



1

# AIRPORT ROAD

EMPORIUM, PA 15834

**FOR SALE** **ADDITIONAL PRICE REDUCTION**

244,997 SF INDUSTRIAL MANUFACTURING BUILDING | 13.10 ACRES

Lee & Associates of Western Pennsylvania LLC | 11 Stanwix Street, Suite 2250 | Pittsburgh, PA 15222 | 412.339.2424 | [lee-westernpa.com](http://lee-westernpa.com)



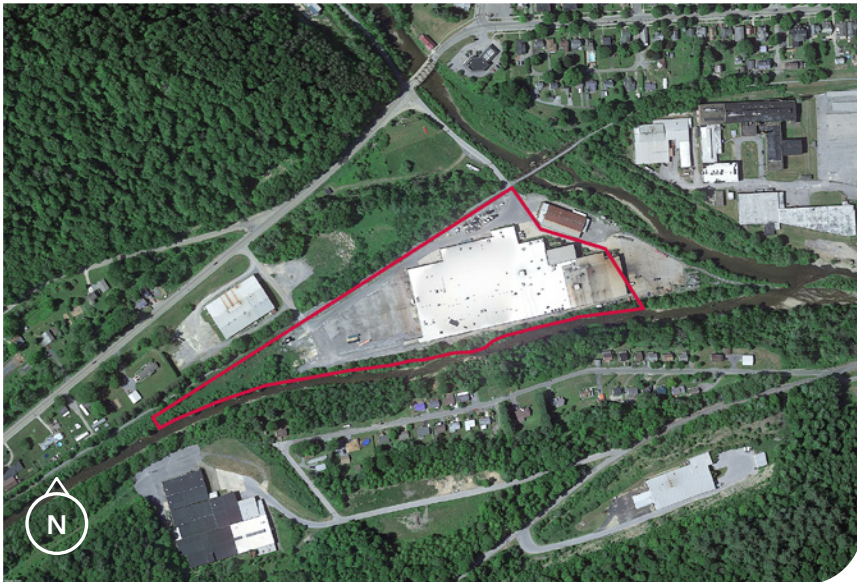
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**PROPERTY SPECS**Cameron County has received a Bioeconomy Development Opportunity (BDO) Zone 'A' rating in 2025 *(see details next page)*

Building Type	Industrial manufacturing warehouse/office
Building Size	244,997 SF
Building Class	B
Parcel Size	13.10 acres (Parcel ID: 2-55-0-114-000-0000)
County	Cameron County, PA
Year Built	1997
Sale Price	<del>\$5 MM</del> <b>\$2.94 MM</b>

Construction Type	Warehouse: Structural Steel; Office: Masonry
Roof	Flat rubber roof
Column Spacing	50' x 30'
Clear Height	Conventional warehouse: 29' 5" Main floor: 27' (forging area) Mezzanine: 10' 6"
Loading Docks	7
Drive-In Doors	4
Cranes	Two 3-Ton; One 1.5-Ton
Power	Substation metered at 46kV / 5 transformers
Lighting	T-4
HVAC	Fully conditioned offices, along with a portion of the warehouse
Utilities	Public water and sewer
Office Area	3-story office, 27,000 SF with elevator
Restrooms	Several throughout warehouse, and restrooms on each floor of office building
Additional Improvements	Exterior water cooling towers

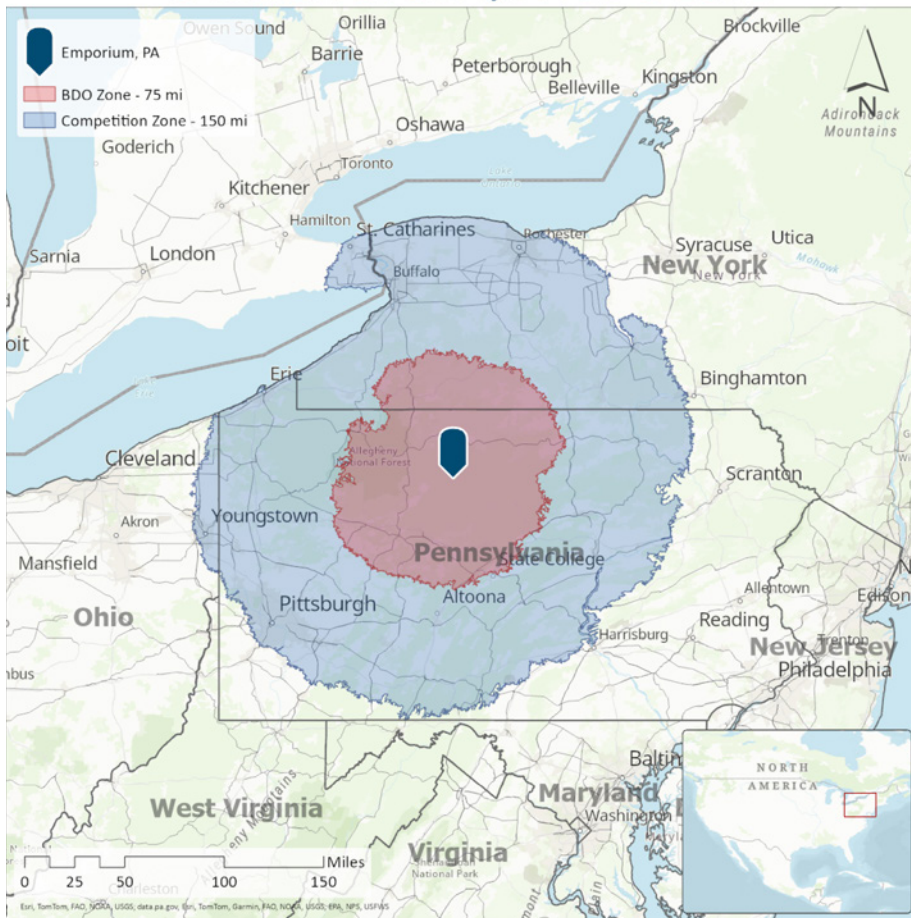
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**CAMERON COUNTY, PA**Bioeconomy Development Opportunity (BDO) Zone **Grade 'A'** | Date of Issue: January 16, 2025**CAMERON COUNTY, PA BDO ZONE****BD BIOECONOMY DEVELOPMENT  
OZI OPPORTUNITY ZONE INITIATIVE**

A Bioeconomy Development Opportunity (BDO) Zone is a designated area recognized for its readiness to support bio-based manufacturing and attract investment in the bioeconomy sector. The BDO Zone Initiative certifies regions based on their sustainable biomass resources, infrastructure, and commitment to bio-manufacturing, aiming to drive economic development and reduce greenhouse gas emissions.

BDO Zone ratings serve as indicators of a region's potential for bio-based project development, helping communities attract new manufacturing plants that produce advanced biofuels, renewable chemicals, biogas, and other biobased products. These ratings are designed to demonstrate the maturity of local biomass supply chains and assess whether they are developed enough to support biobased manufacturing without excessive risk.

The initiative aims to create a network of 1,000 "bio-manufacturing ready" zones across the U.S., connecting them to bio-project developers and investors worldwide. By certifying 'regional readiness' for bio-manufacturing, BDO Zones help communities credibly promote their biomass assets to investors and developers, attract new plants, create permanent local clean energy jobs, and significantly decrease national greenhouse gas emissions.

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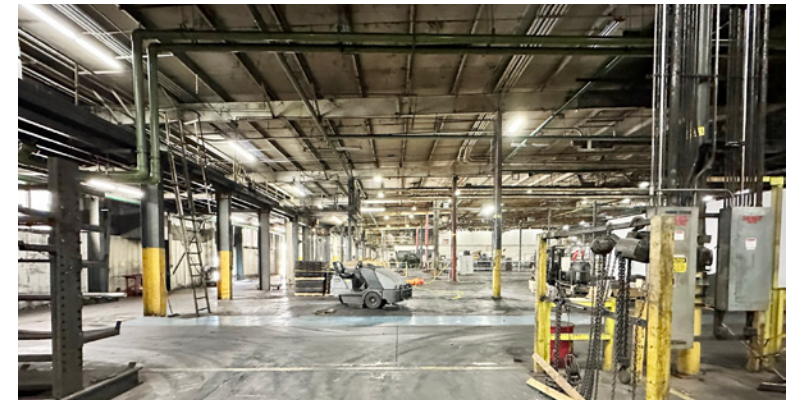
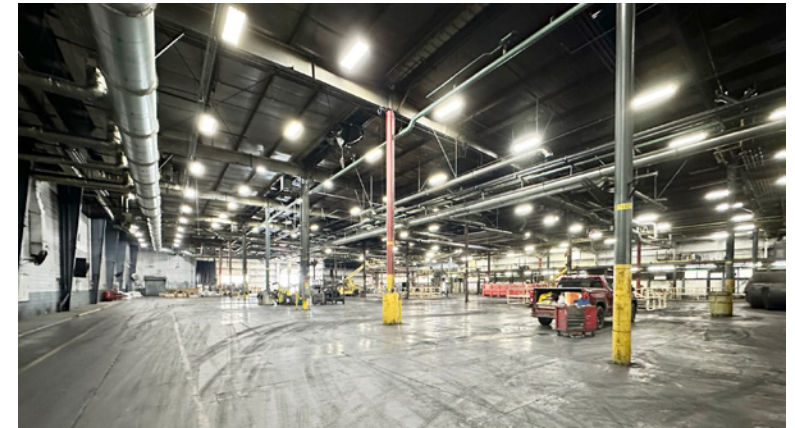


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27,000 SF, 3-STORY OFFICE SPACE, WITH ELEVATOR



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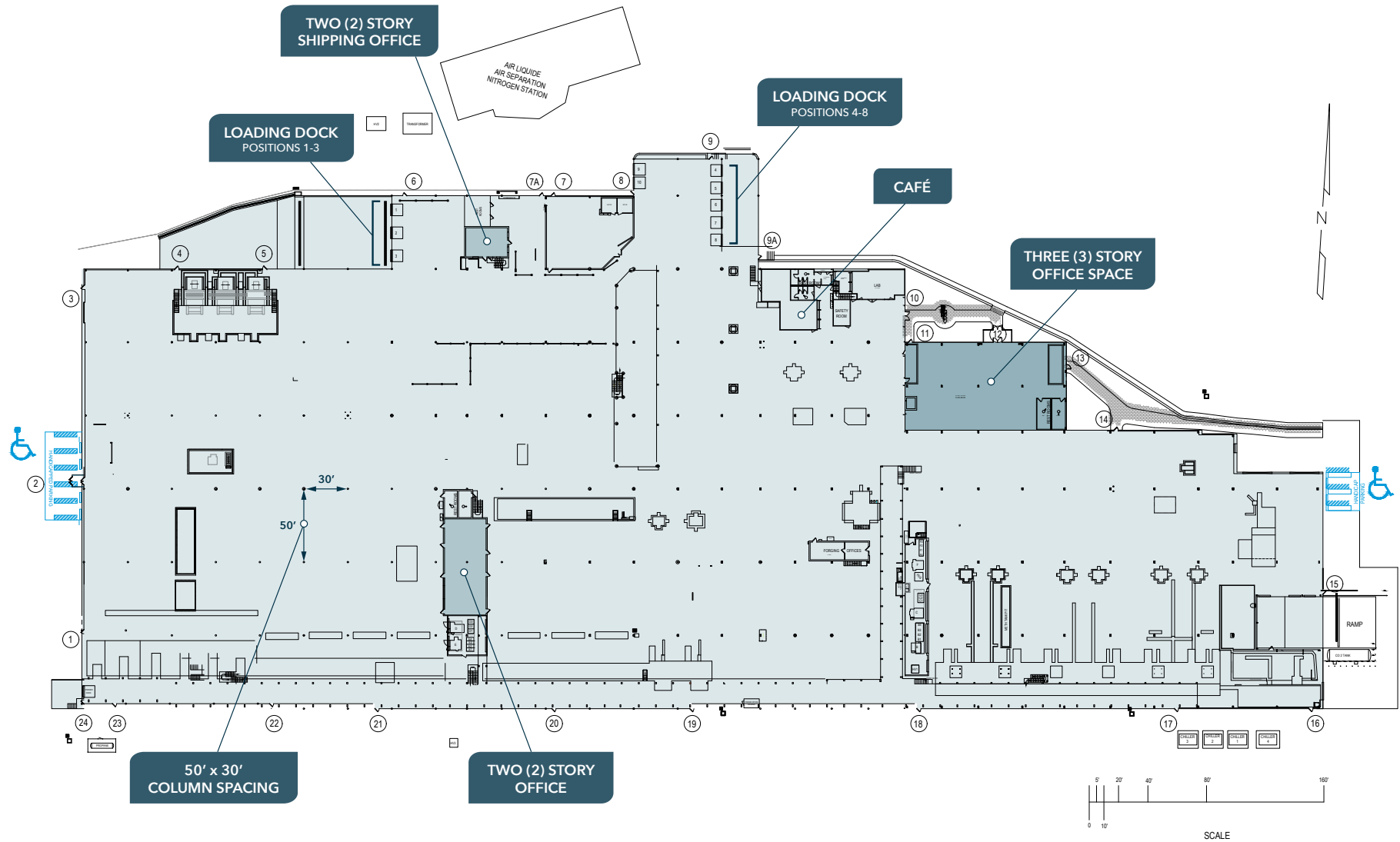
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## BUILDING PLAN



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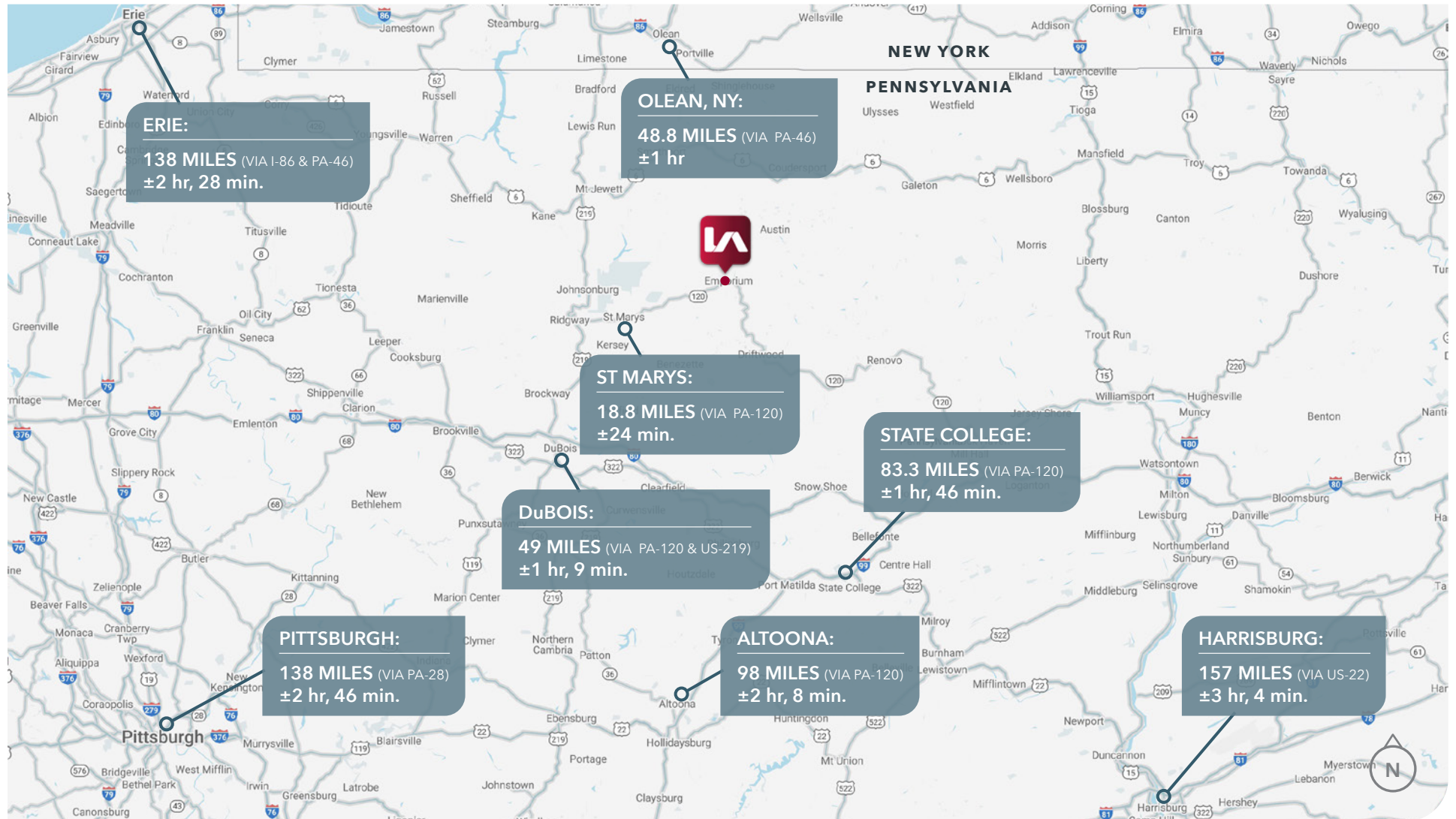


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