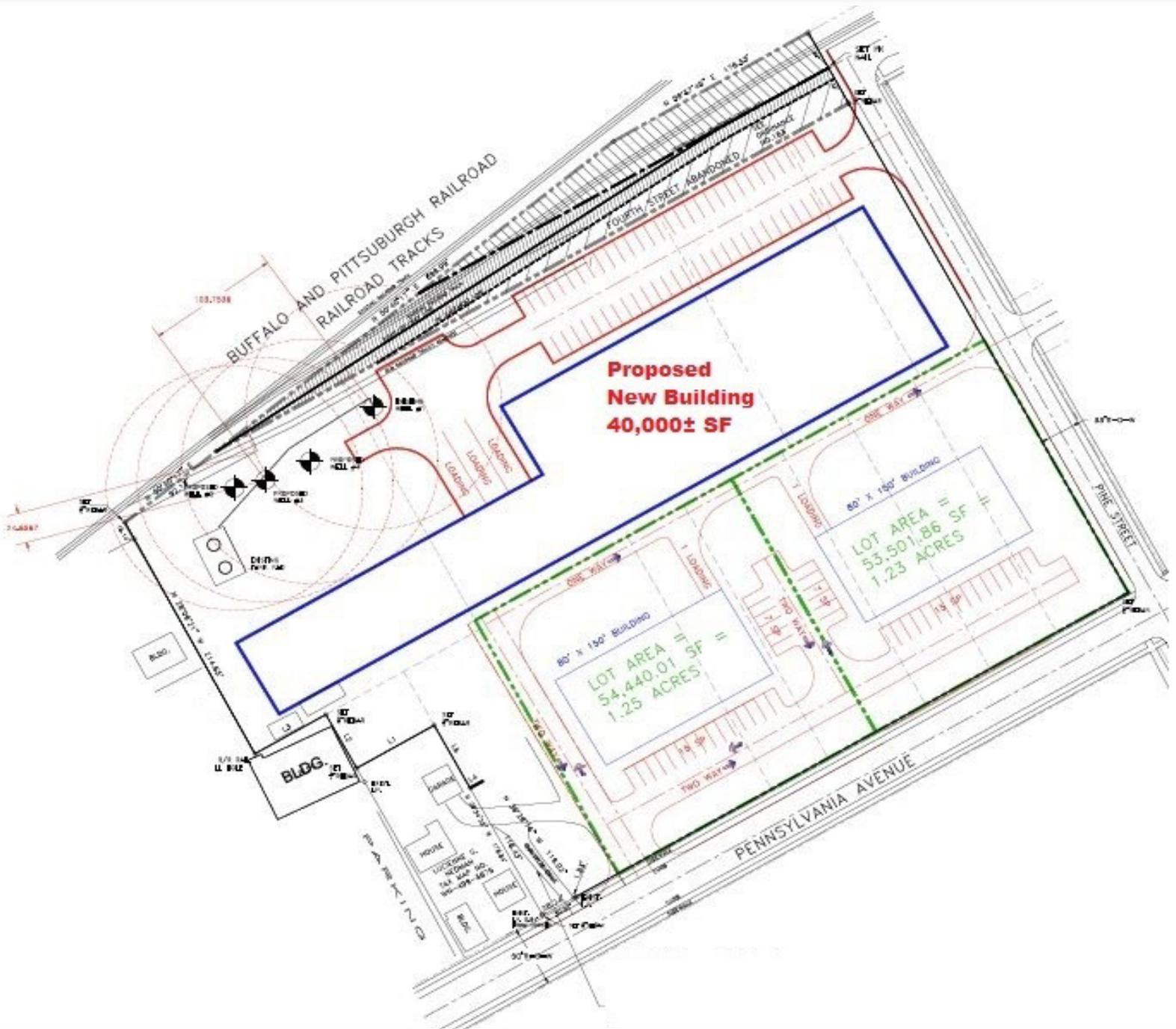
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Site Plan

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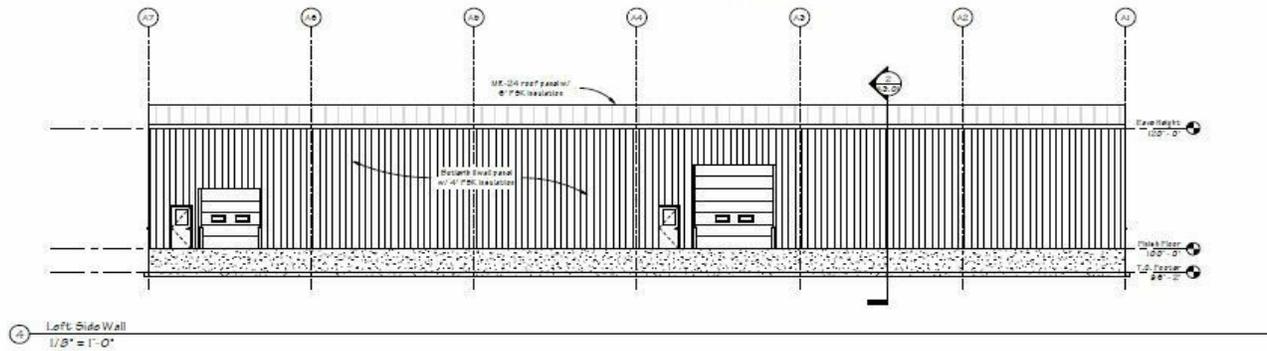
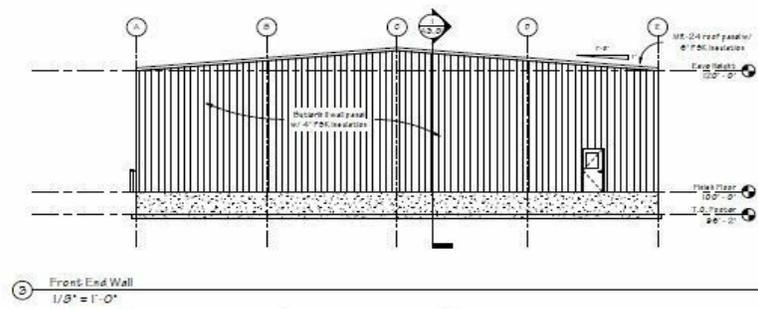
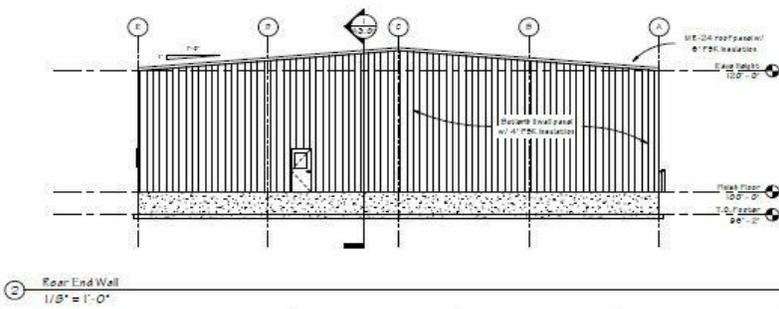
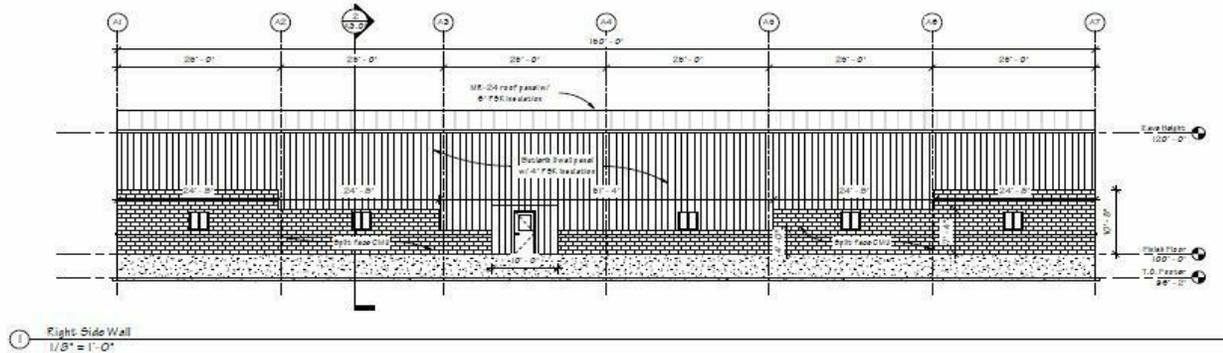
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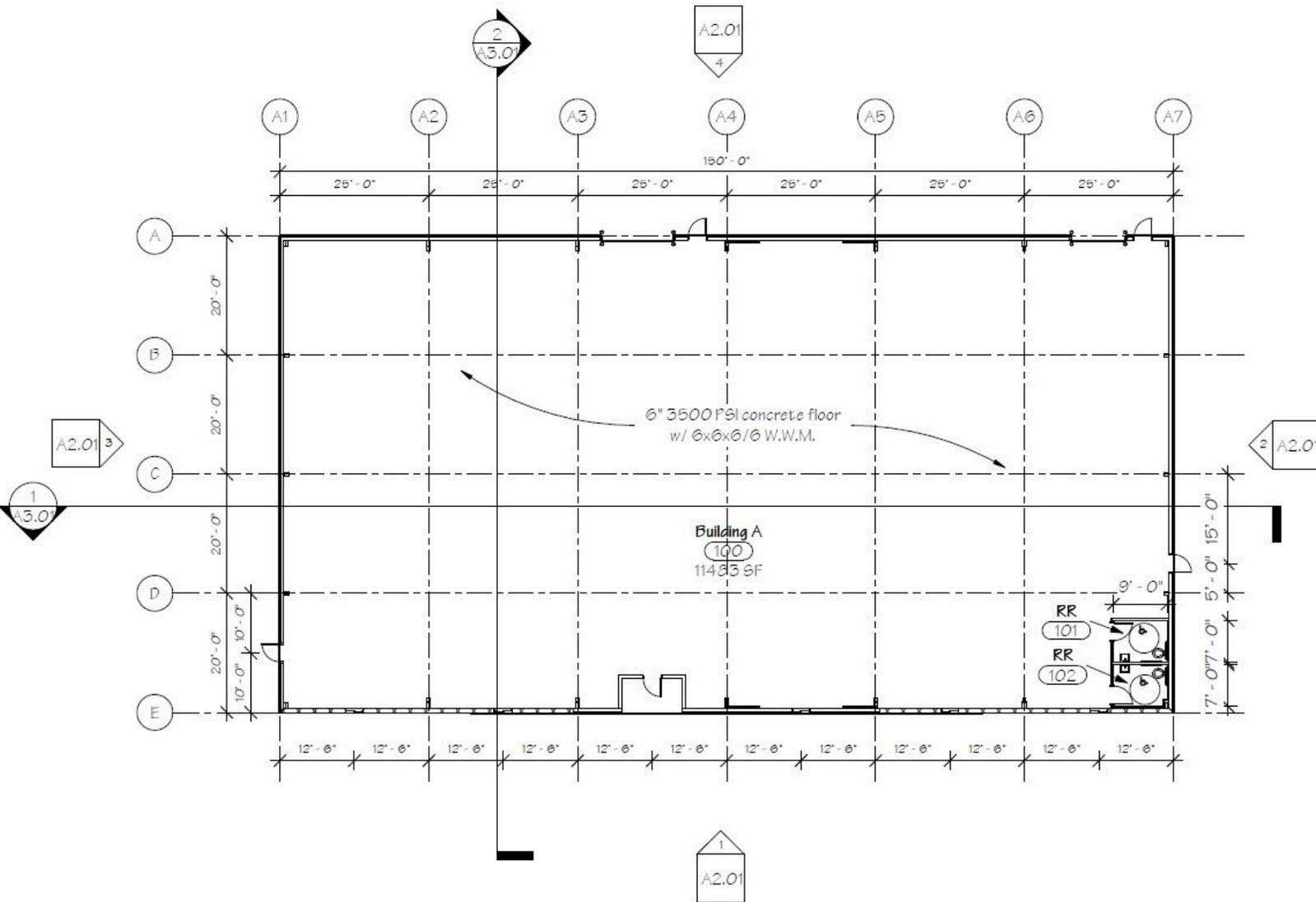
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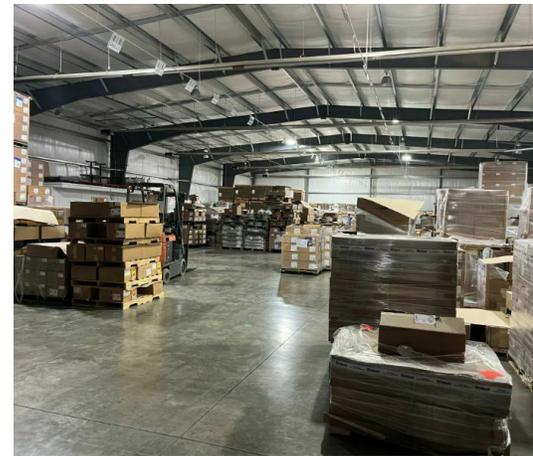
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LOCATION OVERVIEW

Within close proximity to the junction of Routes 6 and 62 along the Allegheny River Valley

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

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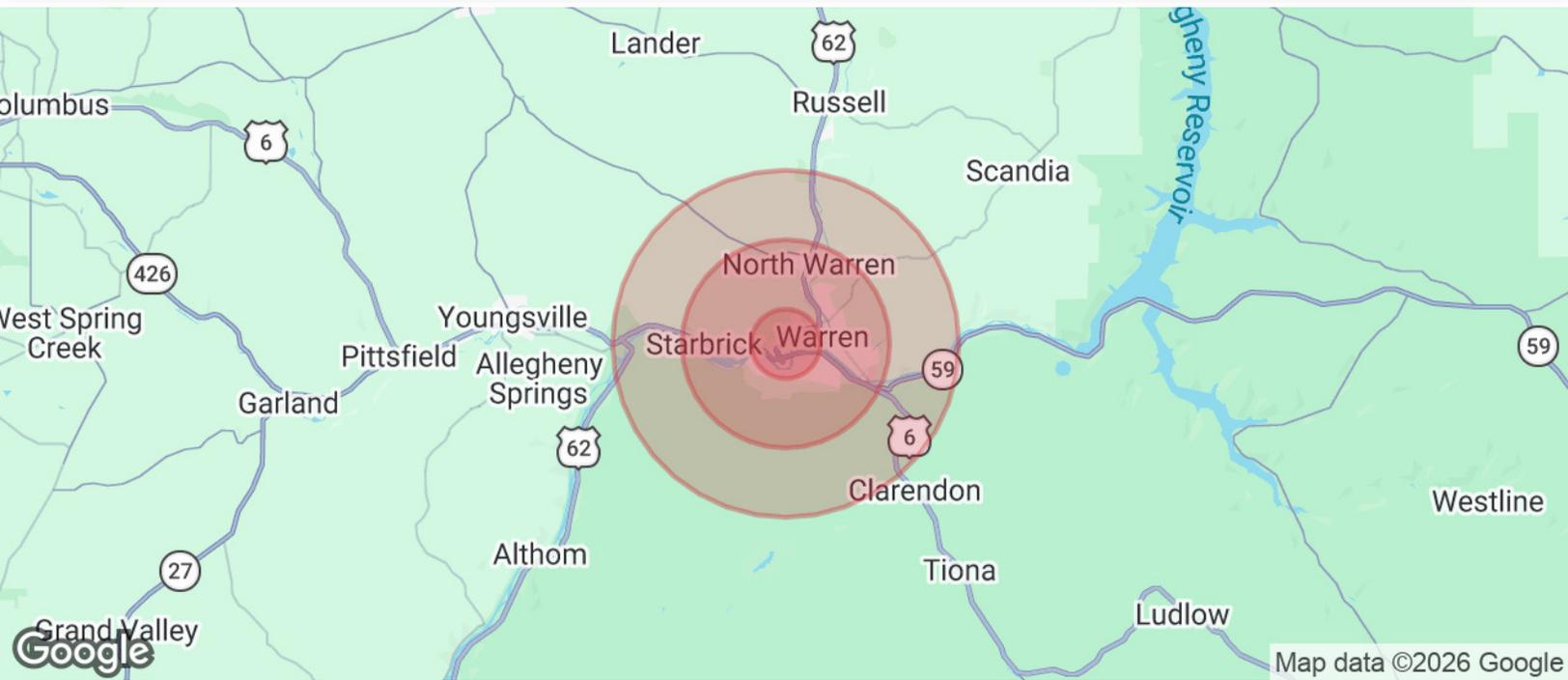
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,702	13,239	15,556
Average Age	45.2	46.5	47.4
Average Age (Male)	42.6	46.2	47.1
Average Age (Female)	45.8	46.9	47.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,485	6,929	8,279
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$56,890	\$57,103	\$56,186
Average House Value	\$99,072	\$87,945	\$93,664

TRAFFIC COUNTS

Pennsylvania Ave. West	8,856/day
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2020 American Community Survey (ACS)

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