



SCAN FOR THE VIDEO

301 Chestnut Avenue, Altoona, PA

Prime Commercial/Industrial Property



RE/MAX
CENTRE REALTY

MARC MCMASTER

814-360-6961

Marc@marcmcmaster.com

MarcMcmaster.com

TABLE OF CONTENT

PROPERTY DESCRIPTION	3
INVESTMENT HIGHLIGHTS	4
PROPERTY PHOTOS	5
AERIAL VIEW	6
MAP VIEW	7
CONTACT INFORMATION	8

EXCLUSIVELY
MARKETED BY:



MARC MCMASTER

Associate Broker
RE/MAX Centre Realty

☎ 814-231-8200 Ext 379

☎ 814-360-6961 Cell

✉ Marc@Marcmcmaster.com



WWW.MARCMCMASTER.COM

Prime Commercial/Industrial Property at 301 Chestnut Avenue, Altoona, PA

Discover the exceptional opportunity at 301 Chestnut Avenue, Altoona, PA – a massive 140,000 square foot commercial/ industrial property, perfectly suited for your business needs. This prime location offers unparalleled access to major transportation routes, making it ideal for logistics, manufacturing, or distribution operations.



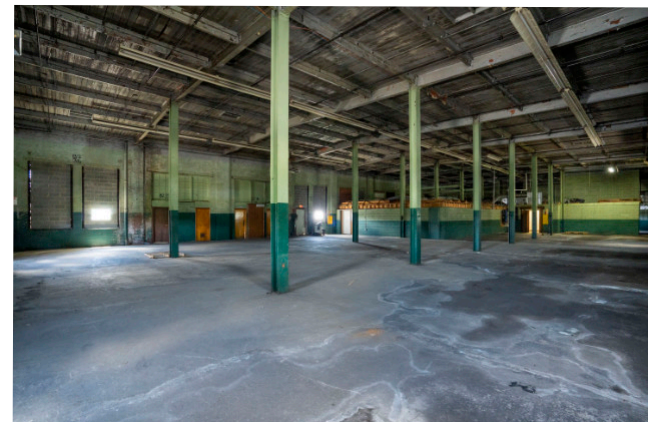
Key Features:

- ✓ **Expansive Space:**
This vast 140,000 square foot facility offers ample space for manufacturing, warehousing, or other commercial uses. The open layout ensures flexibility to customize the space to meet your specific business requirements.
- ✓ **Dock Height Doors:**
Equipped with four dock height doors, the property facilitates smooth and efficient loading and unloading operations. Whether you're handling large shipments or daily deliveries, these docks streamline your logistics.
- ✓ **Railroad Access:**
Enhance your supply chain capabilities with direct railroad access. This unique feature provides an additional transportation option, reducing costs and increasing the speed of your distribution.
- ✓ **High Traffic Corridor Location:**
Situated on a bustling high traffic corridor with over 15,000 vehicles per day on average, this property benefits from excellent visibility and accessibility. The prime location ensures easy access for employees, clients, and suppliers, making it a convenient and strategic choice for your business.
- ✓ **Versatile Usage:**
Ideal for a range of commercial and industrial applications, this property is a blank canvas ready to support your business growth. From manufacturing and distribution to storage and beyond, the possibilities are endless.

Investment Potential:

301 Chestnut Avenue is not just a property; it's an investment in your business's future. With its expansive space, strategic location, and comprehensive features, this facility is poised to support and enhance your operations for years to come. Don't miss out on this prime opportunity to elevate your business in Altoona, PA.









FOR MORE INFORMATION PLEASE CONTACT



MARC MCMASTER

Associate Broker
RE/MAX Centre Realty

 814-231-8200 Ext 379

 814-360-6961 Cell

 Marc@Marcmcmaster.com



WWW.MARCMCMASTER.COM