

JOHN BUCCINNO, SIOR CCIM
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12 ROBERTS ROAD | PINE GROVE, PA 17963
53,877 SQ FT AVAILABLE FOR SALE

NAIKeystone
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610

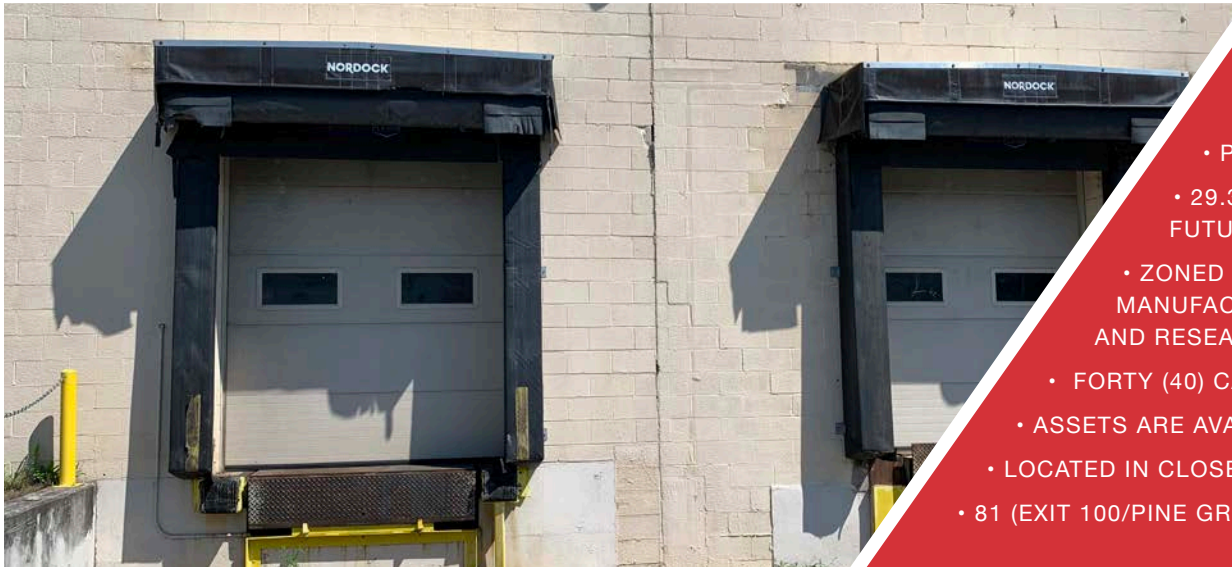


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ABOUT THIS PROPERTY

- 53,877 SF MANUFACTURING / WAREHOUSE BUILDING
- 18' CLEAR HEIGHT
- WET SPRINKLER SYSTEM
- 5 LOADING DOCKS (4 WITH LEVELERS)
- 3 DRIVE-IN DOORS
- 1200 AMP 277/480V 3-PHASE 4-WIRE ELECTRIC SERVICE
- PUBLIC WATER & SEWER
- 29.37 ACRE SITE WITH APPROXIMATELY 23± ACRES OF LAND FOR FUTURE DEVELOPMENT
- ZONED L1 – LIGHT INDUSTRIAL. PERMITTED USES INCLUDE: MANUFACTURING, WAREHOUSING, SELF-STORAGE, PRINTING, OFFICE, AND RESEARCH USES
- FORTY (40) CAR PARKING SPACES
- ASSETS ARE AVAILABLE
- LOCATED IN CLOSE PROXIMITY TO I-78 (EXIT 13/BETHEL) AND 81 (EXIT 100/PINE GROVE)

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GENERAL DATA

Lot Size: 29.31 Acres

Municipality: Pine Grove Township, Schuylkill County

Zoning: Industrial

Map Number: (UPI):21-10-0052.003

Flood Zone: Zone AE, portion of site in a flood hazard area per FEMA Map 42107CO517E dated 11/19/2014

Taxes: \$45,576 or \$0.85/ SF (2025)

Year Built: 1993

DESCRIPTION

Size (SF): 53,877 SF Total which includes approx 1800 SF Office area with restrooms. Plus 15' x 20' outside aluminum shed with power.

Construction: Concrete block superstructure with steel column and beam infrastructure. The roof was replaced 2013 with new Carlisle membrane Versico Roofing System with 20 year warranty. Column spacing is 40' x 20'.

Doors/Access: Total of 3 At-Grade doors - (1) 8' x 10' Drive-in, (2) At-grade into scrap bin area. Total of 5 Loading Docks - (2) 8' x 10', (1) 10' x 14', and (1) 10' x 11.5' dock postions with pit style levelers, bumpers & seals. Additional 8' x 10' straight dock combined with the (2) 12' x 15' drive-in scrap bin area.

Office: 1,800 +/- SF Office Space which includes a vetibule reception area, five (5) private offices and conference room. Also, large mens and womens restrooms and locker rooms, and break area. Upper mezzanine offices in plant area along with additional storage not included in SF of building.

Lighting: 8' Florescent lighting throughout the industrial area

HVAC: Offices are heated and air conditioned. The

Industrial area is heated with electric heat units.

Water: Pine Grove Borough Water & Sewer

Sewer: Pine Grove Joint Treatment Authority

Telecom: AT&T telephone & Comcast Internet available. Demarc is adjacent to the office break room.

Electric: 1200 AMP 277/480V 3-Phase PPL Service

Fire Sprinkler System: Wet style system

Misc.: Building Code is IEBC 2015 and IBC 2015. A central station monitored, hard-wired smoke, fire and heat system is present.

SITE ADVANTAGES

12 Roberts Road at the Pine Grove Industrial Park has some interesting site advantages that you will not want to overlook:

- Formerly a MOEN owned facility, currently a plastic extrusion operation, the building has been well kept with all mechanicals in good working condition.
- New roof installed in 2013 with 20 year warranty
- Loading into the building from all sides to benefit manufacturing flow procedures. Demised areas for production segregation.
- The main building sits on approx 5 acres with good truck access and parking.
- The additional 25 acres is excellent for additional development, outside storage, or increased parking field. Building expansion opportunities exist.

MARKET ADVANTAGES

The 12 Roberts Road facility has a number of distinct market advantages for expanding companies.

Within a 500-mile radius there is:

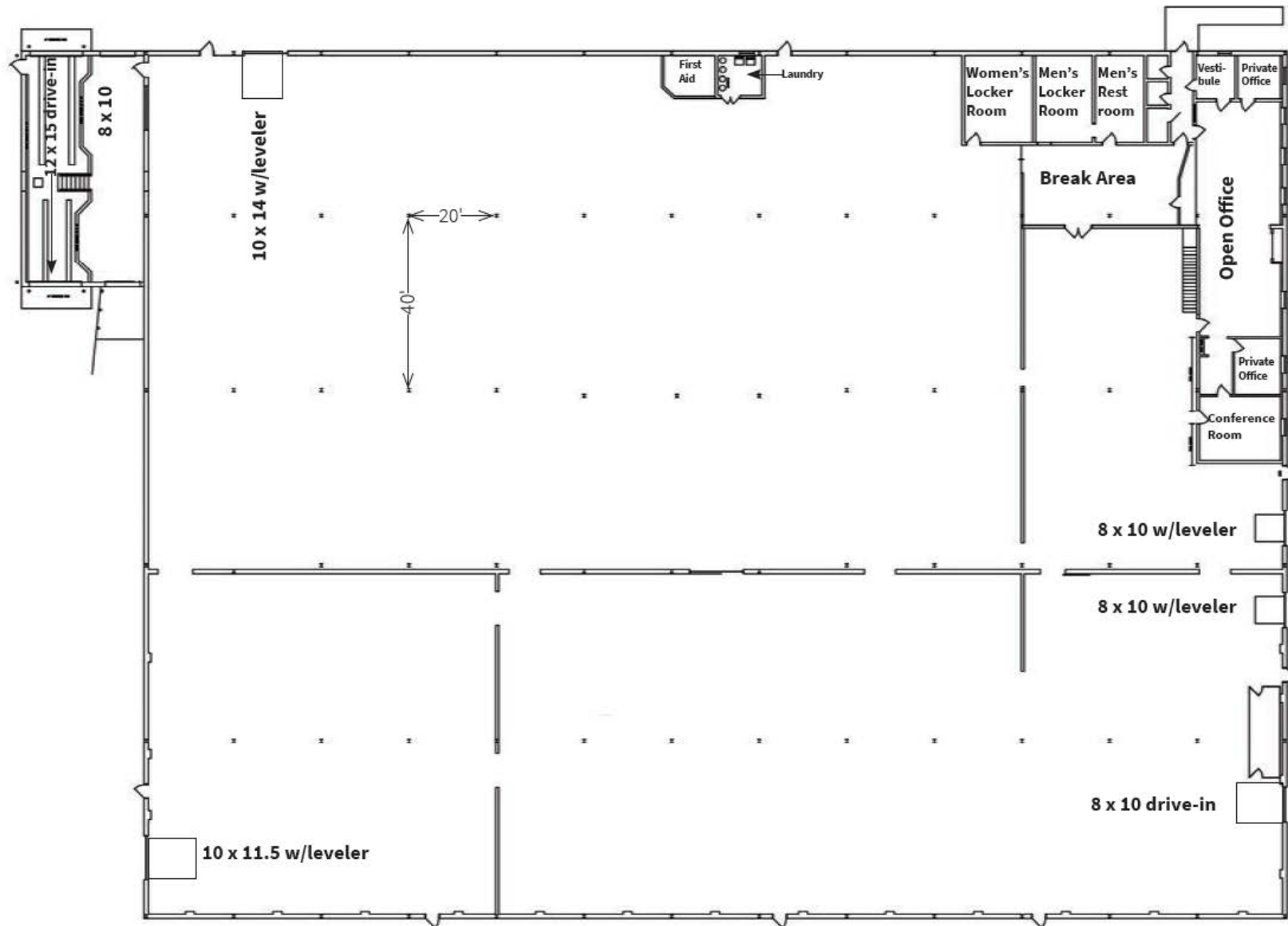
- Approximately 45% of the U.S. population
- Approximately 60% of the Canadian population
- Four of the nine major U.S. market
- 41% of the domestic traded service industries
- 45% of the U.S. manufacturers
- Located within minutes of two major interstate highways, including I-81 and I-78. Connections to the Northeast and Mid-Atlantic are only a short distance away.
- Minutes from other transportation networks, such as the Norfolk Southern rail freight system (including the Intermodal yard at Rutherford, PA) and scheduled air and package delivery services at Harrisburg International Airport.
- A short drive from the ports of Philadelphia, Baltimore, and New York, with full cargo handling facilities and container capabilities.
- Long history of strong manufacturing in the area provides for stable and well-trained work force.
- Pine Grove Township, Schuylkill County is located in the Pottsville micropolitan statistical area, just opposite the eastern border of the growing Harrisburg-Carlisle-Lebanon Combined Statistical Area (CSA) offering convenient access to the Northeast and Mid-Atlantic Regions.

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