



For Sale



\$995,000



**Industrial
Property**



Built in 1940



8,652 SF



0.193 Acres

Bangor, Pennsylvania

Steel Manufacturing Facility

Presented by

Robert Velez

C: 646.671.8635

rvelez@kwcommercial.com

KW Commercial

2901 Emrick Blvd,
Bethlehem, PA 18020

**FOR MORE INFORMATION
CONTACT:**



ROBERT VELEZ, CCIM
C: 646-671-8635
rvelez@kwcommercial.com



SKY VELEZ
C: 570-234-7425
skyvelez@kwcommercial.com

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Property Description

KW Commercial Real Estate is offering the opportunity to acquire this fully operational steel manufacturing facility in Bangor, PA. Located at 530 Main St, this 8,652 square foot facility is primarily a clear span building with 16-foot ceilings, equipped with all necessary manufacturing equipment, ready for immediate use. The building includes a 364 square foot second-floor office space, providing administrative capabilities directly on-site. This facility is fully built out for steel manufacturing operations, with the existing business, Bangor Steel (established in 2010) available for purchase at additional cost.

Location Description

Bangor, PA is strategically positioned with access to major transportation routes, enhancing logistical operations for shipping and receiving. Despite being located in a flood plain, the area offers economic advantages and community support for industrial businesses.

Offering Summary

Sale Price:	\$995,000
Lot Size:	0.193 Acres
Building Size:	8,652 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,239	10,605	42,832
Total Population	5,491	26,189	108,563
Average HH Income	\$82,795	\$95,972	\$106,046



Each Office Independently
Owned and Operated

Sale Price	\$995,000
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Location Information

Building Name	Steel Manufacturing Facility
Street Address	530 Main Street
City, State, Zip	Bangor, PA 18013
County	Northampton
Cross-Streets	Miller
Township	Bangor Borough

Building Information

Building Size	8,652 SF
Ceiling Height	16 ft
Minimum Ceiling Height	8 ft
Office Space	364 SF
Number of Floors	2
Year Built	1940
Number of Buildings	1

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	R-7.8
Lot Size	0.193 Acres
APN #	5667-05-6225-9511
Lot Frontage	67 ft
Lot Depth	124 ft
Corner Property	Yes

Parking & Transportation

Number of Parking Spaces	0
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Taxes & Valuation

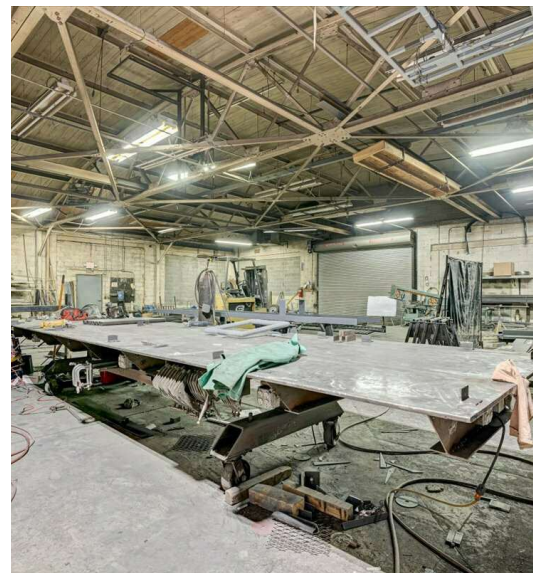
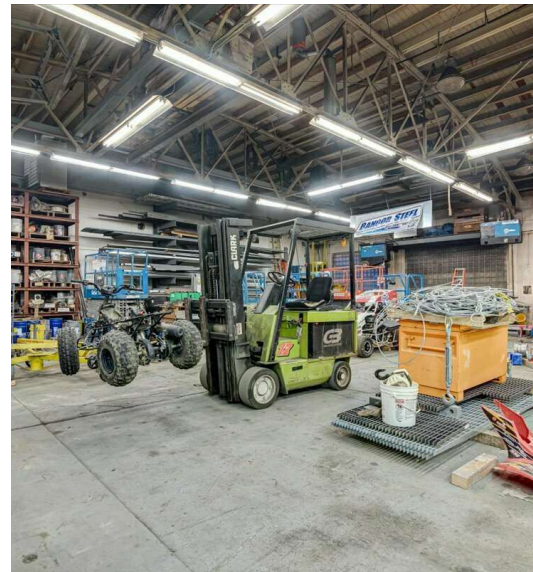
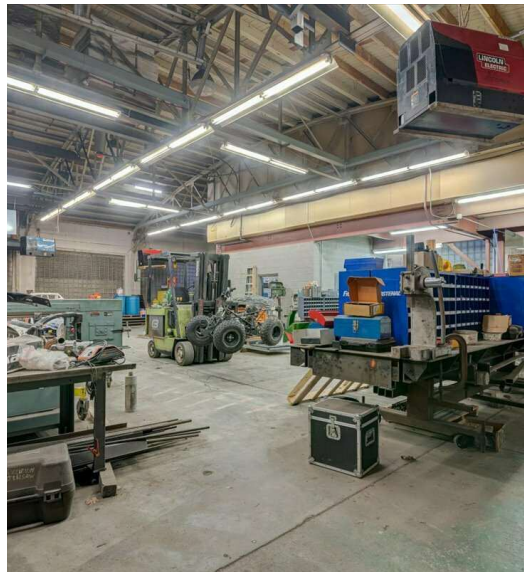
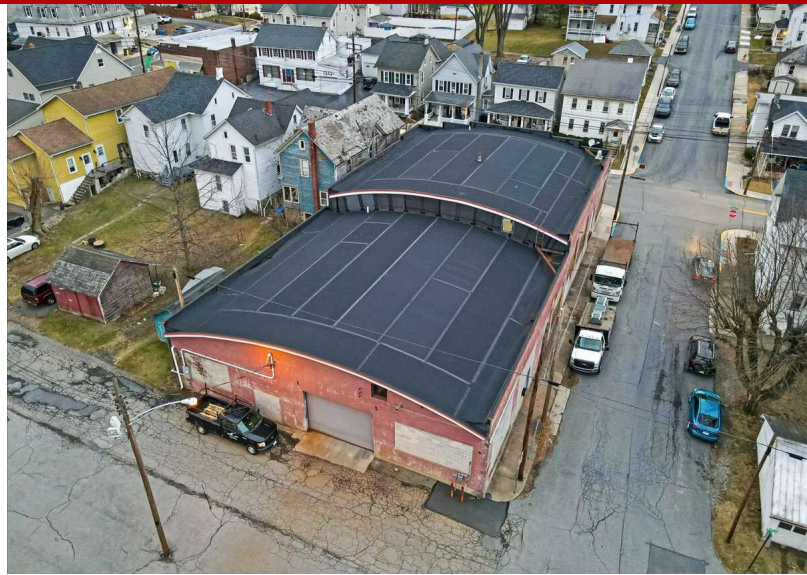
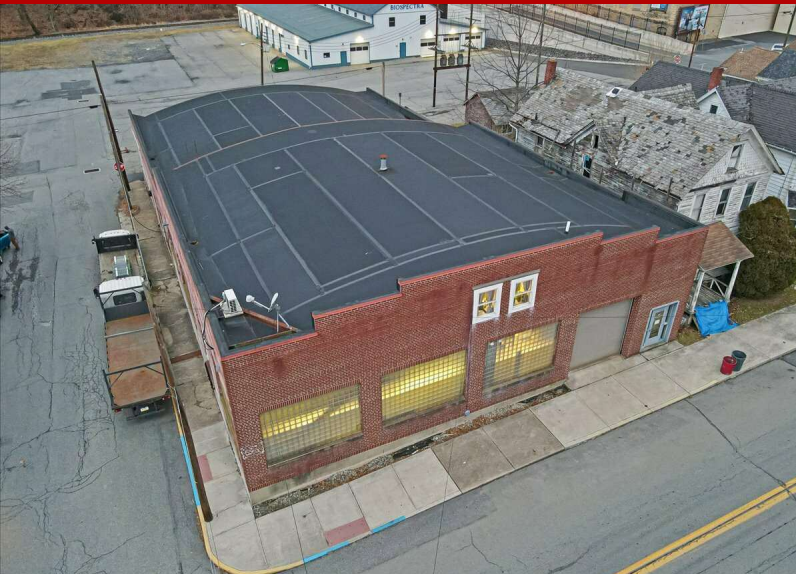
Taxes	\$7,173.34
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5000 pound Clark electric forklift
(6) 20 foot Genie scissor lifts
(4) gas powered welding machines
(4) 2500 pound roustabouts
(4) portable electric stick, welding machine machines
Multiple steel racks
Multiple gang boxes
5' x 20' x 3/4" fabrication table
4' x 8' x 1/2" fab table
(2) Ellis 3000 bandsaws
Aluminum genie material hoist
(2) Ingersoll rand commercial air compressors
Multiple Oxy acetylene carts
Vectrax milling machine + tooling
Multiple shelving units
110 ton GEKA ironworker w/ punches dies
20"x 40" lathe with DRO
Tone shear wrench
Two Milwaukee core drills
Multiple Hilti hammer drills and power tools
Airless paint spray gun
8000 pound Yale electric forklift
3500 pound Yale electric forklift
Scrap metal dumpster
(2) infeed roller tables for saw
Baily hydraulic tube bender w/ dies
Multiple Miller MiG, TIG, flux core welders
20 inch pedestal disc sander
175 ton Adira CNC press Brake with multiple punches and dies
Multiple gang boxes
Heavy duty, steel horses
Multiple sheet rock, dollies, hand trucks, etc.
12,000# flatbed trailer tilting
(2) Stihl demo saws
25' 2019 Isuzu flatbed with rack
2015 16' Ford F550 flatbed with rack
F150 2013 with rack
F250 utility Body with rack
2022 GMC 250 utility body/rack
Multiple mag drills
and bits
Bolt organizers
Smoke eaters



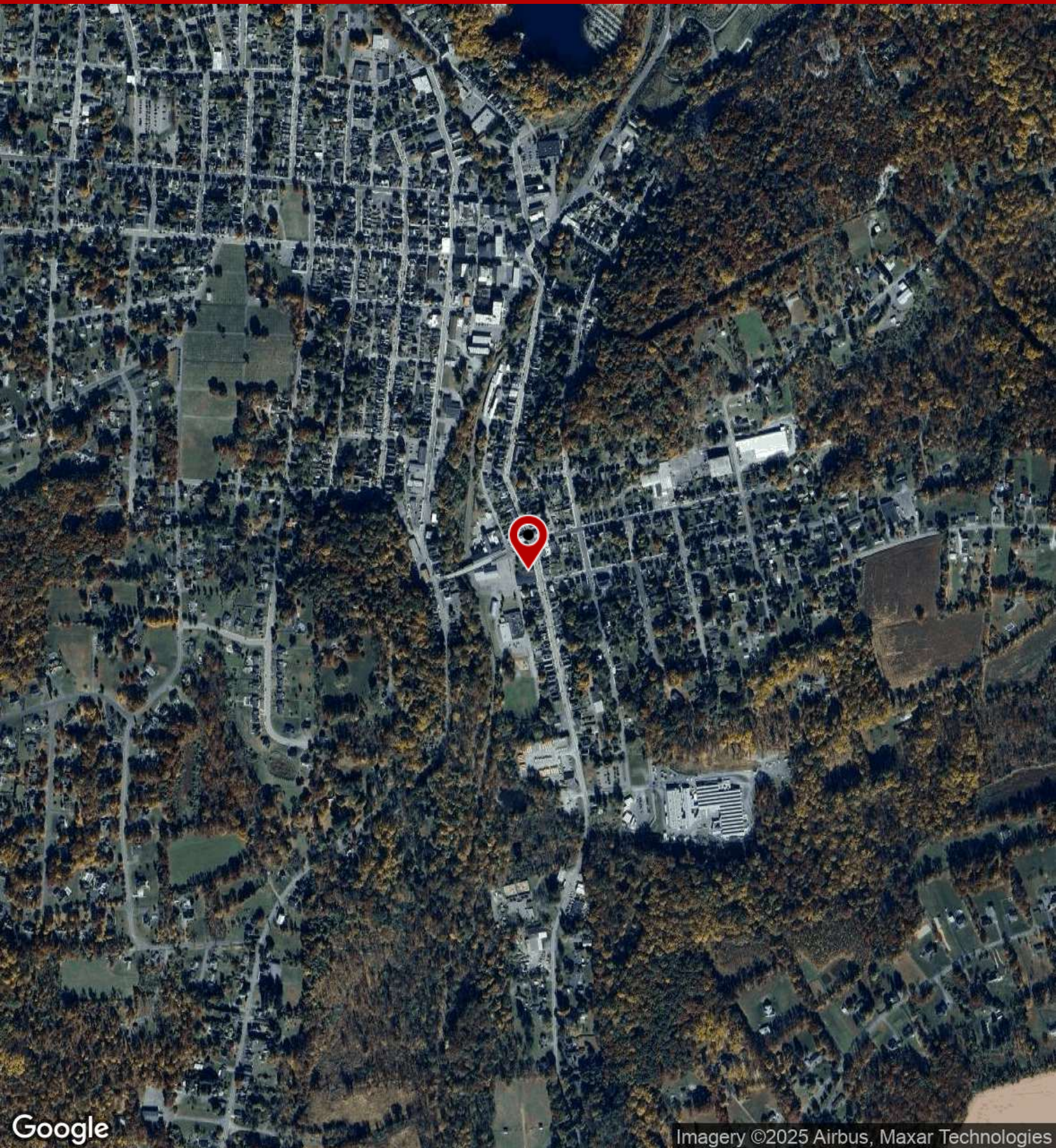
Additional Photos



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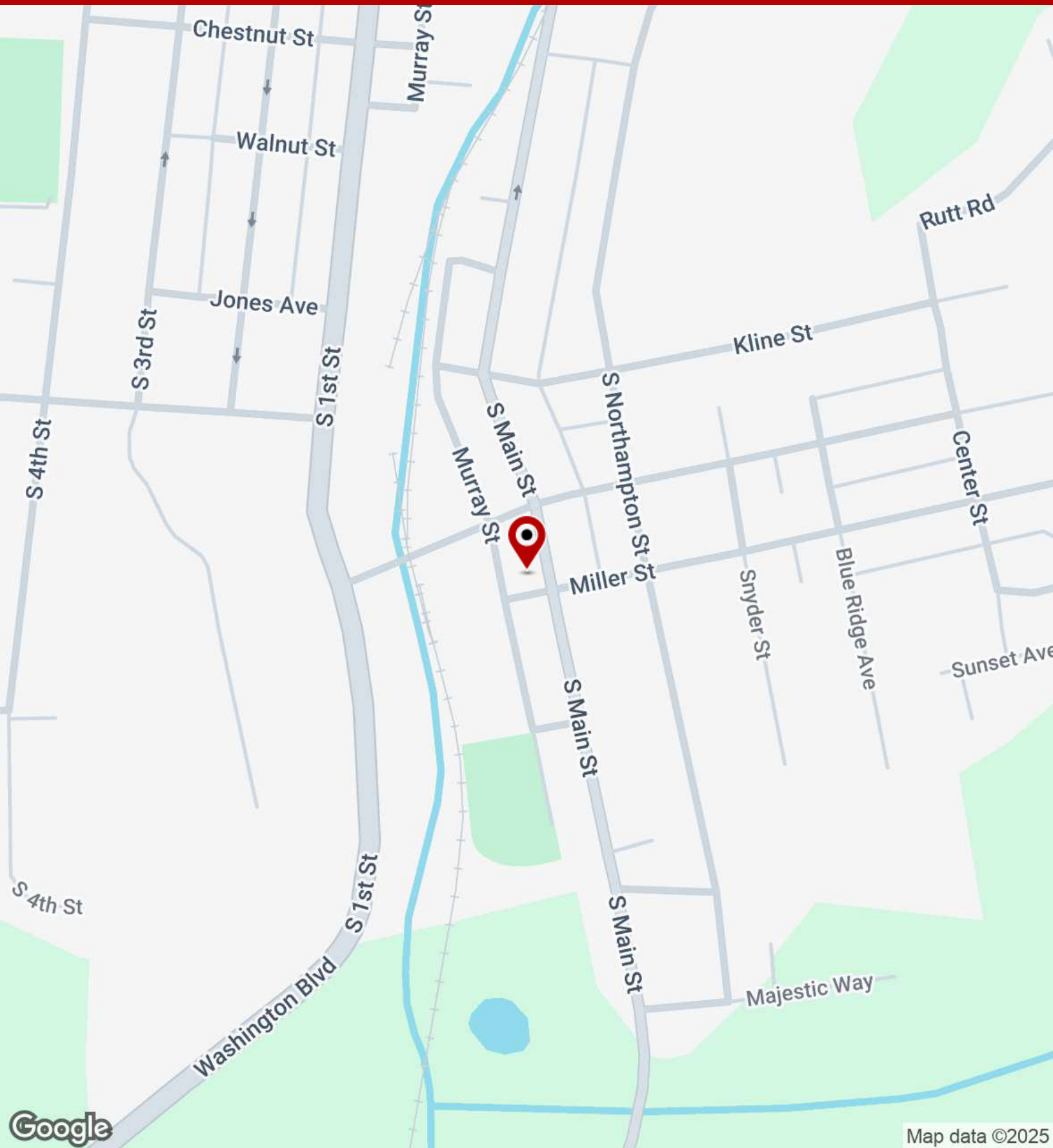


Google

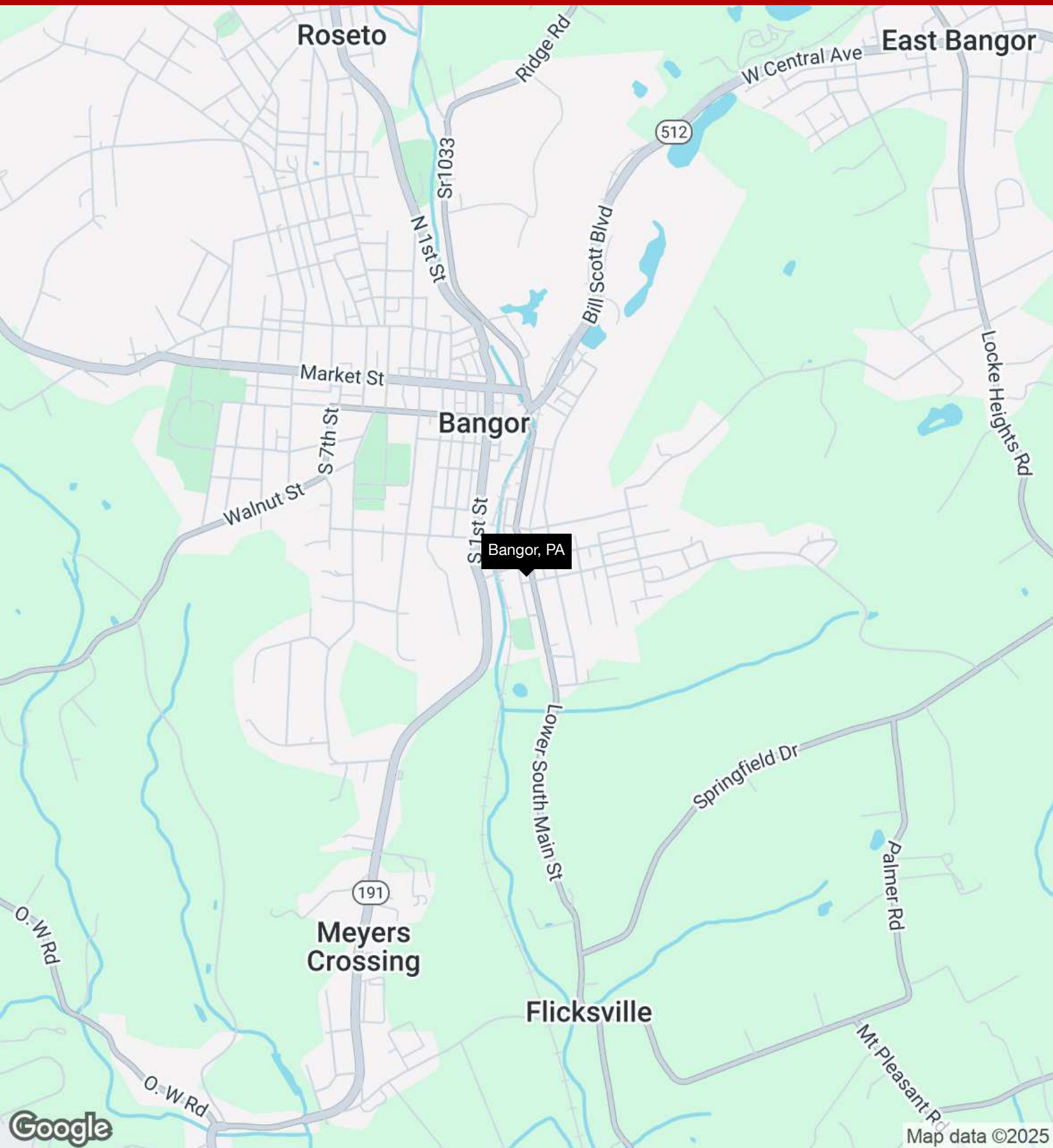
Imagery ©2025 Airbus, Maxar Technologies



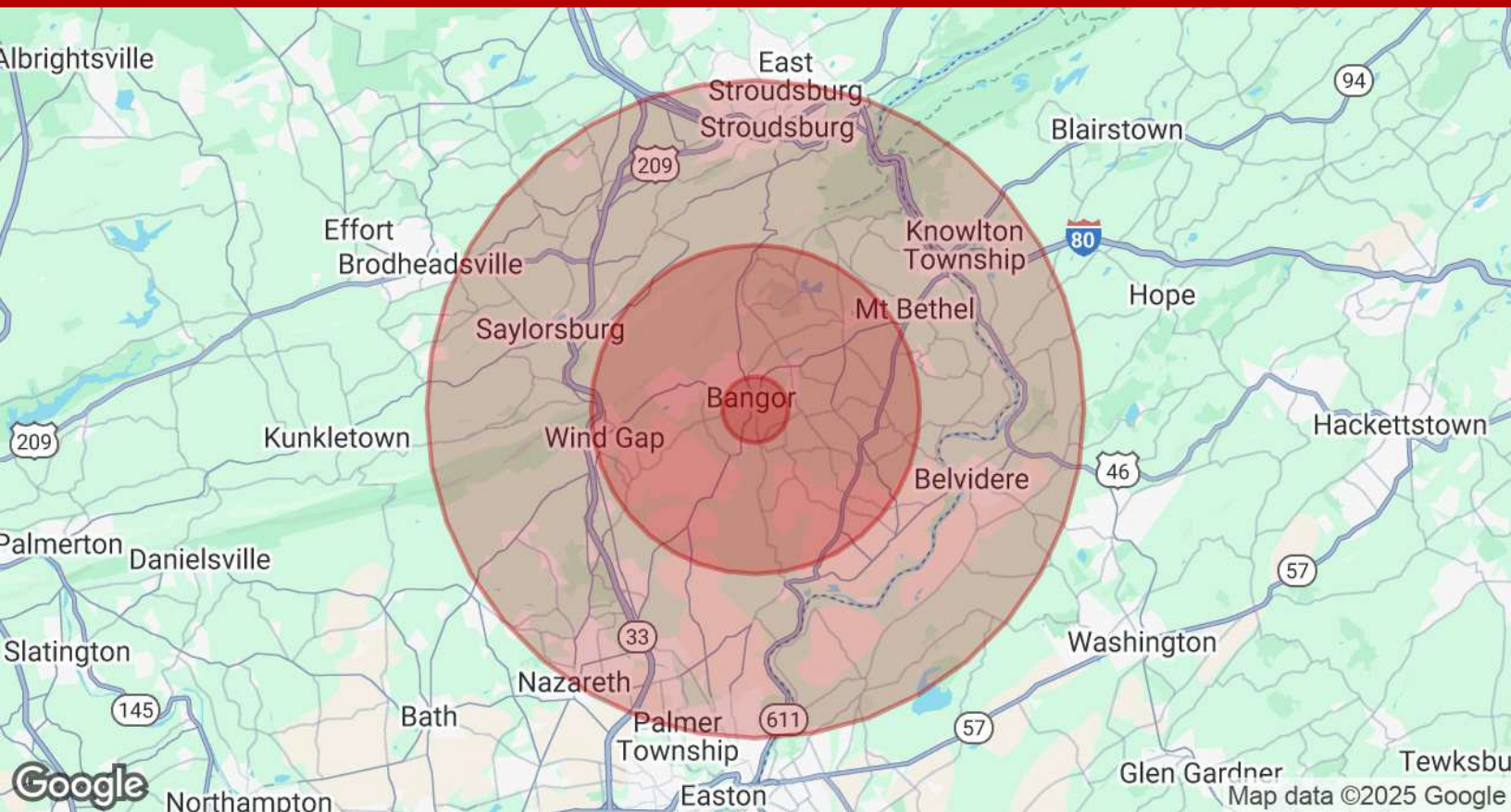
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Population	1 Mile	5 Miles	10 Miles
Total Population	5,491	26,189	108,563
Average Age	40	44	44
Average Age (Male)	39	43	43
Average Age (Female)	41	45	45
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,239	10,605	42,832
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$82,795	\$95,972	\$106,046
Average House Value	\$285,252	\$324,752	\$338,945

Demographics data derived from AlphaMap



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