



FOR SALE OR LEASE
1 JACKSON STREET

363,170 SF
WELLSBORO, PA



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**ECONOMICAL
WAREHOUSE/
MFG SPACE**



**TWO STORY
OFFICE BUILDING**



**3 STORAGE
SILOS (55')**



**FENCED
PROPERTY**



**ROOM FOR
OUTDOOR
STORAGE**



PROPERTY DETAILS

1 JACKSON STREET | WELLSBORO, PA

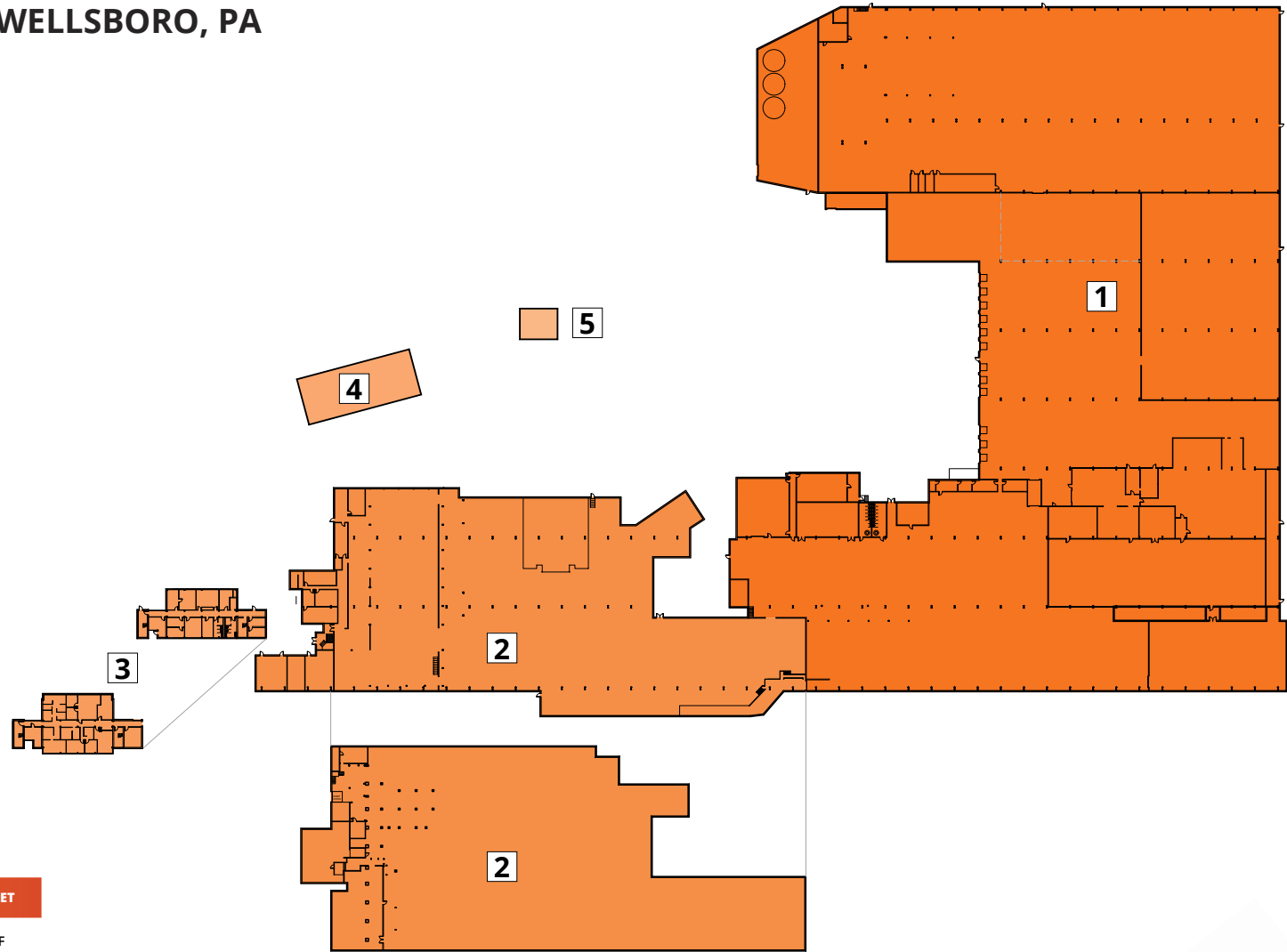
AVAILABLE OFFICE SPACE	First Floor: 3,887 SF Second Floor: 4,468 SF
AVAILABLE WAREHOUSE SPACE	350,622 SF
STORAGE SHED	4,193 SF
DOCK DOORS	12
DRIVE-IN DOORS	2
CLEAR HEIGHT	12' - 24'
ROOF	Rubber Membrane
WALLS	Metal and Masonry
FIRE SUPPRESSION	100% Dry
LIGHTING	T5
POWER	Heavy
PARKING	Ample
LAND AREA	21.86 Acres
ZONING	Commercial Manufacturing
PARCEL ID	39-09C00-011
OPEX ESTIMATE	\$0.60/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

1 JACKSON STREET | WELLSBORO, PA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	225,449 SF
2	AVAILABLE	125,173 SF
3	AVAILABLE	8,355 SF
4	MECHANICAL	911 SF
5	STORAGE SHED	4,193 SF
TOTAL		364,081 SF

LOCATION MAP

1 JACKSON STREET | WELLSBORO, PA

LESS THAN 250 MILES FROM BALTIMORE, BUFFALO, CLEVELAND, NEW YORK CITY, PHILADELPHIA, PITTSBURGH, SCRANTON, AND WASHINGTON, DC.

FIVE MAJOR HIGHWAYS SERVE THE WELLSBORO AREA: U.S. 6, U.S. 15, I-80, I-81, AND IN NY ROUTE 17

TWO COMMERCIAL AIRPORTS ARE LOCATED WITHIN 50 MILES: ELMIRA-CORNING REGIONAL AIRPORT IN BIG FLATS, NY AND LYCOMING COUNTY AIRPORT IN WILLIAMSPORT, PA

