

FOR SALE



Two Warehouse Buildings on 17+ Acres

115 Richmond Street, Uniontown, PA 15401



Location Description

Located minutes from Route 119 in Downtown Uniontown, PA.

Property Highlights

- Two Buildings: 5,600 SF & 3,200 SF
- 1,600 SF of Office Space
- 17.24 Acre Lot
- Ample Parking
- Five (5) Grade-Level Doors
- 16' Ceiling Height
- Potential Rail Line Access
- Light Industrial Zoning

Offering Summary

Sale Price:	\$987,000
Price Per SF:	\$112.15
Building Size:	8,800 SF



PRESENTED BY:

SCOTT LONG
 O:412.391.3500 | C:412.398.2831
 slong@penncom.com

GENE GALIARDI
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 ggaliardi@penncom.com



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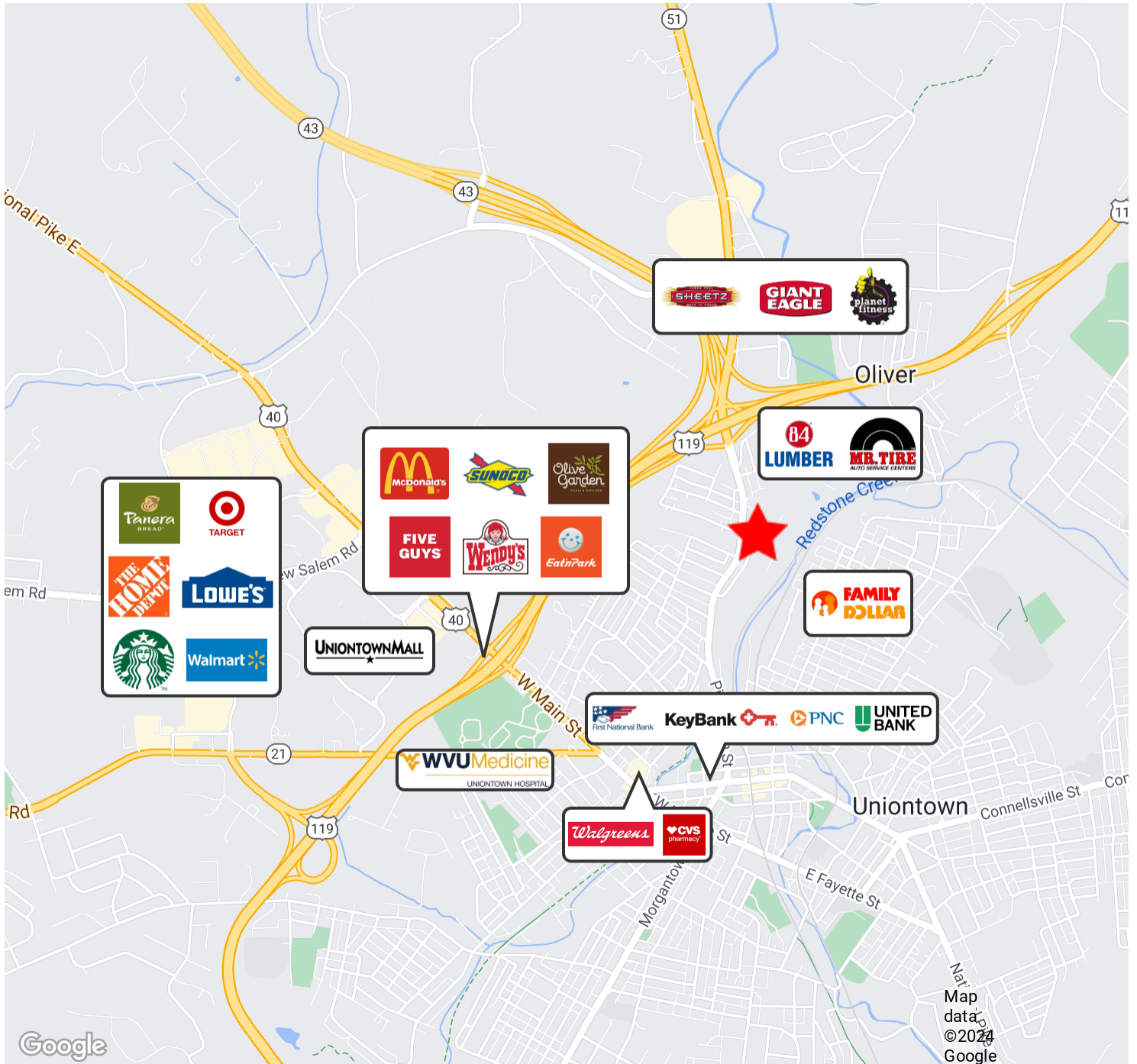
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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**Soberdash Property
115 Richmond Street
Uniontown, PA 15401**

<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
North Union Twp	Fayette	
Tax ID: 25-22-0199; Two buidings 5,600 SF & 3,200 SF		

<i>Building and Land Data</i>
Gross SF: 8,800 SF
Floors: 1
Dimensions: 80'x70' and 80'x40'
Lot Size: 17.24 acres
Parking: Ample
Ind. Intended Use: Industrial
Ind Present Use: Industrial
Year Built: 1970
Year Renv: 2007
Construction: Timber/Metal

<i>Building Details</i>	
Truck Height: 0	Ceiling: 16'
Grade Level: 5	Zoning: Industrial
Column Spacing: Clear	Sprinklers: No
Elevators: No	Rail: Adjacent
Barge: No	Cranes: No

<i>Utilities</i>
Heat in Warehouse: Yes
Freezer or A/C in Warehouse: No
HVAC in Office: No
Lighting Type: Fluorescent
Electric Company: West Penn Power
Amps:400 Volts: 240 Phase: 3
Gas Company: Columbia Gas
Sewer Company: North Union
Water Company: PA American

<i>Pricing</i>	
Tax Amount: \$5,486	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net:	Blended Rental Rate:
Escalations:	Rental Price/SF:
Sale Price: \$987,000	Smallest Division:
Sale Price/SF: \$112.15	Largest Division::

<i>Availabilities</i>			
Available SF: 8,800 SF	Office SF: 1,600 SF	Warehouse SF: 7,200 SF	Possession Date: Settlement