



**21,926 SF Office/Warehouse/Light Manufacturing Space for Sale
13549 S. Mosiertown Road
Vernon Township, Crawford County, Meadville, PA 16335**

As Exclusive Agents, Newmark is pleased to present this opportunity to acquire a quality light industrial facility in move-in condition in the Crawford County Industrial Park.

Building Size:

First Floor Office: +/- 4,838 SF
Second Floor Office: +/- 4,838 SF
Total Office: **+/-. 9,676 SF**

Manf. Area/Fab Shop: +/- 6,000 SF
Manf. Area/Paint Shop: +/- 3,750 SF
Manf. Area/Electronics: +/- 2,500 SF
Total Manf. Area: **+/-. 12,250 SF**

Total Building Size: **+/-. 21,926 SF**

Land Area: Approx. 4.28 Acres

Zoning: Industrial



For information, please contact:

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Property Highlights

- **Clear Height:** 21' x 24' clear in manf. area
- **Crane:** One -10 Ton crane in fab shop
- **Loading:** Six (6) 14' x 16' drive in doors at grade – 14' x16'
One (1) dock high door of 8'x9' with pit leveler
- **Electrical Service:** 1200 AMP; 480/277 V w 120/208V; 3 Phase
- **Elevator:** One passenger elevation servicing both floors of office area

Utility Providers

- **Electric:** First Energy
- **Natural Gas:** National Fuel Gas
- **Water:** Vernon Township Water Authority
- **Sanitary:** Meadville Area Sewer Authority
- **Storm Sewer:** Vernon Township
- **Telephone:** Alltell Communications
- **Cable/IT:** Armstrong Cable Services

Sale Price: \$2,200,000

Availability: Immediate

Assessed Value

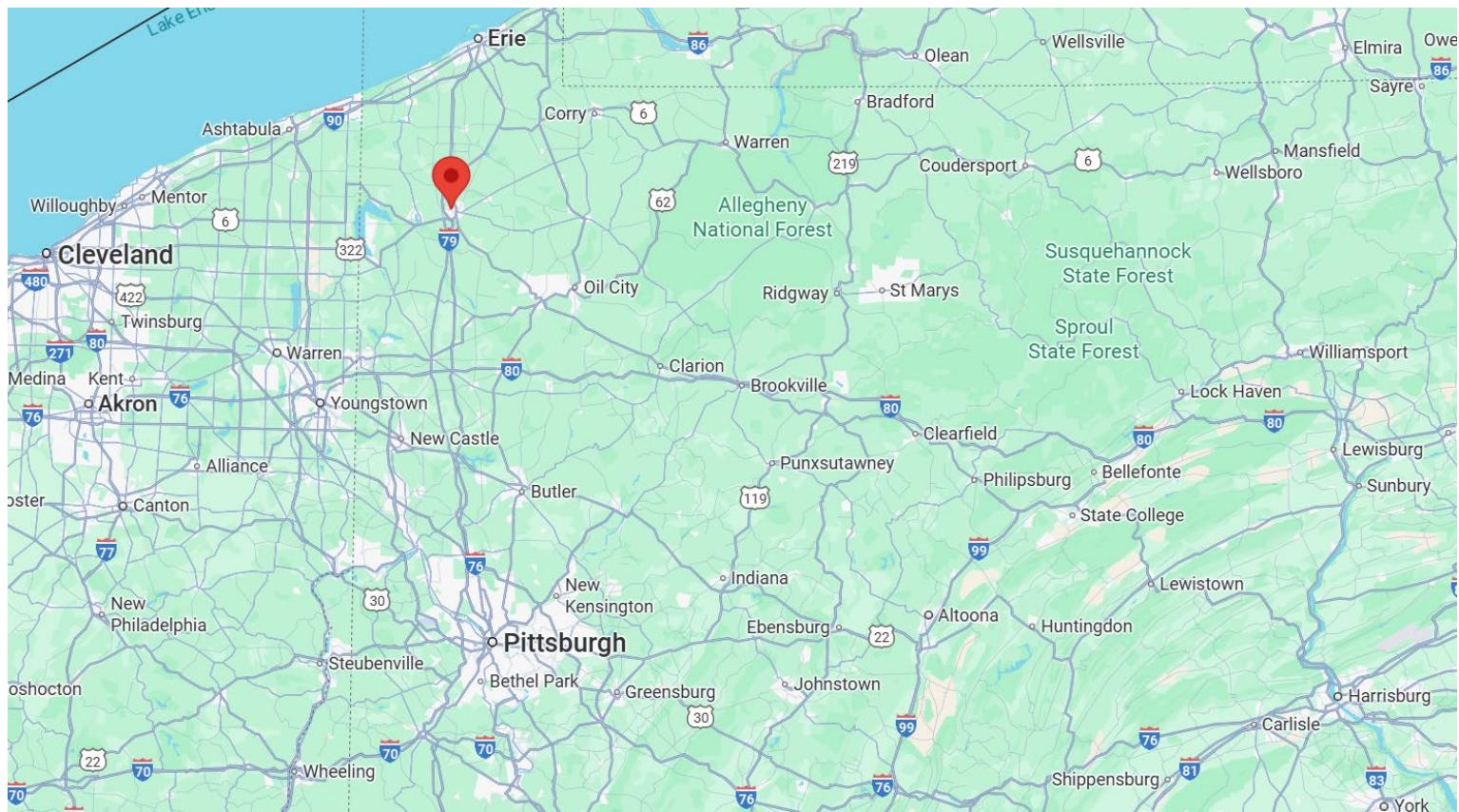
Land: \$43,200
Building: \$400,966
Total: \$444,186

2025 Real Estate Taxes

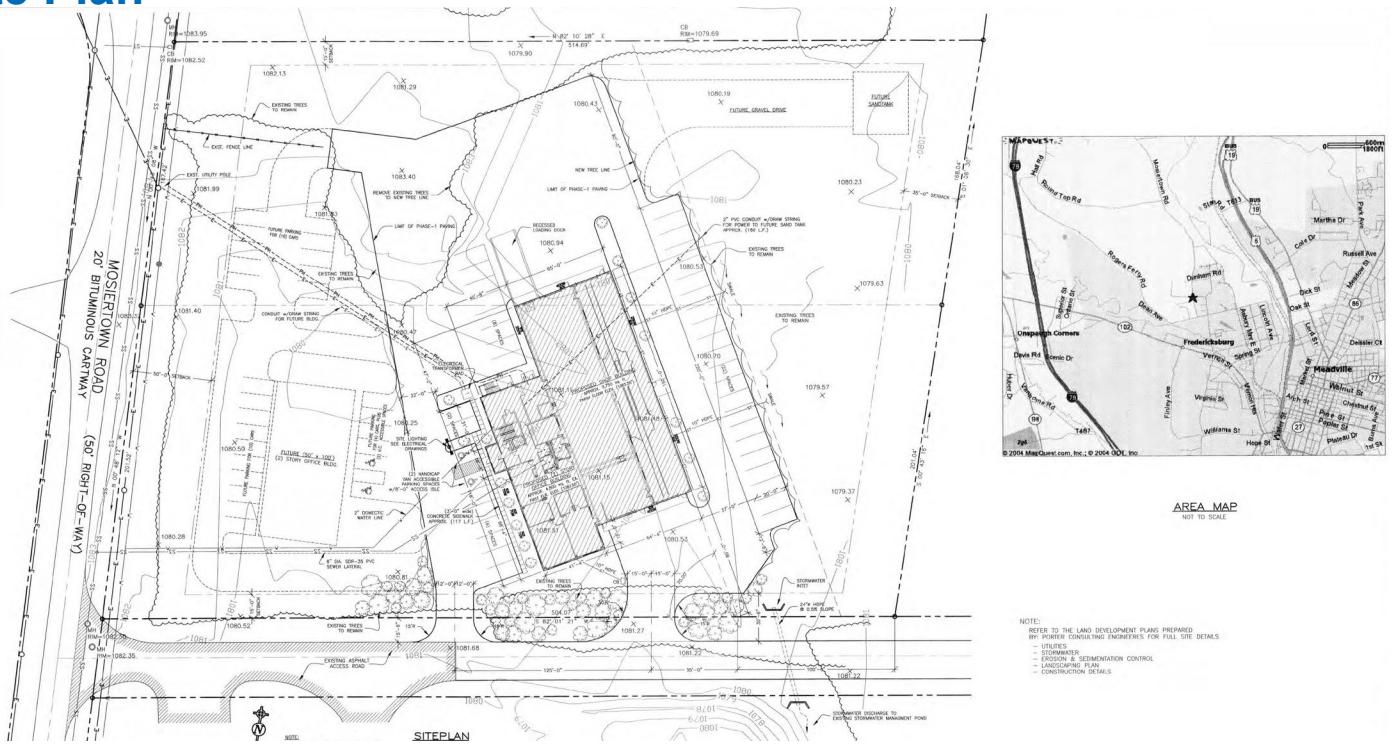
Crawford County:	\$9,705	(Based on 21.85 mills)
Vernon Township:	\$888	(Based on 2 mills)
Crawford School:	\$25,652	(Based on 57.75 mills)
Total:	\$36,245	(Based on 81.60 mills)

Tax ID: 6503-018-70046

13549 S. Mosiertown Road Meadville, PA 16335



Site Plan



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Floor Plan

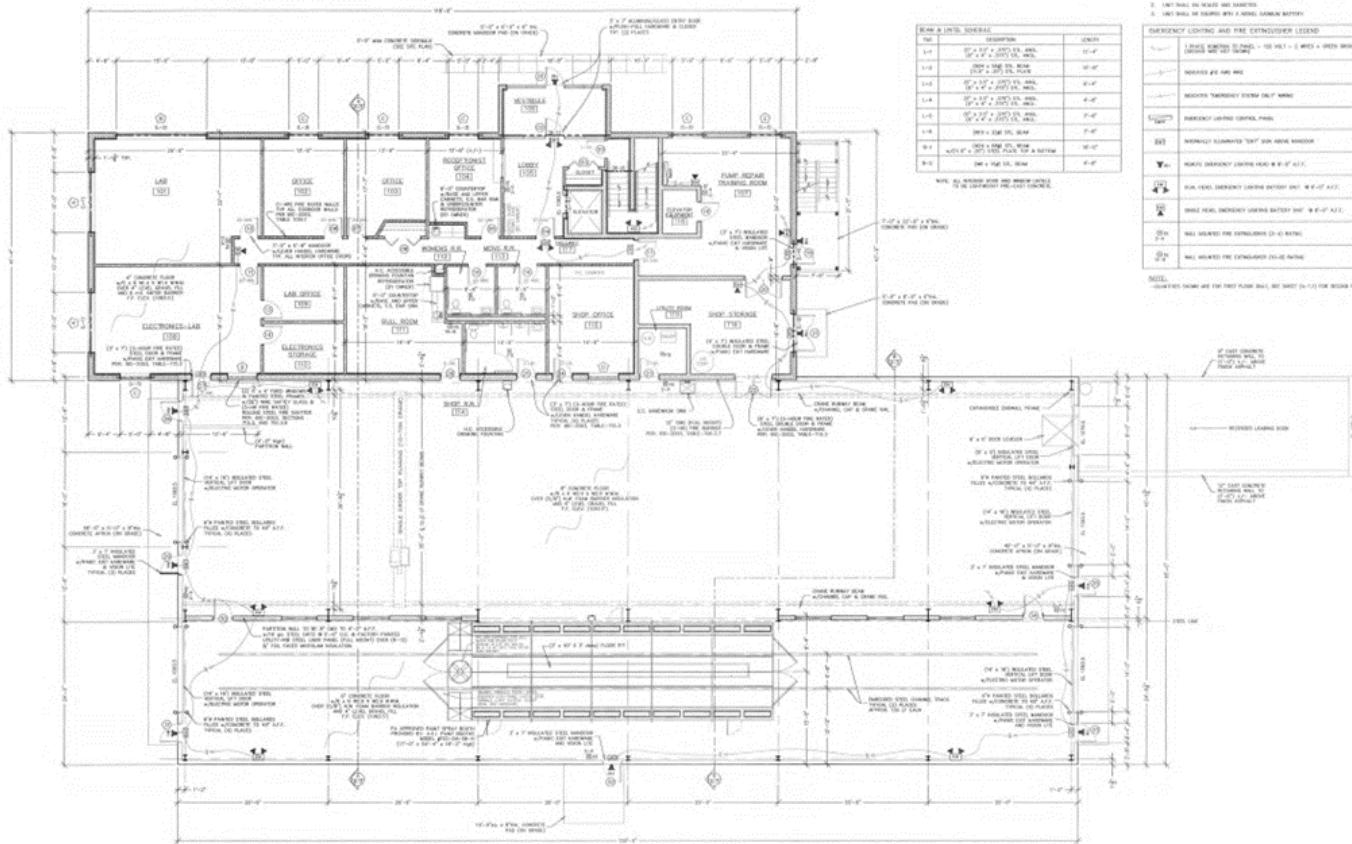
EMERGENCY LIGHTING FIXTURE SCHEDULE					
NAME	TYPE	MOUNTING	MPN/_CATALOG NO.	LAMP	VOLTS
EMERGENCY EXIT SIGN BATTERY W/STYLIC HEAD	WALL	ULTRON 4004-005-H202	2-10 WATT HALOGEN	120V	1
EMERGENCY EXIT SIGN BATTERY	CEILING	ULTRON 4004-004-H202	2-10 WATT HALOGEN	120V	1
INTERNALIALLY ILLUMINATED EXIT SIGN	CEILING	LED	LED	120V	0

NOTES:

1. EMERGENCY BATTERY UNIT SHALL HAVE A CAPACITY OF 30 WATTS FOR 1
2. UNIT SHALL BE RECHARGEABLE BATTERY
3. UNIT SHALL BE EQUIPPED WITH A REMOTE DRAINING VALVE

EMERGENCY LIGHTING AND FIRE EXTINGUISHER LEGEND	
	EMERGENCY LIGHTING - PASEL - 100 FEET - 2 WIRES + GREEN BRAKE WIRE (DECODED WITH E)
	EXTERIOR #1 FIRE HORN
	EXTERIOR #2 FIRE HORN
	EMERGENCY LIGHTING CONTROL PANEL
	EMERGENCY LIGHTING CONTROL PANEL
	INTERNALY ILLUMINATED "EAT" SIGN ABOVE KIOSK
	ADULT EMERGENCY LIGHTING HEAD - 8' x 12' A.C.
	ADULT HEAD, EMERGENCY LIGHTING BATTERY HEAD - 8' x 12' A.C.
	ADULT HEAD, EMERGENCY LIGHTING BATTERY HEAD - 8' x 12' A.C.
	WALL MOUNTED FIRE EXTINGUISHER (20' RATING)
	WALL MOUNTED FIRE EXTINGUISHER (50' RATING)
	WALL MOUNTED FIRE EXTINGUISHER (50' RATING)

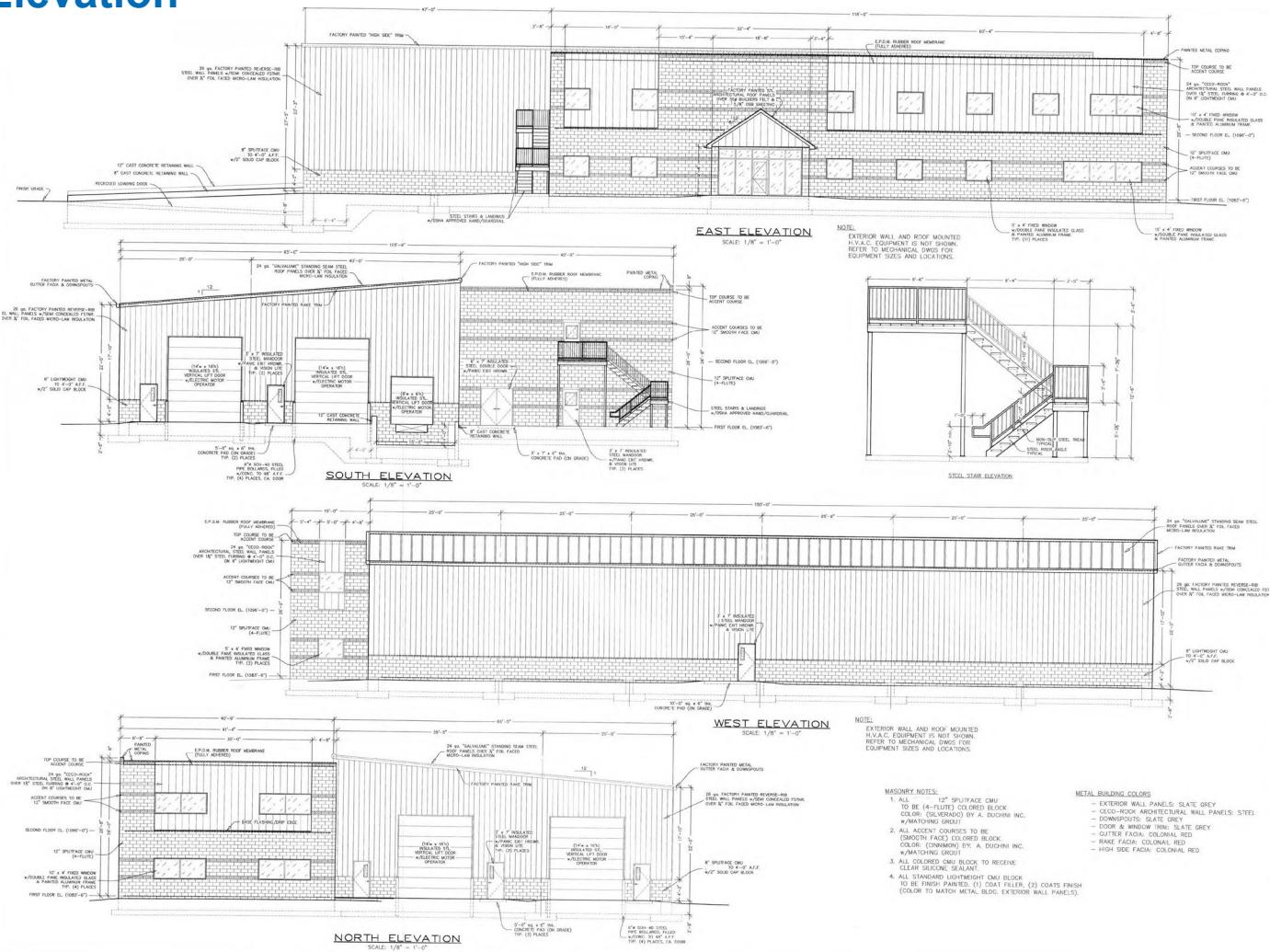
NOTE:
-QUANTITIES SHOWN ARE FOR FIRST FLOOR ONLY, SEE SHEET (4-1-2) FOR SECOND FLOOR REQUIREMENTS.



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Elevation



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