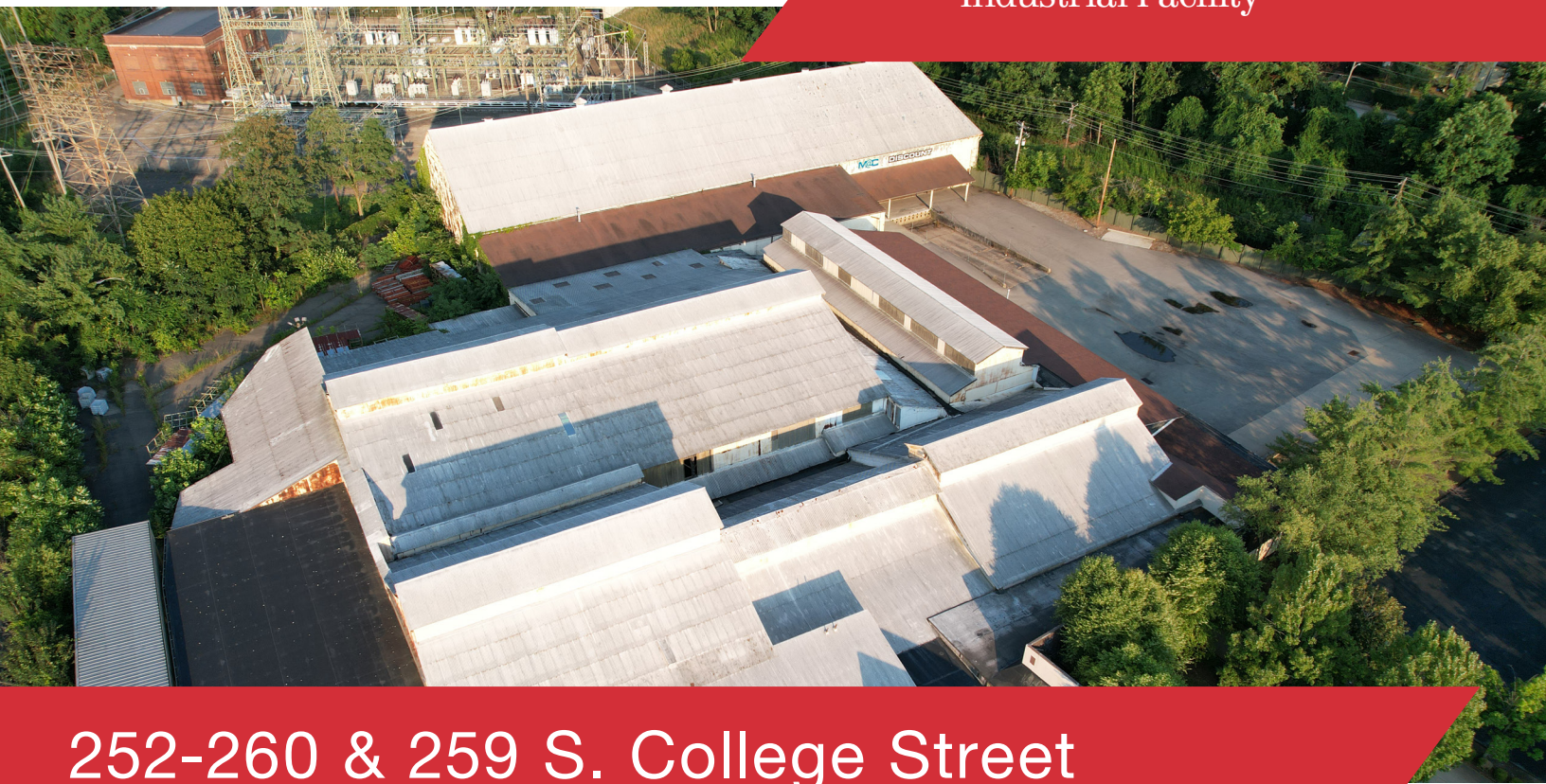




252-260 & 259 S. College Street Washington, PA 15301

Property Features

Unique property characteristics include a large ratio of good quality office space, low clear height in the warehouse space, and a significant amount of parking/lay-down space.

A great fit for a logistics or manufacturing HQ.



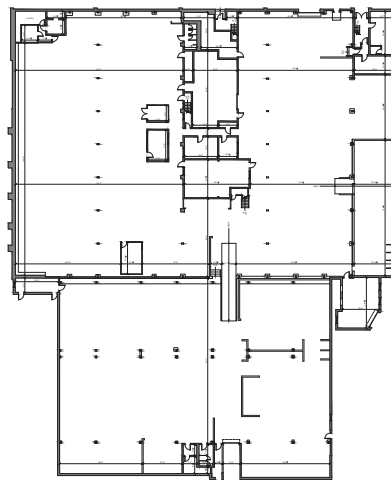
252-260 SOUTH COLLEGE ST. 85,058 SF

259 SOUTH COLLEGE ST. 90,395 SF

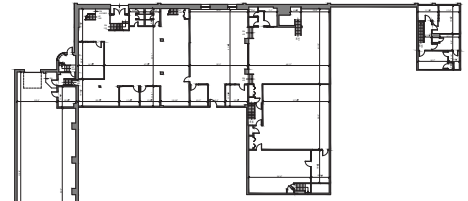
259 S. College Street

- Number of Buildings: 1
- Number of Stories: 3
- Clear Height: 14'

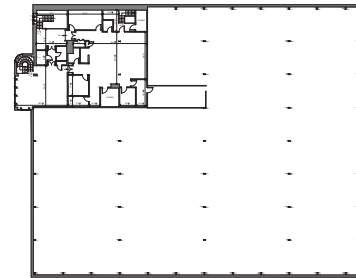
- 1st Floor: 48,530 SF
- 2nd Floor Mezzanine 1: 27,508 SF
- 2nd Floor Mezzanine 2: 14,357 SF
- **Total: 90,395 SF**



1st Floor
48,530 SF



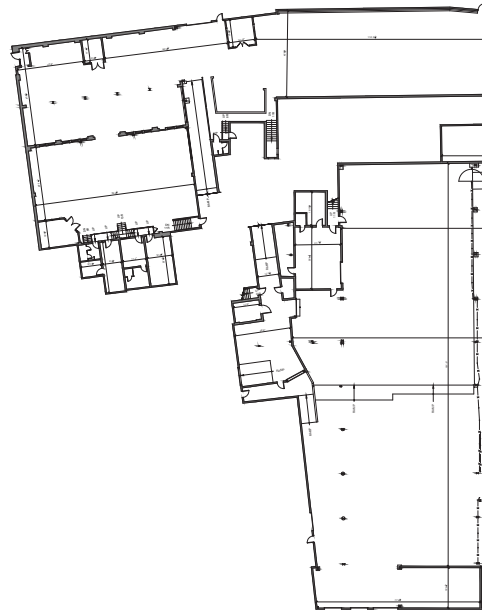
2nd Floor Mezzanine 2
14,357 SF



2nd Floor Mezzanine 1
27,508 SF

252-260 S. College Street

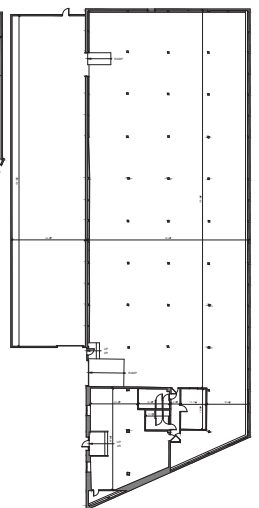
- Number of Buildings: 2
 - Number of Stories: 1
 - Clear Height: 16'
- 1st Floor Large: 47,744 SF
 - 1st Floor Small: 22,239 SF
 - North Wing: 16,075 SF
 - **Total: 85,058 SF**

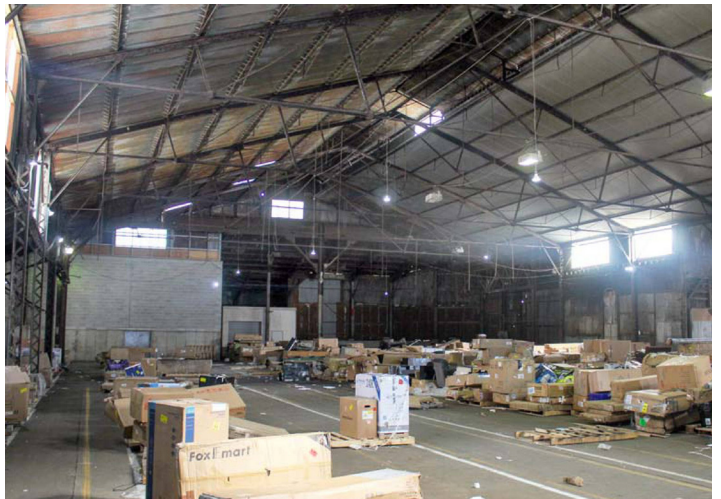


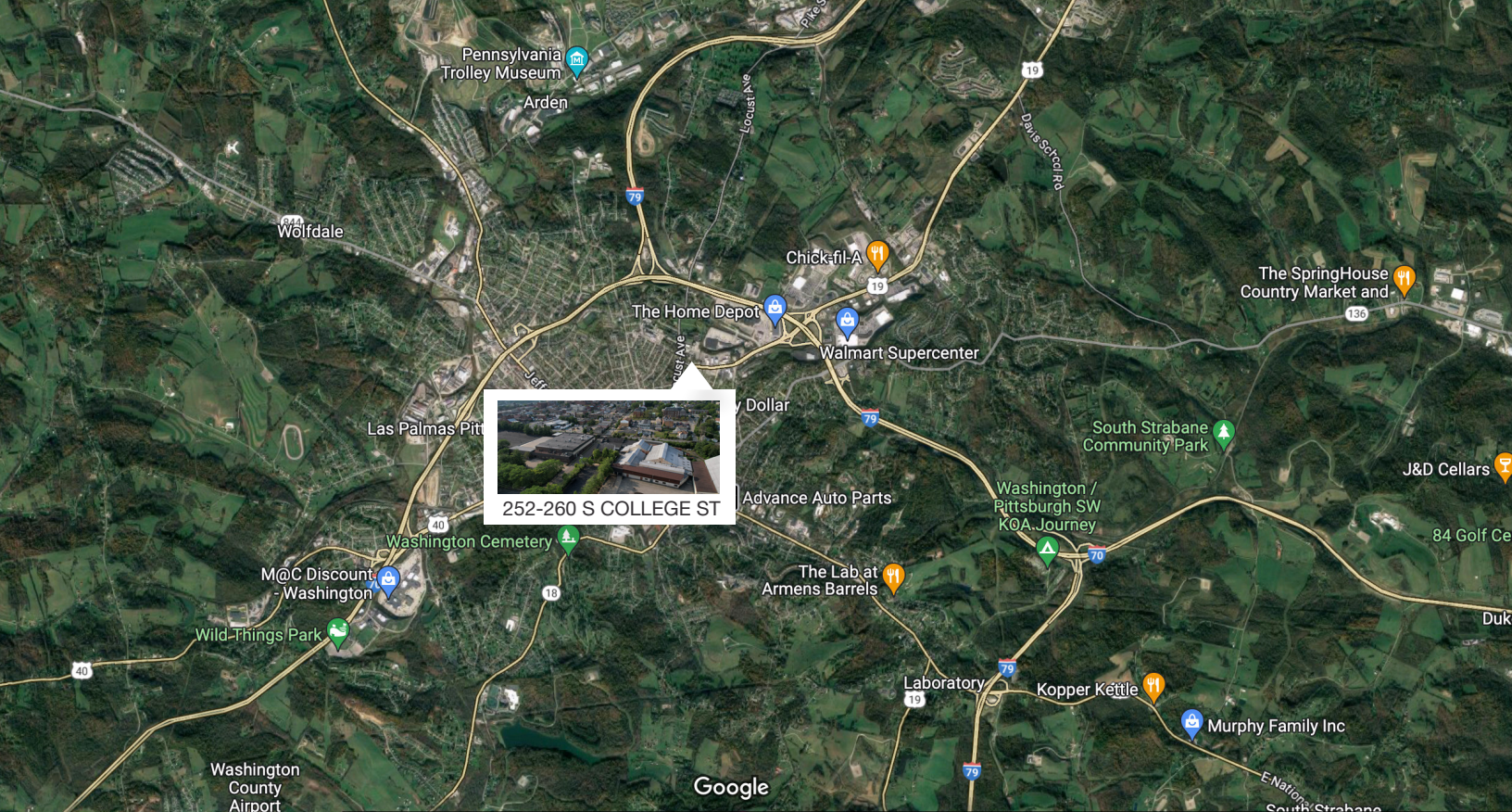
North Wing
16,075 SF

1st Floor Large
47,744 SF

1st Floor Small
22,239 SF







Amenities

- Great Access to I-70 and I-79
- Adjacent to Washington and Jefferson College
- Walkability Score: 87 (Very Walkable)
- Plenty of Nearby Restaurants, Breweries, Shops, and More