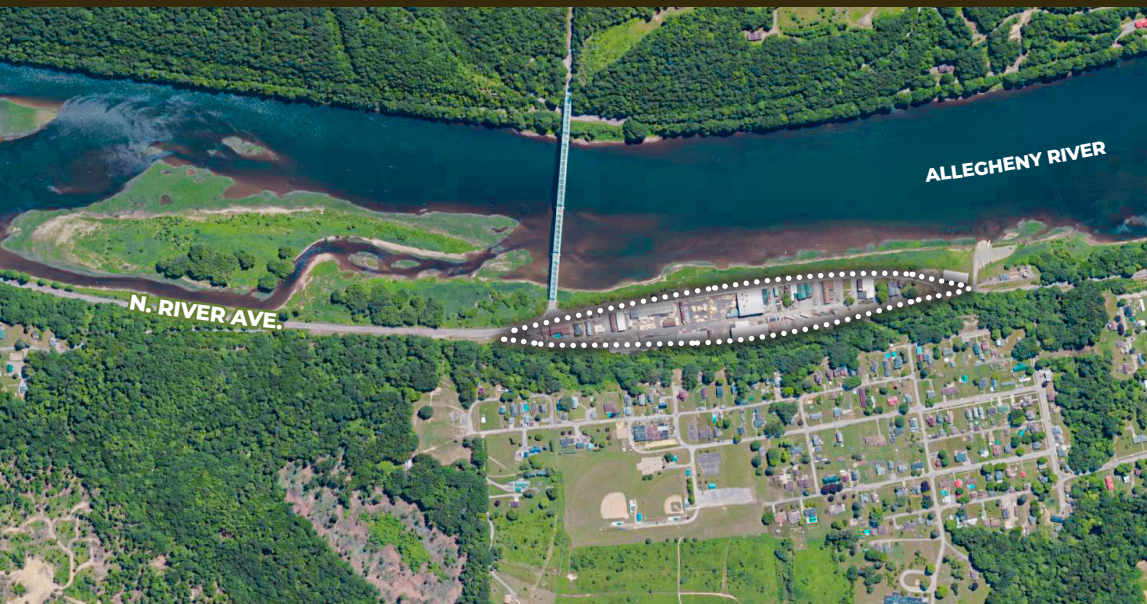


116-120 North River Avenue **PARKER, PA 16049**

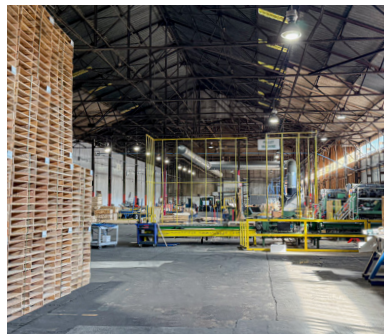


SALE PRICE
\$4,250,000

FULL-SITE USER
LEASE RATE
\$4.50 PSF, NNN

±115,000 SF / 12.04 AC Lot **FOR SALE OR LEASE**

Riverfront industrial opportunity



FLEXIBLE INVESTMENT OPTIONS: **multiple buildings available for sale or lease, offered individually or as a portfolio**

Located along a scenic riverfront, this lease/sale opportunity encompasses three separate (and subdividable) buildings: a 33,113 sq. ft. building, a 43,460 sq. ft. building, and an additional 20,725 sq. ft. building that includes 16,897 sq. ft. of mezzanine space. All buildings are located across 12.04 acres, comprised of 11 separate lots; the entire portfolio includes four covered storage areas and ample laydown yard.



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OPPORTUNITY OVERVIEW

116-120 N. River Avenue, Parker PA

- ✓ 33,113 SF building with existing 2nd-story office (subdividable)
- ✓ 43,460 SF building with existing 1st-story office (subdividable)
- ✓ 20,725 SF building with 16,897 SF mezzanine (subdividable)
- ✓ 11 lots totaling 12.04 acres with ample laydown yard
- ✓ 13-minute drivetime to I-80 and minutes from Rts. 58, 268, 368, & 38

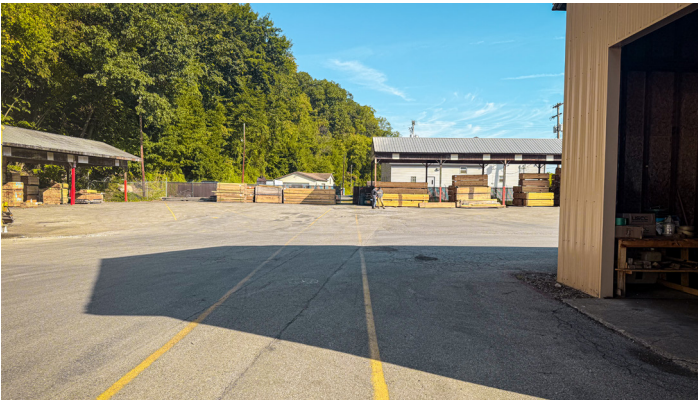
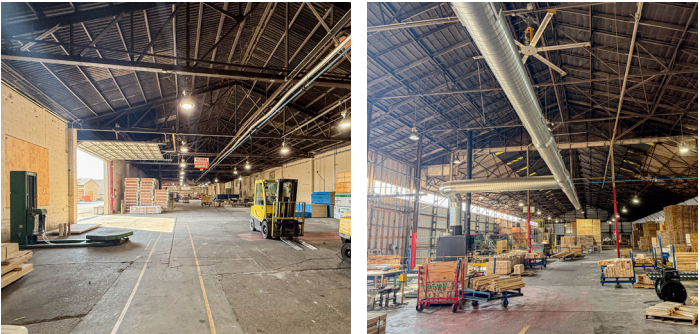
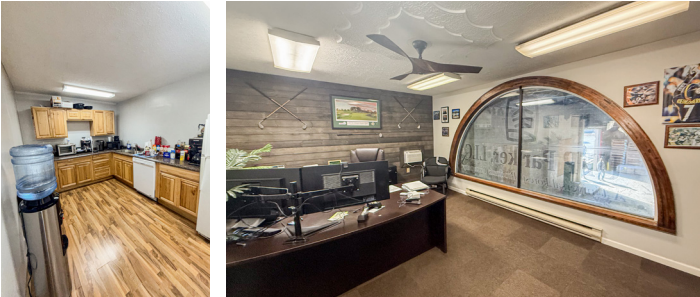
116-120 North River Avenue **PARKER, PA 16049**

PROPERTY SPECS

Total Building Sq. Ft.	115,000
Total Site Acreage	12.04
Usable Acreage	±1.5 (Outdoor Storage)
Property Type	Industrial
Property Subtype	Warehouse/Flex
Dock Doors	±5
Drive-Ins	±14
Clear Height	±30' (Varies Throughout)

+ Functional, in-place office to support warehouse and production needs.

THIS PROPERTY IS SUBJECT TO DEED RESTRICTIONS. INQUIRE FOR FULL DETAILS.

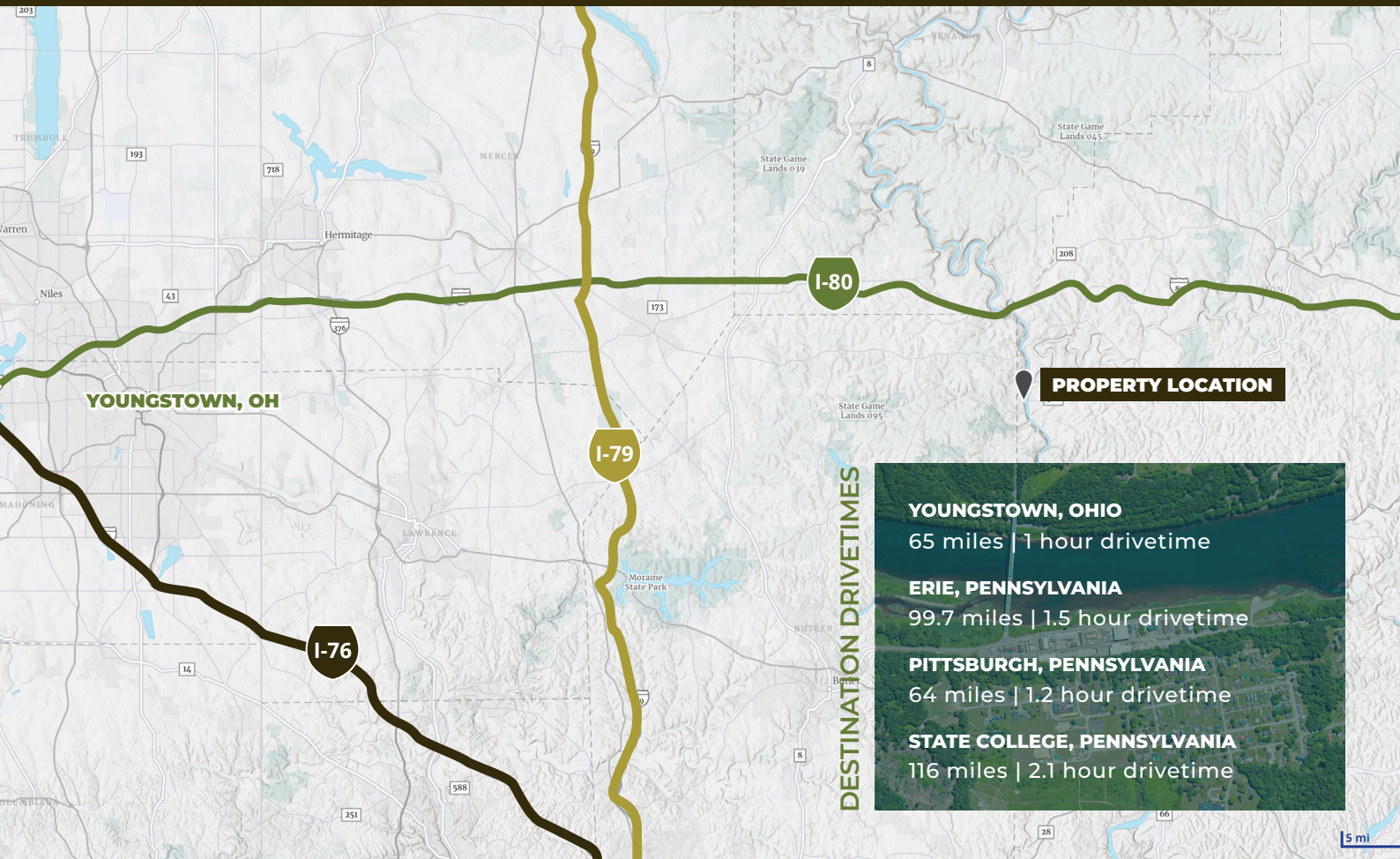


PARCEL INFORMATION

N. River Avenue, Parker PA

#	Tax ID	Acreage
1	33-0-023588	0.37
2	33-0-023657	3.21
3	33-0-050668	1.1
4	33-0-050670	2.13
5	33-0-050798	2.09
6	33-0-060054	0.31
7	33-0-050684	0.89
8	33-0-052290	0.38
9	33-0-050686	0.39
10	33-0-062817	1.06
11	33-0-050672	0.11

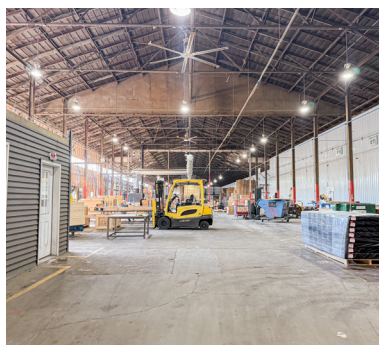
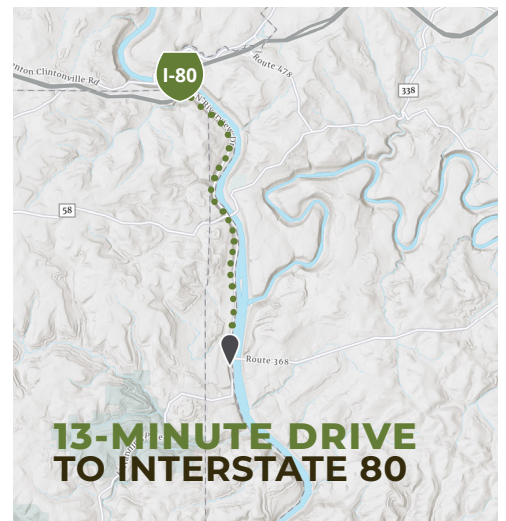
116-120 North River Avenue **PARKER, PA 16049**



Ideally positioned for
LIGHT MANUFACTURING,
distribution, and/or storage.

CENTRALLY LOCATED WITHIN
SOUTHWESTERN PENNSYLVANIA:
access to multiple mid-central region
markets within a 2-hour drivetime.

This site offers convenient access to major highways: just 13 minutes from I-80, 36 minutes from I-79, and 45 minutes from I-376. The Youngstown, Erie, and Pittsburgh markets are all reachable within a 1.5-hour drive.



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