

# 16,800 SF

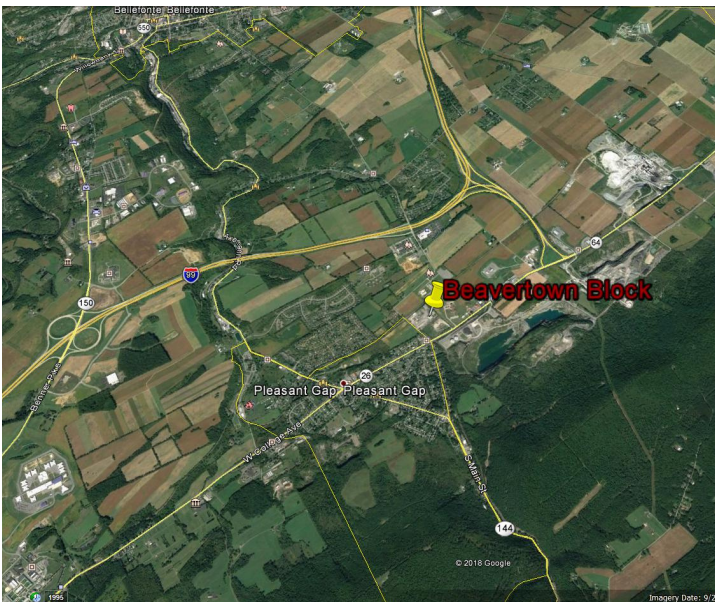
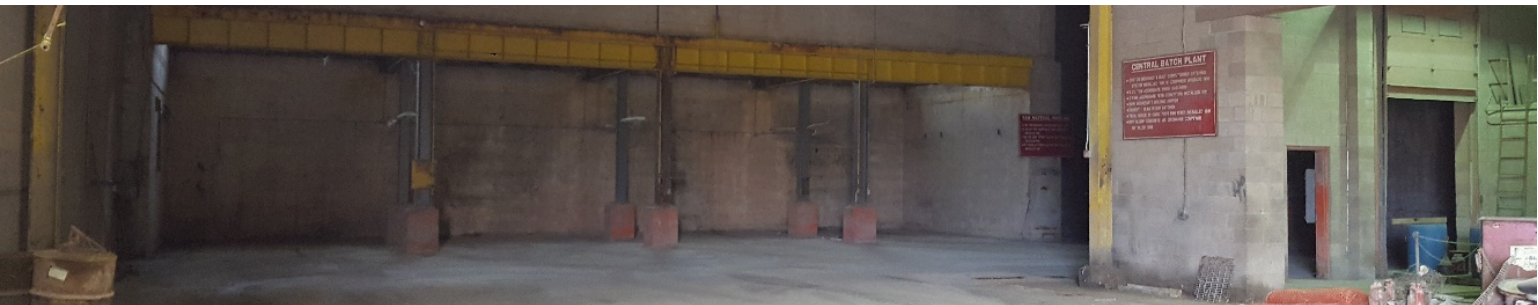
ON 4 ACRES

121 N. Harrison Road

Beavertown Block  
Pleasant Gap, PA



## EASY ACCESS TO I-99, I-80, & SR 322



### DIRECTIONS TO BEAVERTOWN BLOCK

- **Traveling North on I-99** - Take Exit 80 for Harrison Road. Turn right onto Harrison Road. Go past the Public Safety Training Center and around 90 degree curve, entrance is on the left.
- **Traveling South on I-99** - Take Exit 81 for Pleasant Gap (PA-26 S). Turn right onto East College Ave. Follow for 0.88 miles. Turn right on N. Harrison Road. Entrance is on the right.
- **Traveling West on 322** - Take Exit for PA-26. Turn right onto East College Ave. Follow for 6.4 miles. Turn left on N. Harrison Road, entrance is on the right.
- **Traveling East on I-80** - Take Exit 161 toward Bellefonte to merge onto I-99. Take Exit 81 for Pleasant Gap. Turn right onto East College Ave. Follow for 0.88 miles. Turn right on N. Harrison Road, entrance is on the right.

Carl Bankert: (814) 574-8028

# PLANS AND SPECIFICATIONS

## SIZE

- 16,800 SF space available
- Can be subdivided (negotiable)

## BUILDING CONSTRUCTION

- 25' ceiling height
- Concrete floor

## LOCATION

- Conveniently located in the heart of central Pennsylvania
- Access to several interstates

## UTILITIES

- High bay lighting
- 277/480 volt, 3-phase electrical service
- Natural gas
- Public water and sewer
- Tenant is responsible for on-site security

## LOADING

- Three (3) 12' x 14' overhead doors
- One (1) 14' x 16' overhead door
- Six (6) man doors

## PARKING

- Abundant on-site parking for vehicles and trailers

