

Black Diamond Realty

Mark J. Nesselroad, Broker

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FOR SALE



INDUSTRIAL BUILDING

407 Porter Avenue

Scottsdale, PA 15683



Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

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407 Porter Avenue, Scottsdale, PA 15683

| | |
|-----------------------|--------------------|
| SALE PRICE | \$420,000 |
| BUILDING SIZE | 6,300 SQ FT |
| LOT SIZE | 1.02 ACRES |
| LOADING DOCK | 1 |
| OVERHEAD DOORS | 4 |

BUILDING DETAILS

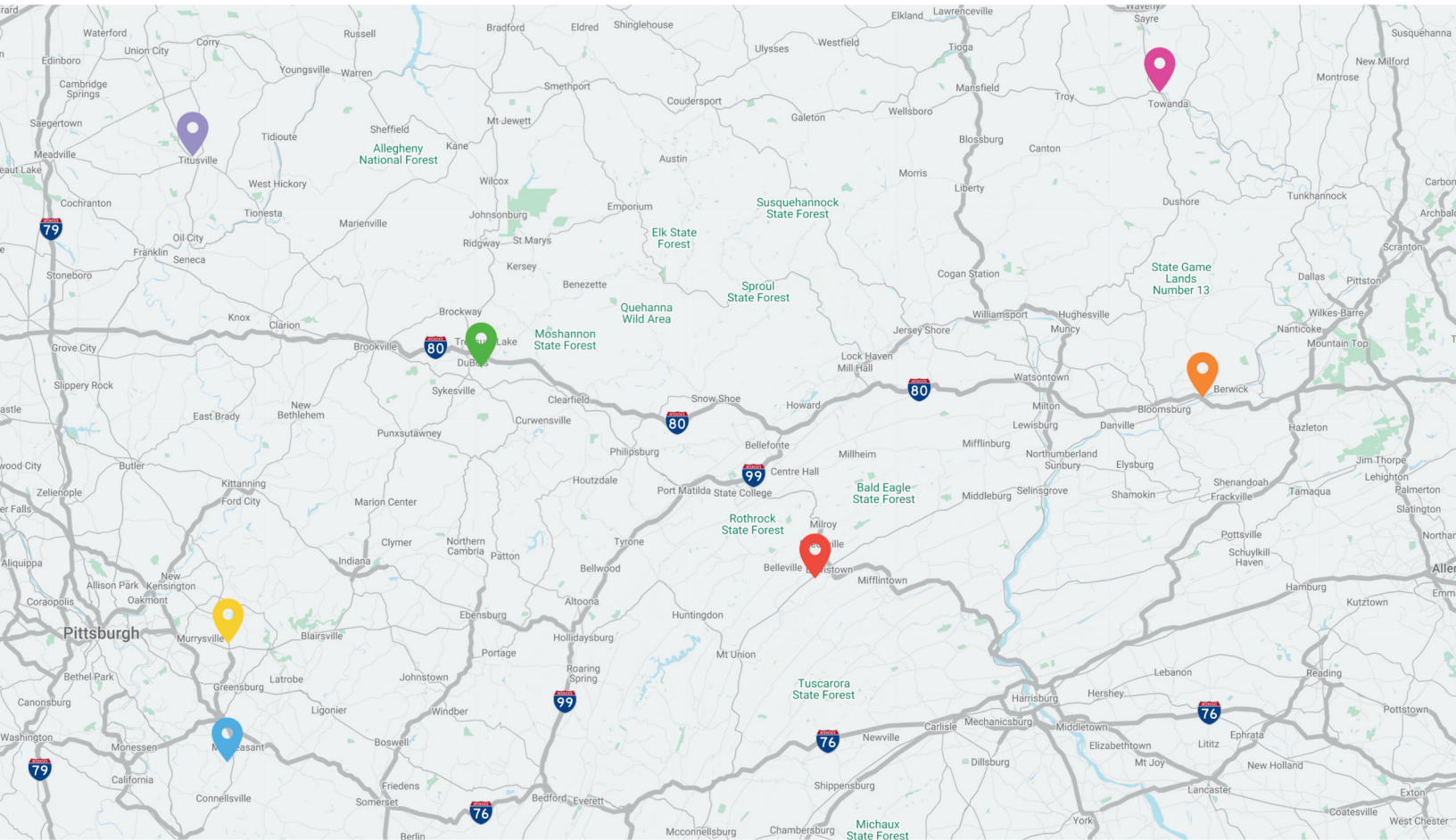
407 Porter Avenue in Scottsdale, PA offers a versatile industrial property featuring approximately 6,300 square feet of space on 1.02 acres. Formerly a Schwan's storage facility, the building includes valuable freezer and cold storage capabilities ideal for food distribution or temperature-controlled operations. The layout consists of roughly 80% warehouse and 20% office space, providing a balanced setup for both operations and administration. With four overhead doors and ample onsite parking, this property delivers excellent functionality and accessibility for a variety of industrial users.



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ADDITIONAL COLD STORAGE OPPORTUNITIES

In addition to  407 Porter Avenue, this portfolio includes several other cold storage and industrial properties across Pennsylvania, offering a variety of opportunities for businesses in need of temperature-controlled or versatile industrial space.

Each property is strategically positioned to serve regional markets, making this portfolio ideal for companies seeking multiple sites or expansion options. Together, these facilities provide a comprehensive network of industrial and cold storage solutions throughout the state.

-  **381 Old Mills Road
Towanda, PA** **\$508,000 | 4,800 SQ FT**
-  **334 Spider Lake Road
Dubois, PA** **\$420,000 | 5,400 SQ FT**
-  **139 McKinney Road
Titusville, PA** **\$320,000 | 3,200 SQ FT**
-  **2180 Middle Road
Lewistown, PA** **\$420,000 | 6,426 SQ FT**
-  **14 Edwards Drive
Bloomsburg, PA** **\$510,000 | 5,400 SQ FT**
-  **1798 Old PA 66
Delmont, PA** **\$725,000 | 6,900 SQ FT**



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