

## 23,000 SF Light Manufacturing Space for Sale

18075 Woodland Drive

Vernon Township, Crawford County, Meadville, PA 16335

As Exclusive Agents, Newmark is pleased to present this opportunity to acquire a quality light industrial facility in move-in condition in the Crawford County Industrial Park.

### Building Size:

Office: 2,500 SF

Manf. Area: 20,500 SF

**Total Building Size: 23,000 SF**

**Land Area:** Approx. 3.55 Acres

**Zoning:** Industrial



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# NEWMARK

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### Property Highlights

- **Clear Height:** 13' – 16' at the eave
- **Crane:** 5 ton overhead crane  
2 ton jib crane
- **Loading:** One (1) 12' x 14' drive in door  
One (1) 14' x 14' drive in door  
One (1) Exterior covered dock door
- **Electrical Service:** 1200 AMP; 208/120 V w (2) 600 AMP bus ducts

### Utility Providers

- **Electric:** First Energy
- **Natural Gas:** National Fuel Gas
- **Water:** Vernon Township Water Authority
- **Sanitary:** Meadville Area Sewer Authority
- **Storm Sewer:** Vernon Township
- **Telephone:** Alltell Communications
- **Cable/IT:** Armstrong Cable Services

**Sale Price:** \$1,955,000 (\$85/SF)

**Availability:** Immediate

#### Assessed Value

**Land:** \$12,000  
**Building:** \$208,540  
**Total:** **\$221,000**

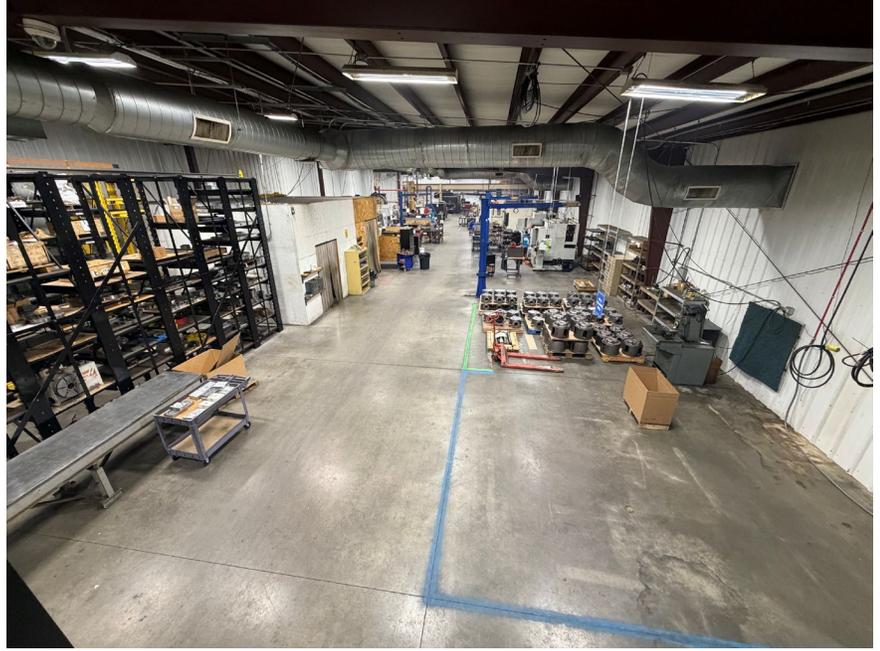
#### 2025 Real Estate Taxes

**Crawford County:** \$4,828.85 (Based on 21.85 mills)  
**Vernon Township:** \$442.00 (Based on 2 mills)  
**Crawford School:** \$12,921.49 (Based on 11.795 mills)  
**Total:** **\$18,192.34 (Based on 35.645 mills)**

**Tax ID:** 6503-018.2-D

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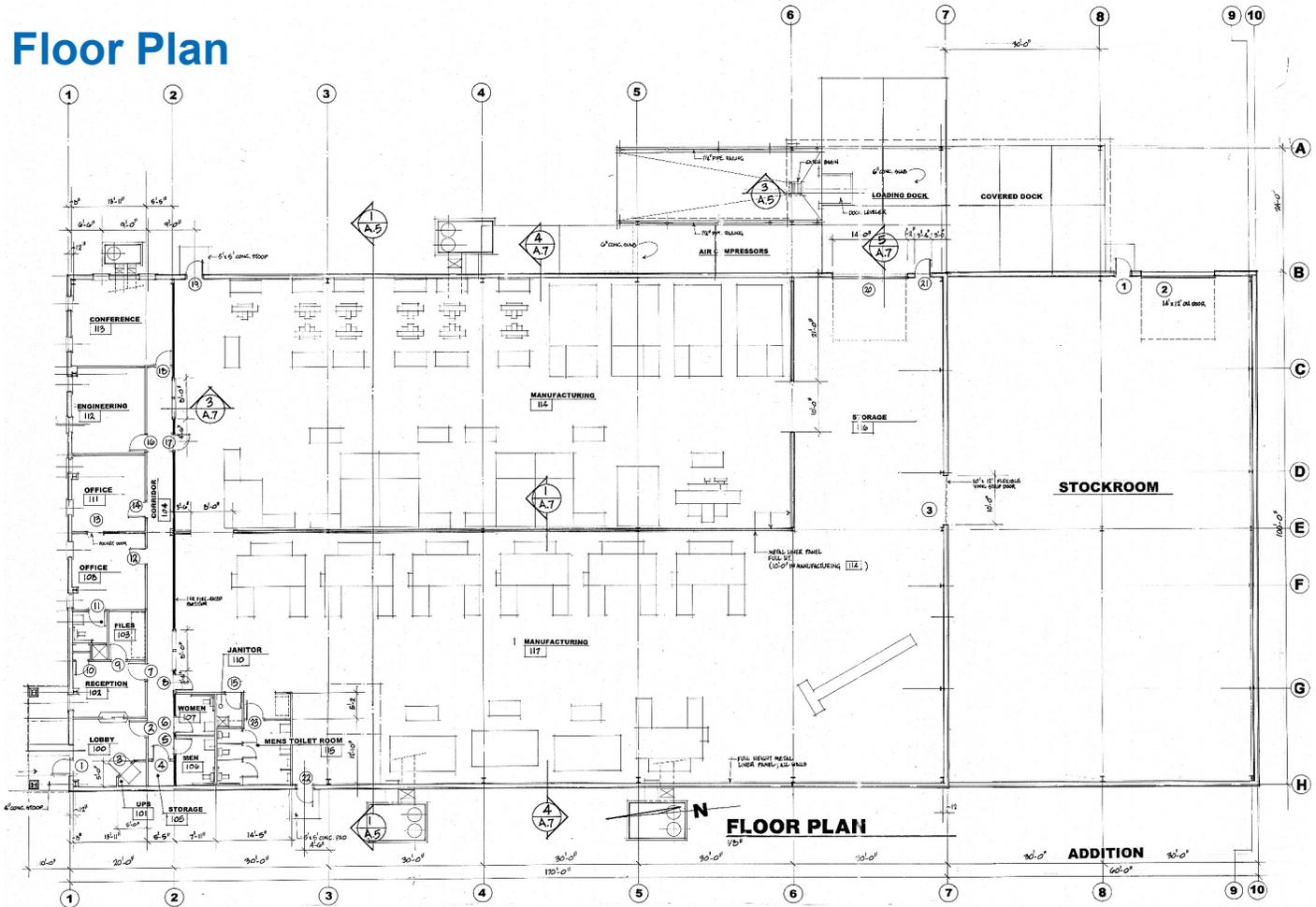
## Interior Pictures



**NEWMARK**



# Floor Plan



# Elevation

