

Cross Property Client Full

Commercial/Industrial Property



MLS#: **189808** Status: **ACT** Area: **8** L/Price: **\$5.50**
Address: **6550 W RIDGE Road** O/Price: **\$5.50**
City: **Fairview** Zip: **16506** Type: **INDLSE**
Municipality: **Fairview Township**
Ap LotSz: **590x583** Acreage: **16.53**
Co Index: **21-054-075.0-006.00** Zoning: **I-3** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **25474/ASSESS** Construc: **MIXED** Yr Built:
Office SF: Min Rts:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: **4** #DockLvls: **2**
Sprnklr: Crane Cap: Ceil Ht: **22**
Fencing: Pres Use:
Site Study: **N** Wetlnd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **3/6/26 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: **REMARKS** Water: **PUBLIC**
Fuel: **GAS** Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **Rent is \$5.50 per SQFT, NNN. Available space includes building sections A, B, C, D, and F (see attached drawing). Newly renovated industrial space in Fairview available for lease located on RTE 20 between Dutch Road and Manchester Road. Property has 2 loading docks, 4 overhead doors, and new reznor heaters. Property is zoned I-3 Heavy Industrial; see permitted uses attached. Owner may subdivide and lease building sections A, B, C, and D (totaling 11,534 SQFT) separate from building F. Ceiling Heights vary. Security deposit to be determined.**

Recording Device Desc: **Security**

Dir: **Going East on RTE 20 toward Millcreek, the property is on the left after the intersection of RTE 20 and Dutch Rd.**

FINANCIAL INFORMATION

Deposit: \$0	County/Yr: \$2573 / 2025	Assessed Value
	School/Yr: \$8226 / 2025	Land: \$155,400
	City Twp/Yr: \$292 / 2025	Imprv: \$233,870
	Total Taxes: \$11,091	Totl: \$389,270
	Transfer Tax: N/A	Sellers Disclosure: N

Amanda Walter

03/06/2026 12:09:19 PM