

FOR SALE

63 Wall Street North East, PA



Property Highlights

- 260,703+/- SF former beverage facility
- 17.84+/- acre site
- Some equipment in place, and large stainless tanks remain
- Space includes:
 - Warehouse, food, beverage processing, or manufacturing
 - Clear heights of 15½' - 21'
 - Office
 - Basement storage
 - Tank room
 - Fenced-in yard
 - 5 loading docks
 - Truck scale with out-building and much more
- Borders active rail line with old spur on the property
- Ideal facility for beverage production or conversion to other warehouse or manufacturing uses

Location Highlights

- Located just off I-90
- Strategic access from Erie, PA to several Great Lakes Region Metro Areas



ASKING PRICE: \$1,800,000

Contact

MICHAEL J. MANZARI, CCIM, SIOR
Real Estate Broker, NY & PA
+1 607 937 9720 Ext. 301
mmanzari@pyramidbrokerage.com

DAVID SCHILLER, SIOR
Associate Real Estate Broker
+1 716 852 7500 Ext 111
dschiller@pyramidbrokerage.com

CHARLES KOLBER
Real Estate Salesperson
+1 716 852 7500
ckolber@pyramidbrokerage.com

8 Denison Parkway East, Suite 401
Corning, New York 14830
+1 607 937 9720
pyramidbrokerage.com

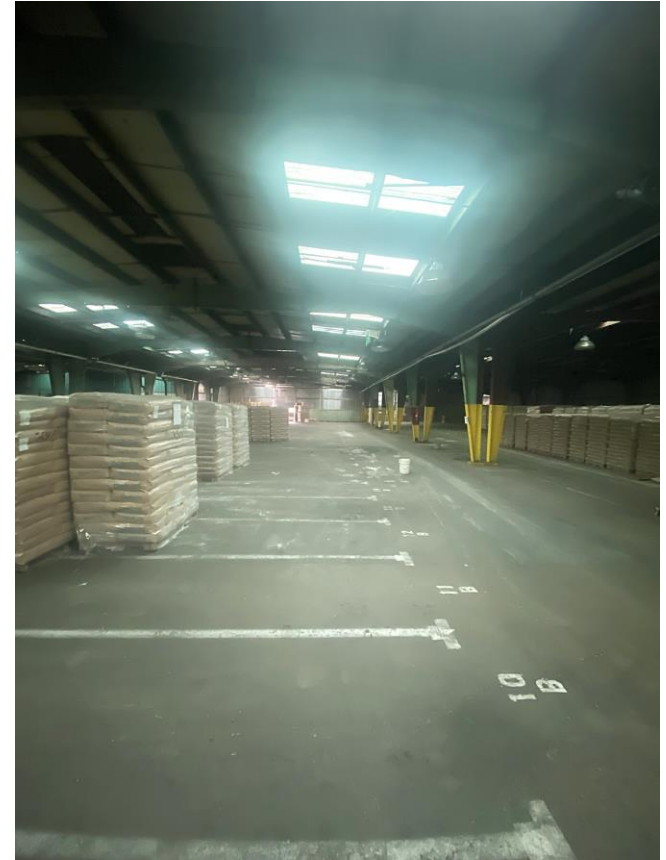
FOR SALE

63 Wall Street I North East, PA



FOR SALE

63 Wall Street I North East, PA



FOR SALE

63 Wall Street I North East, PA



Location strategically services key
Great Lakes Metro areas

Drive Times:

Pittsburgh, PA: 2hrs. 10 mins.

Buffalo, NY: 1 hr. 20 mins.

Cleveland, OH: 1 hr. 50 mins.

Toronto, Canada: 3 hrs. 30 mins.

Jamestown, NY: 45 mins.

