



**FOR LEASE/SALE** | **233,276 SF**  
**835 WASHINGTON ST** | **ST. MARYS, PA**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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## PROPERTY HIGHLIGHTS



**LARGEST AVAILABLE  
WAREHOUSE SPACE  
IN ELK COUNTY, PA**



**SEPARATE DOCK AREAS  
ALLOW FOR DEMISING**



**24' 8" CLEAR  
HEIGHTS**



**AMPLE POWER FOR  
MULTIPLE USES**



**RECENTLY  
RENOVATED**



**IMMEDIATE  
AVAILABILITY**



# PROPERTY DETAILS

835 WASHINGTON ST | ST. MARYS, PA

AVAILABLE SPACE	233,276 SF
MINIMUM DIVISIBLE	31,806 SF Warehouse   6,752 SF Office
MAX CONTIGUOUS	233,276 SF
WAREHOUSE SPACE	209,425 SF
OFFICE SPACE	23,851 SF
FLOORS	3
ELEVATORS	1 Freight Elevator
DOCK DOORS	16, All with Levelers; 14 with Trailer Locks
DRIVE-IN DOORS	1 Grade Level
CLEAR HEIGHT	14' 6" - 24' 8"
COLUMN WIDTH/DEPTH	20' x 50'
ROOF	Flat, Rubber Membrane
WALLS	Brick, Block, Insulated Metal Panels
FLOORS	8" Concrete (Some Wood Floors Above Lower Level Offices)
YEAR BUILT	1953-1971   Renovated in 2020
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent
POWER	Heavy Power Provided by First Energy/West Penn Power
PARKING	211 Vehicle Spaces; Ample Truck and Trailer Parking
LAND AREA	38.68 Acres
ZONING	L-I Limited Industrial District
PARCEL ID	13-13-011-7219/001551 13-13-011-7279/001553 13-13-189-9583/002272
RAIL	Previously Rail Served, Spur Was Removed
OPEX ESTIMATE	\$0.85/SF



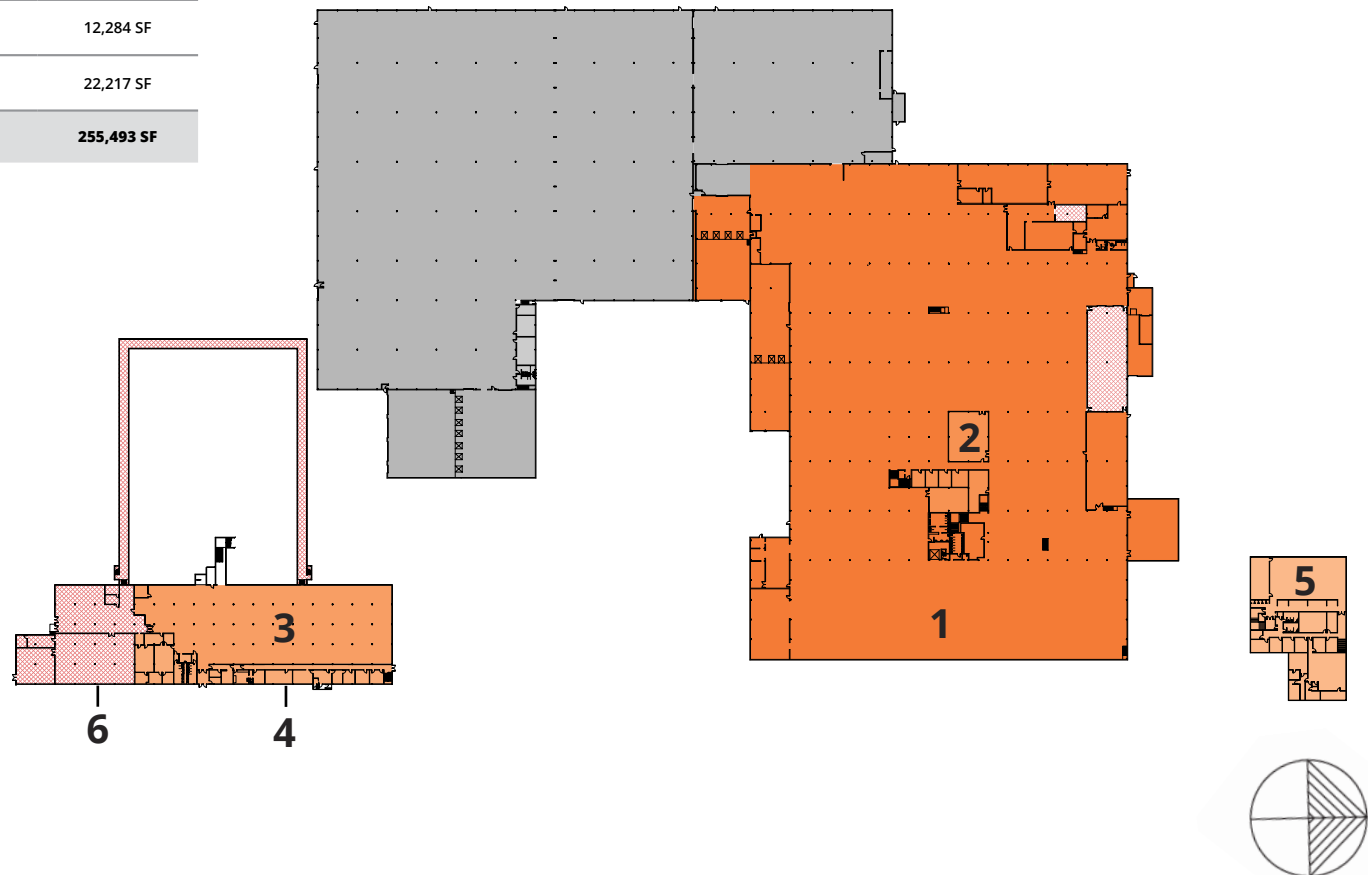
# FLOOR PLAN

835 WASHINGTON ST | ST. MARYS, PA

[VIEW A VIDEO OF THIS PROPERTY](#)

[BEFORE & AFTER](#)

NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE 1	14' 6" - 18' 6"	190,068 SF
2	WAREHOUSE 1 OFFICES	N/A	4,815 SF
3	LOWER LEVEL	10'	19,357 SF
4	LOWER LEVEL OFFICES	N/A	6,752 SF
5	UPPER LEVEL OFFICES	N/A	12,284 SF
6	MECHANICAL	N/A	22,217 SF
<b>TOTAL</b>			<b>255,493 SF</b>



# LOCATION MAP

835 WASHINGTON ST | ST. MARYS, PA

**PITTSBURGH** 120 MILES

**BUFFALO** 140 MILES

**PHILADELPHIA** 270 MILES

Major market areas along with the eastern seaboard and the Great Lakes are easily accessible by Interstate 80, which is located 30 miles to the south.

US Route 219 and PA route 225 provide north/south highway access.

