



+/- 38 Acre Industrial Facility With Rail Access For Sale

LOCATION:	1 Main Street Ransom, Pennsylvania
LAND	38± acres, 8 parcels on one deed
SPACE:	150,000± SF manufacturing/warehouse in 3 main buildings
BUILDING:	Former Cascades tissue plant, Waterfront on Susquehanna River with potential for water intensive uses. Suitable for adaptive reuse. Within 10 miles of Scranton and Wilkes Barre PA population centers. Owner will consider subdivision and sale of parcels.
WATER/SEWER:	Well water; onsite sewage treatment facility (deactivated)
RAIL SERVICE:	Reading, Blue Mountain and Northern (www.rbmnr.com) with existing siding
PHONE/INTERNET:	Verizon
RESTROOMS:	Production and office lavatories
HEAT & A/C:	Suspended natural gas heaters in industrial spaces; combination of electric and natural gas heat in offices.
LIGHTING:	Florescent
SPRINKLERS:	Wet, with water tank/pumphouse on site
PARKING:	Ample parking areas for employees and trucks
ZONING:	M-1 General Manufacturing/Commercial & R-2 Residential
UTILITIES:	Natural gas (domestic and production), electric = 23 KV transformer station with substation at 480 V 3 phase.
PRICE:	\$2,600,000

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