

FLEX / INDUSTRIAL SPACE

NEAR-DIRECT ACCESS TO I-99
LOCATED IN ALTOONA, PA

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3101 BEALE AVENUE



**FOR
SALE
OR LEASE**

**LEASE OPTIONS AVAILABLE
BETWEEN 3,926 - 39,364 SF**

PROPERTY
INCLUDES



3101 BEALE AVE.
ALTOONA, PA
16601



39,364 Total Square Feet

- 24,720 SF Warehouse
- 10,718 SF Office
- 3,926 SF Showroom

5.55 Acre Lot

- ±1.38 acres of paved lot surrounding building

Located in the city of Altoona, PA, this flex property offers users the opportunity to purchase or lease a well-located warehouse space with in-place office, a showroom, shed and dock area, and ample onsite parking with multiple entry points and laydown area.



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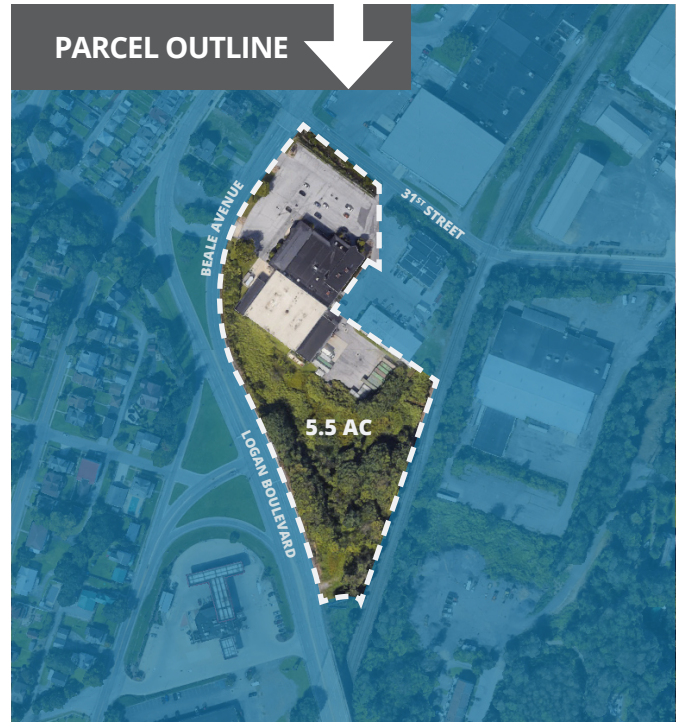
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24,720 SF of Warehouse

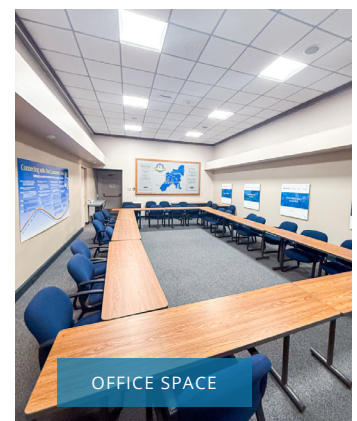
- **16,600 SF Main Warehouse**
 - 7 dock doors
 - 1 drive-in door
 - 26' clear height
- **4,760 SF Dock Area**
 - Recently updated
 - 17' clear height
- **3,360 SF Conduit Shed**
 - 1 drive-in door

10,718 SF of Office

- **9,063 SF on 1st Floor**
 - 4,000 SF of 1st-story office space was recently renovated
- **1,655 SF on 2nd Floor**

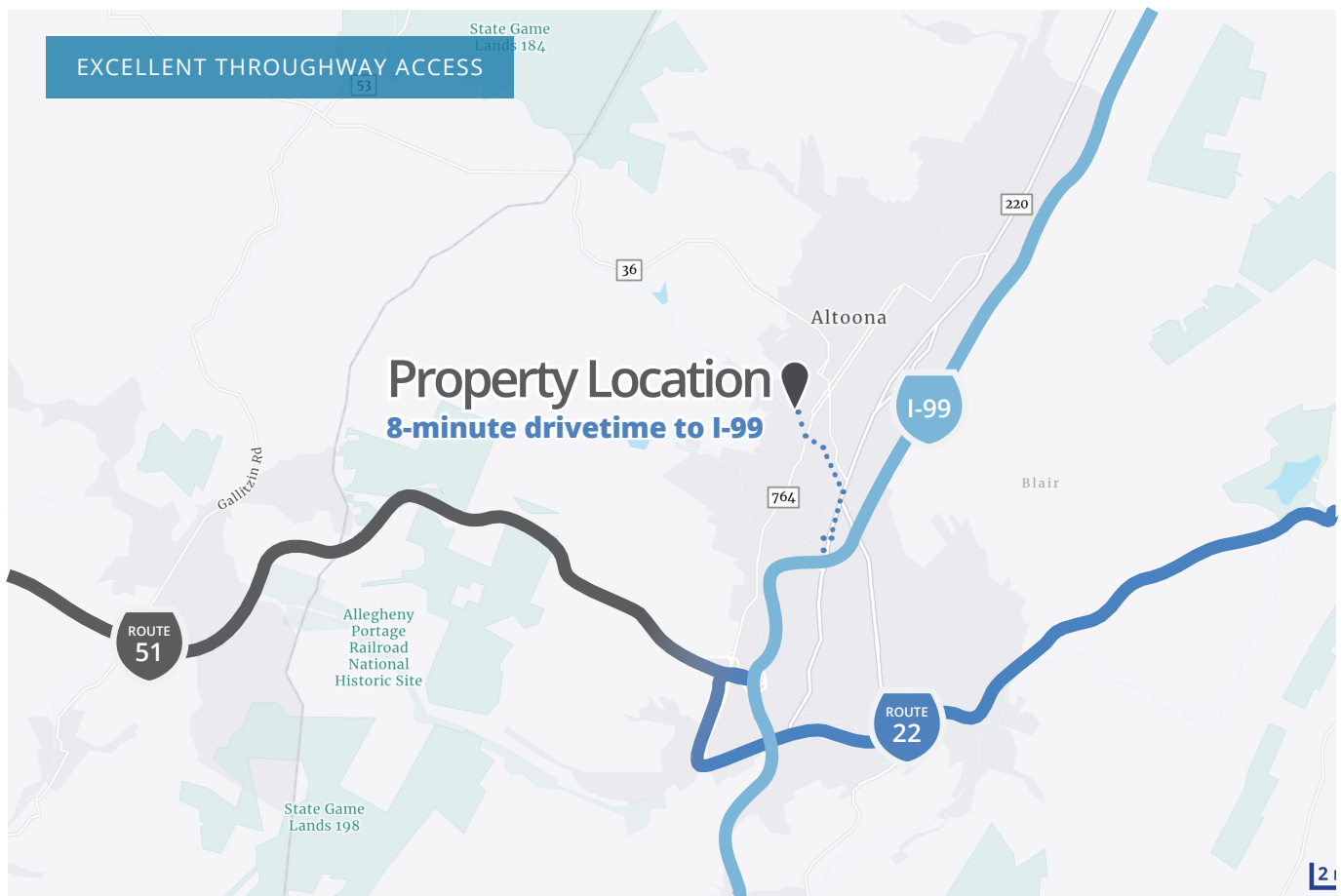
3,926 SF Showroom

- Located at southeast entry with ample paved lot area for laydown/storage.



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