



190 Walnut Ln

190 Walnut Ln, Pottsville, PA 17901

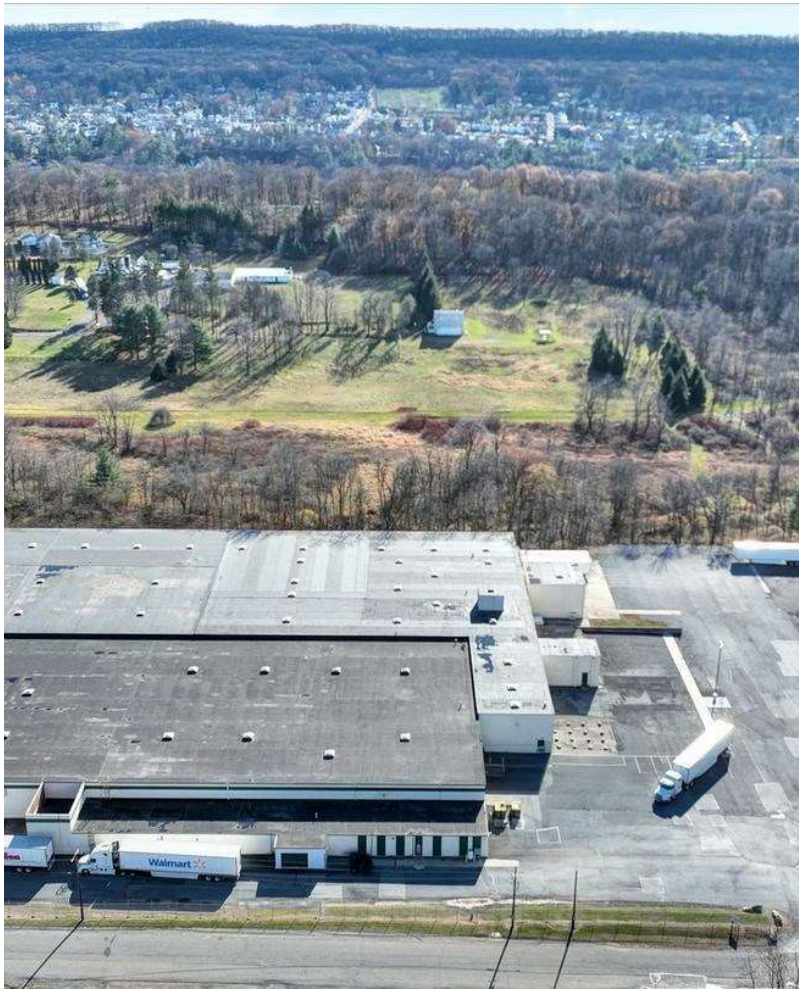
**BERKSHIRE
HATHAWAY**
HOMESERVICES

**HOMESALE
REALTY**



Eric Seitzinger

Berkshire Hathaway HS Realty, Inc
384 Center Ave, Schuylkill Haven, PA 17972
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(570) 617-1362



190 Walnut Ln

\$4,500,000

Over 127,9000 square feet of food grade warehouse space in excellent condition. Approximately \$35.00 PSF plus the solar farm. Natural gas heat, fully sprinklered. Please of trailer parking and employee parking area. 13 docks with levelers. Two drive in doors. Ceiling height 17'10". Some racking included in the sale. The parcel is 9.8 acres and includes a solar farm on the property. Current Tenant will be out by 1-1-2026. Building also available for lease, \$4.50 PSF, NNN. Call for details....

- Parking for 30+ trailers along with plenty of auto parking.
- Property offered for Sale or Lease. Food grade sprinklered warehouse.
- Solar farm on property included in the sale.



Price:	\$4,500,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Owner User
Lot Size:	9.83 AC
Gross Building Area:	127,952 SF
Rentable Building Area:	127,952 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1968
Tenancy:	Multi
Parking Ratio:	0.52/1,000 SF
Clear Ceiling Height:	17 FT
No. Dock-High Doors/Loading:	13



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Property Photos



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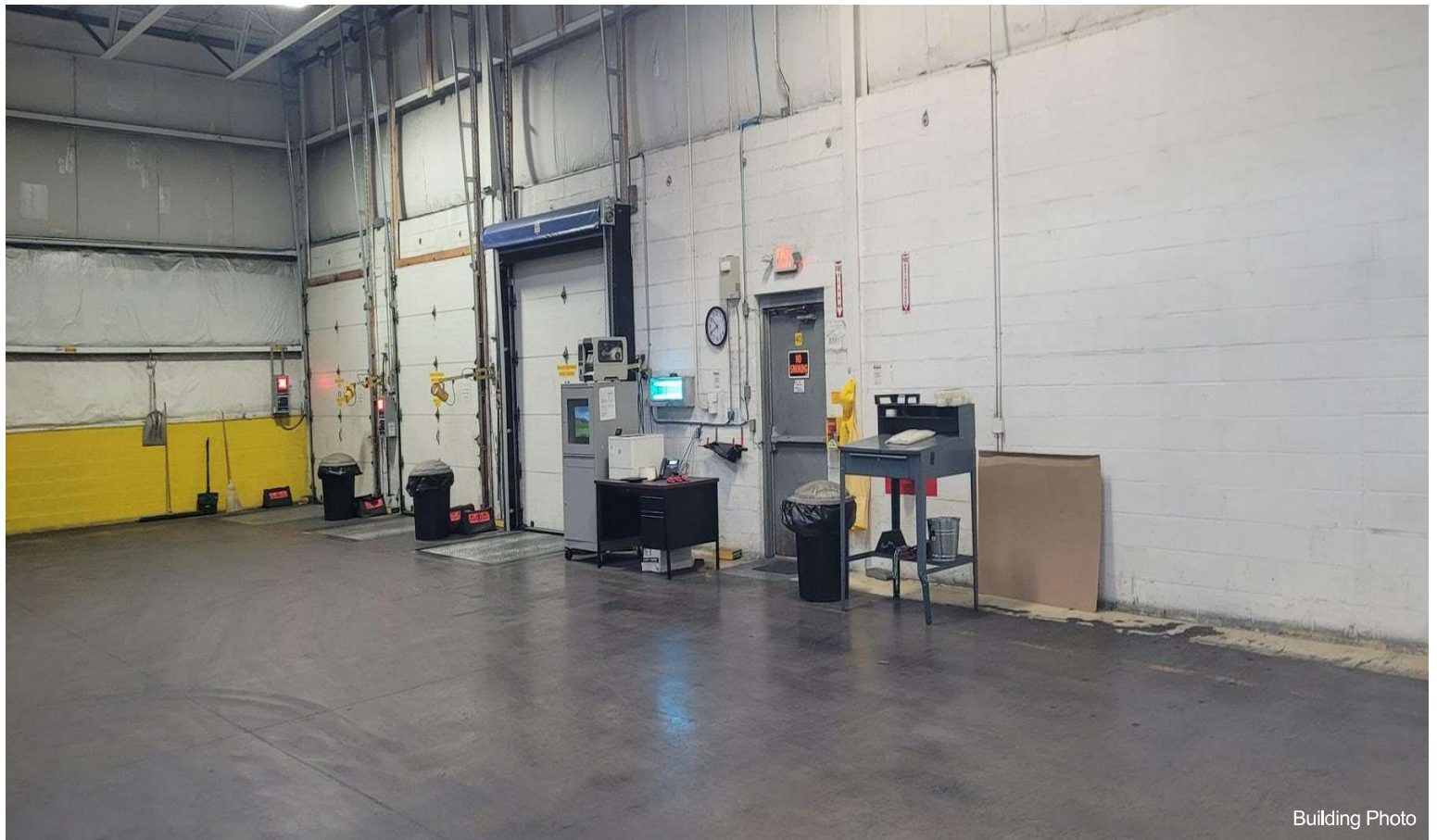


Building Photo

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Solar Field



Building Photo

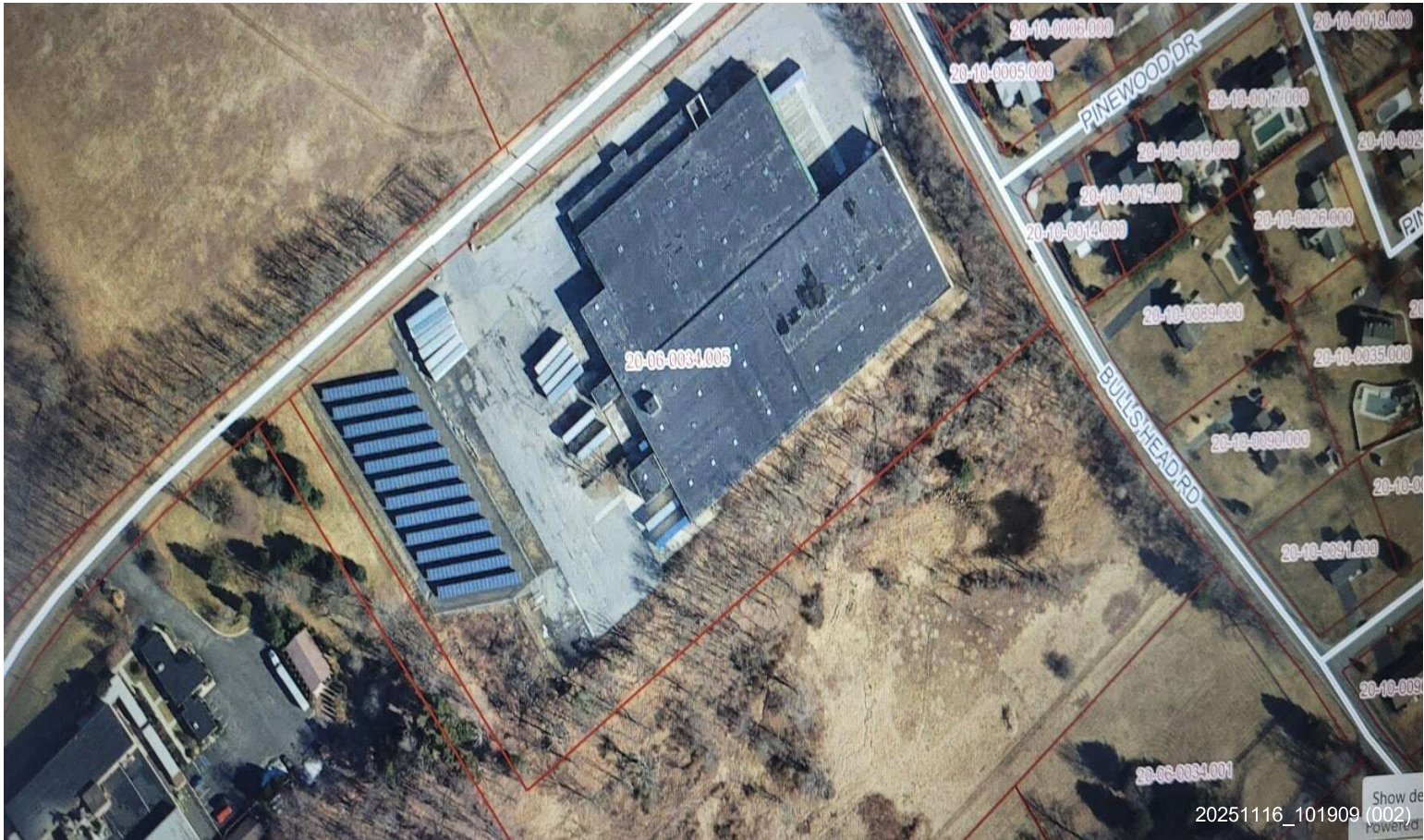
The floor plan depicts a large industrial building with a complex internal layout. Key features include a large central open area, several smaller rooms, and a series of rooms along the right side. Dimensions are provided for various sections and overall building measurements. The title block on the right identifies the project as 'BULLHEAD WAREHOUSE OUTRALL FLOOR PLAN' and credits 'MILLER BROS. CONSTRUCTION, INC.' as the architect.

BULLHEAD WAREHOUSE OUTRALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MILLER BROS. CONSTRUCTION, INC.
 ARCHITECTS
 1000 N. 10TH ST., SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112

OWNER AND DEVELOPER OF PROJECT:
 MCDONALD'S RESTAURANTS
 1000 N. 10TH ST., SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112

SHEET NO.
 A.1



Property Photos

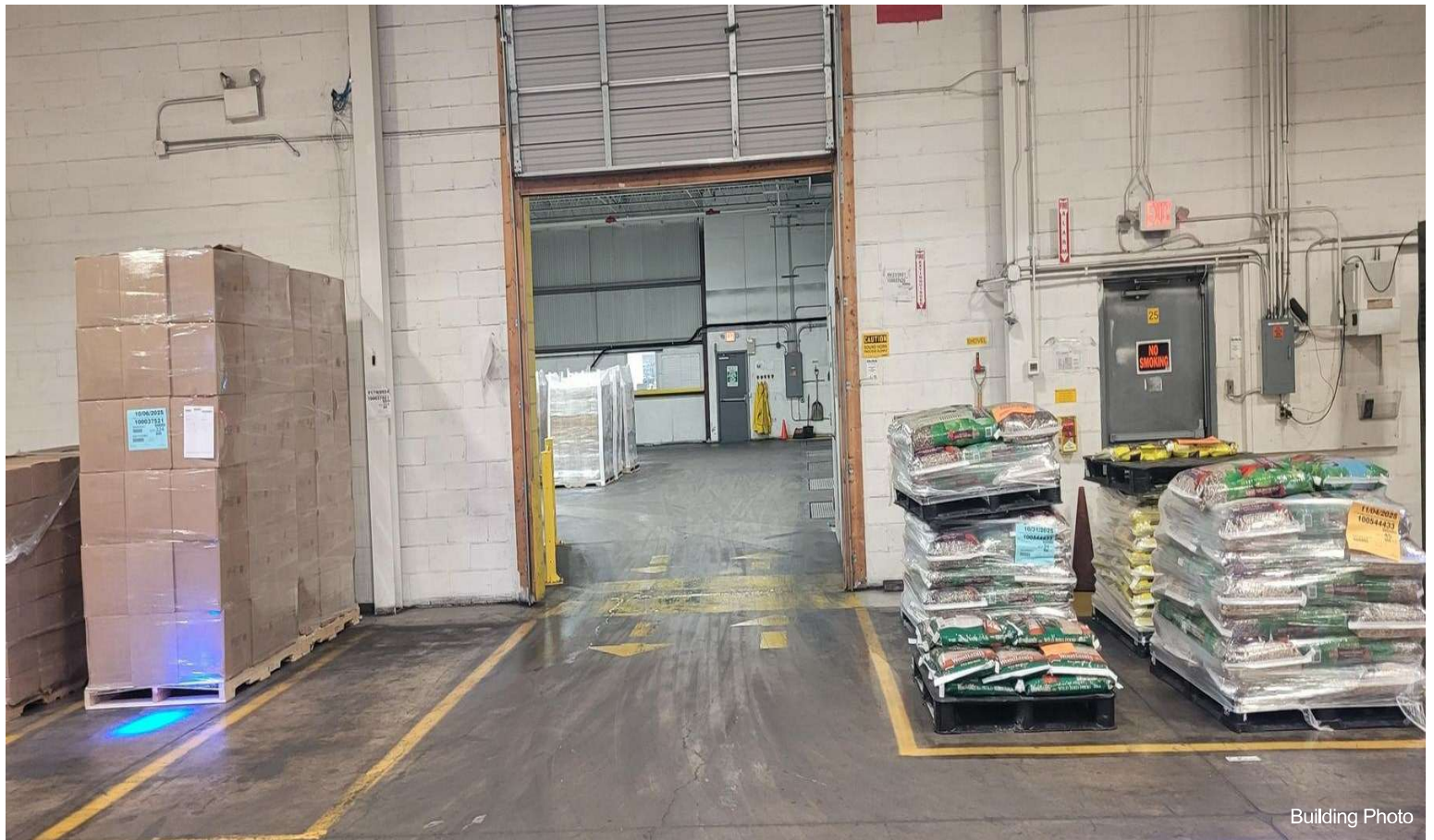
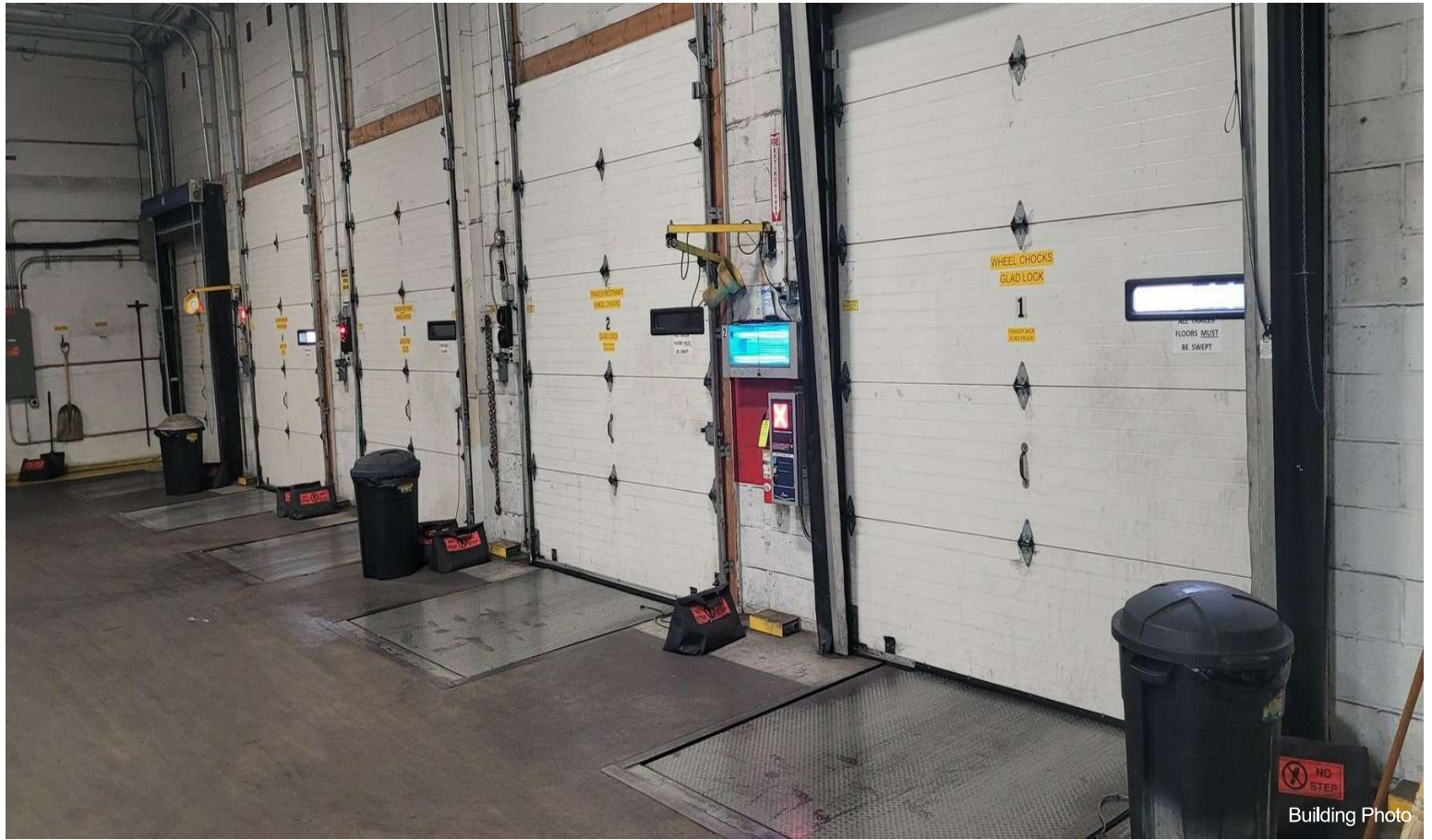


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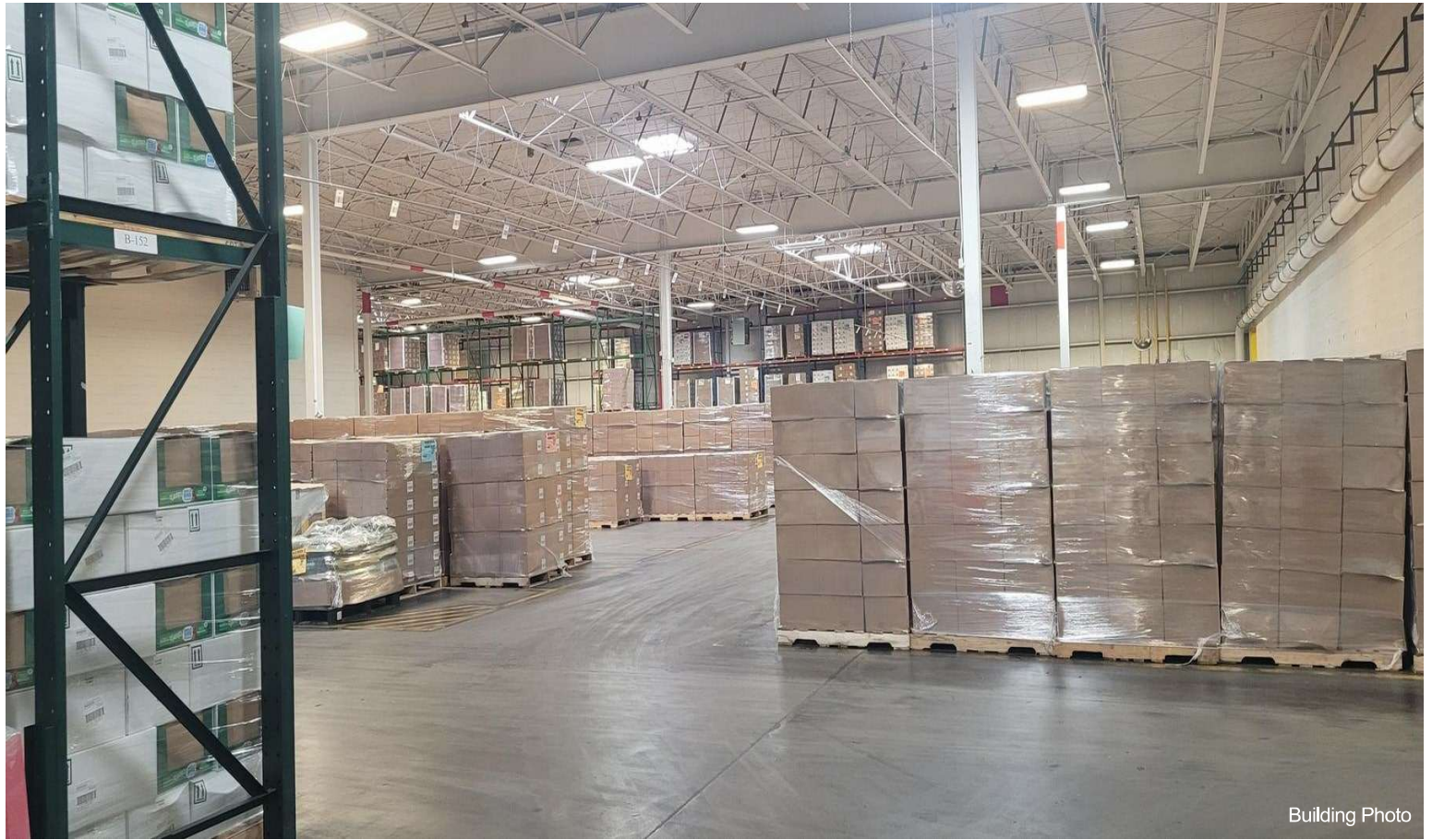
Property Photos



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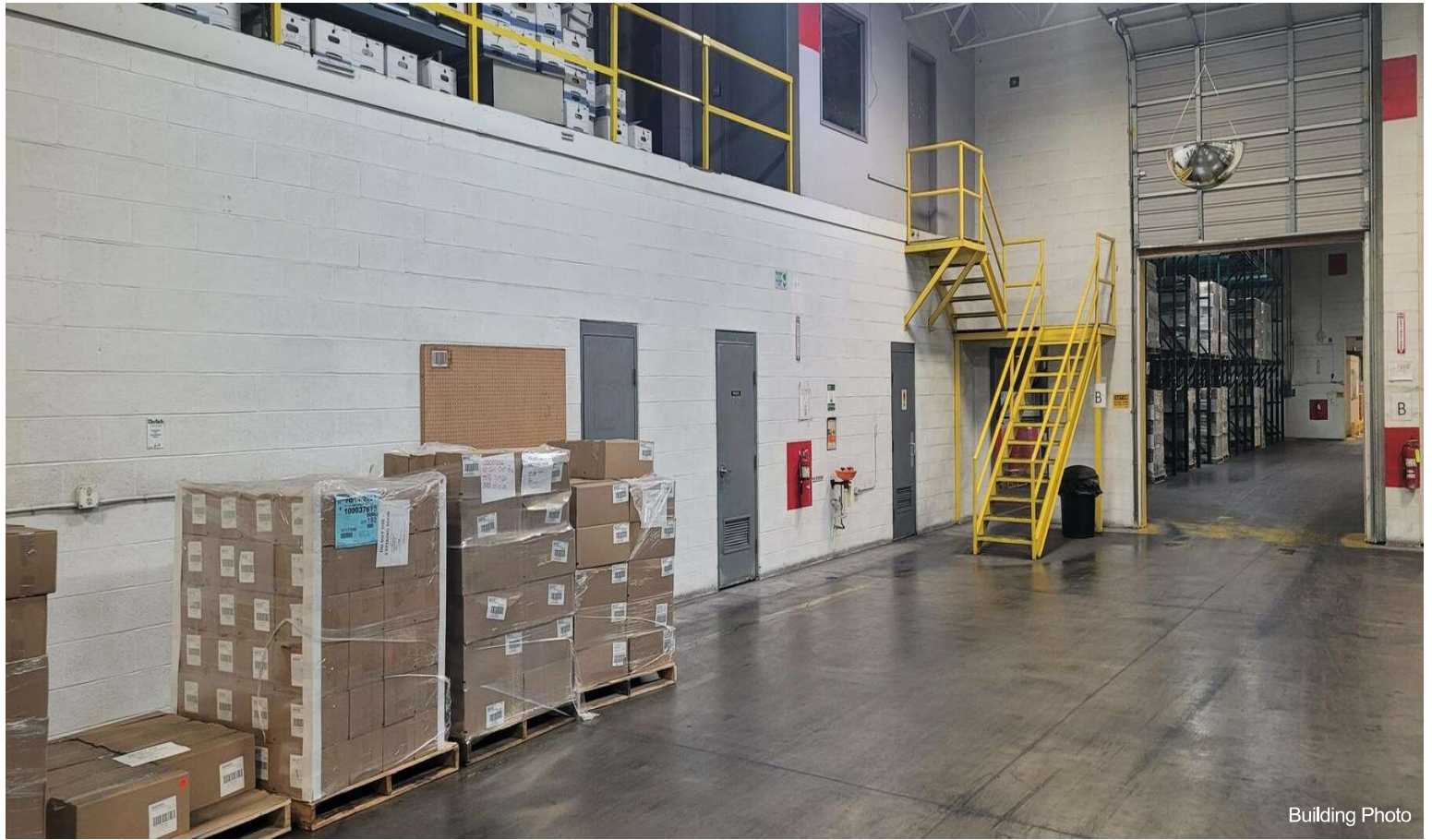


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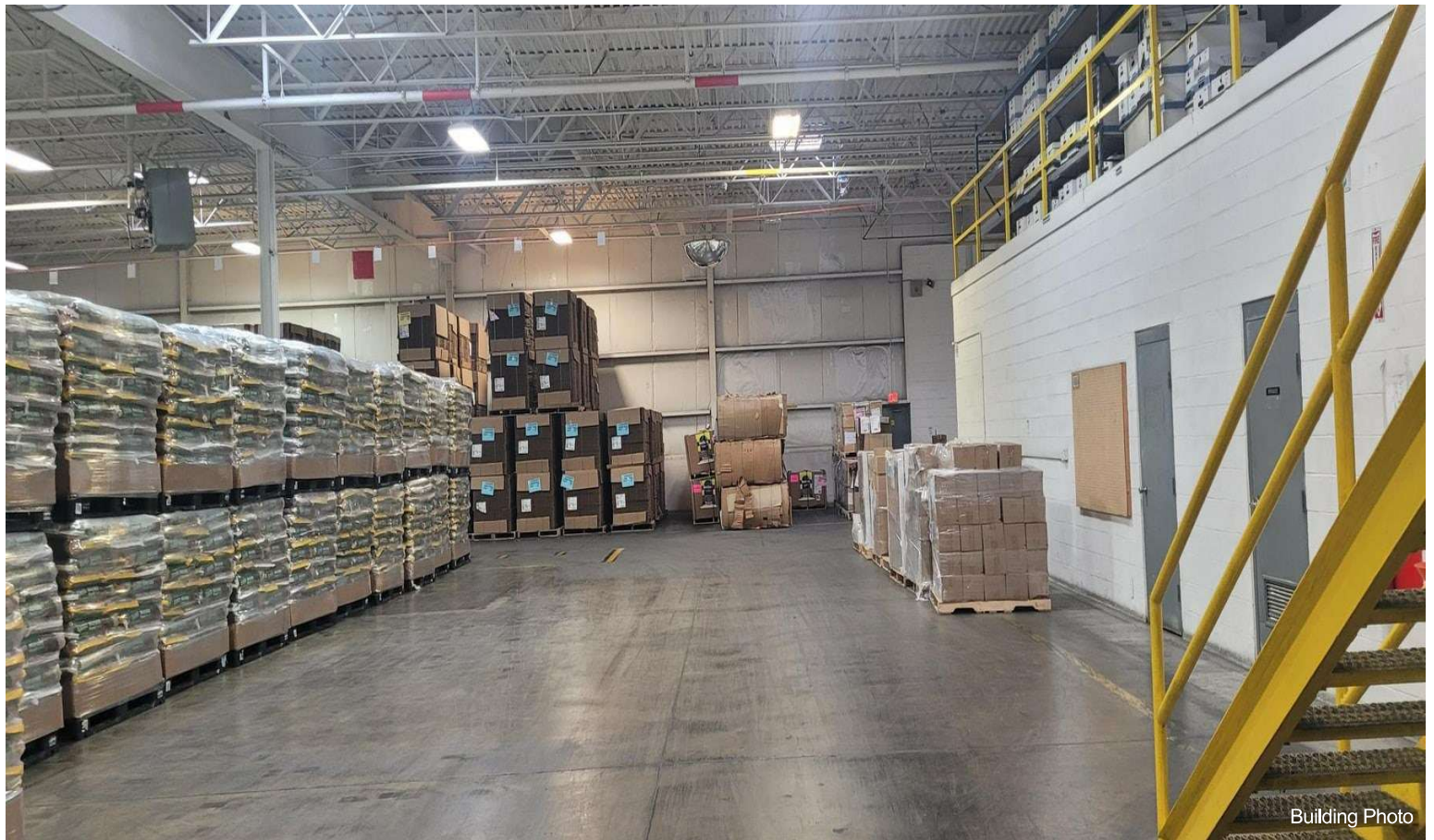


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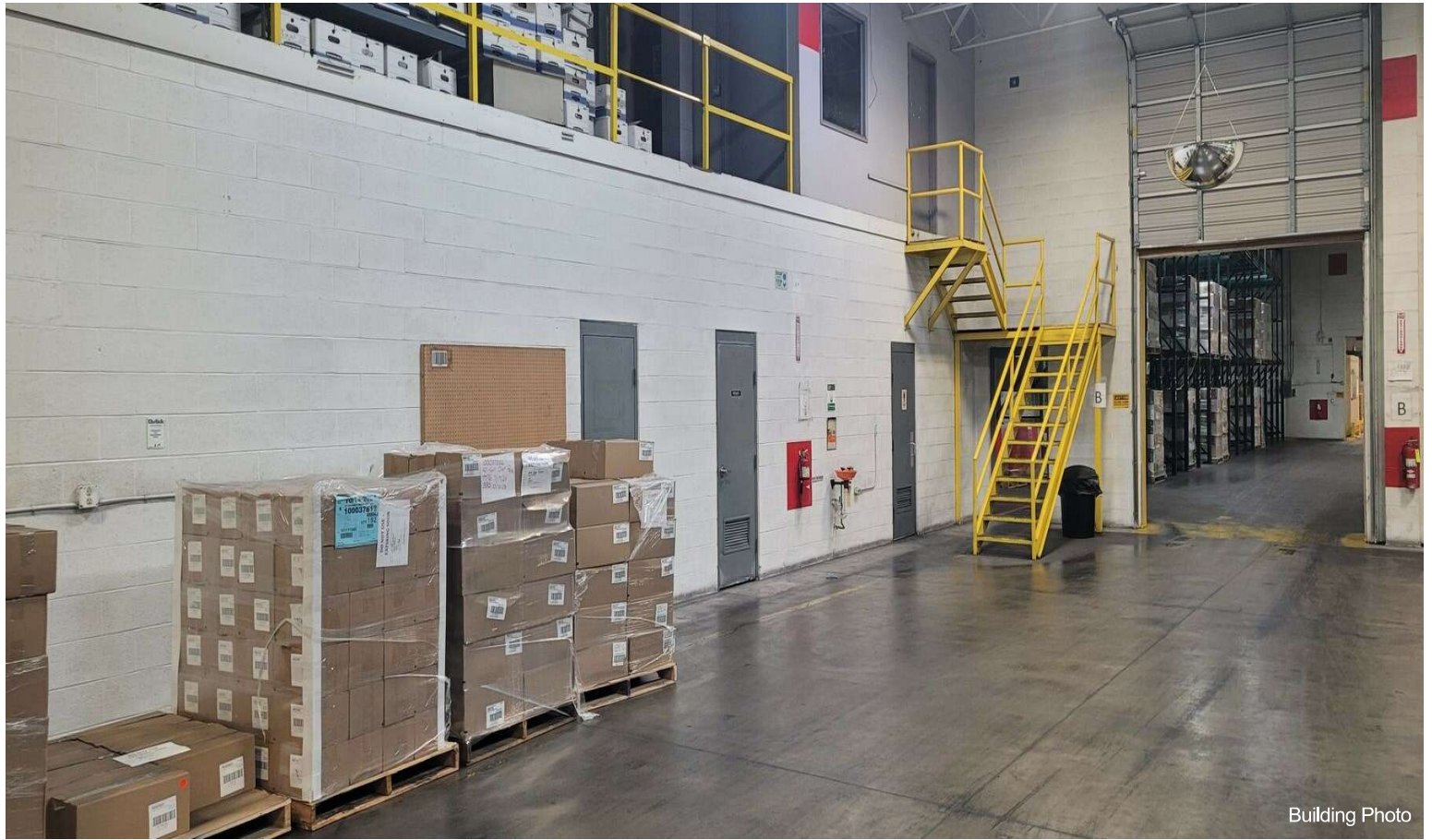


Building Photo



Interior Photo

Property Photos



Building Photo