SALE FLEX

1135 INDUSTRIALPARK ROAD
VANDERGRIFT, PA 15690

PRC COMMERCIAL™

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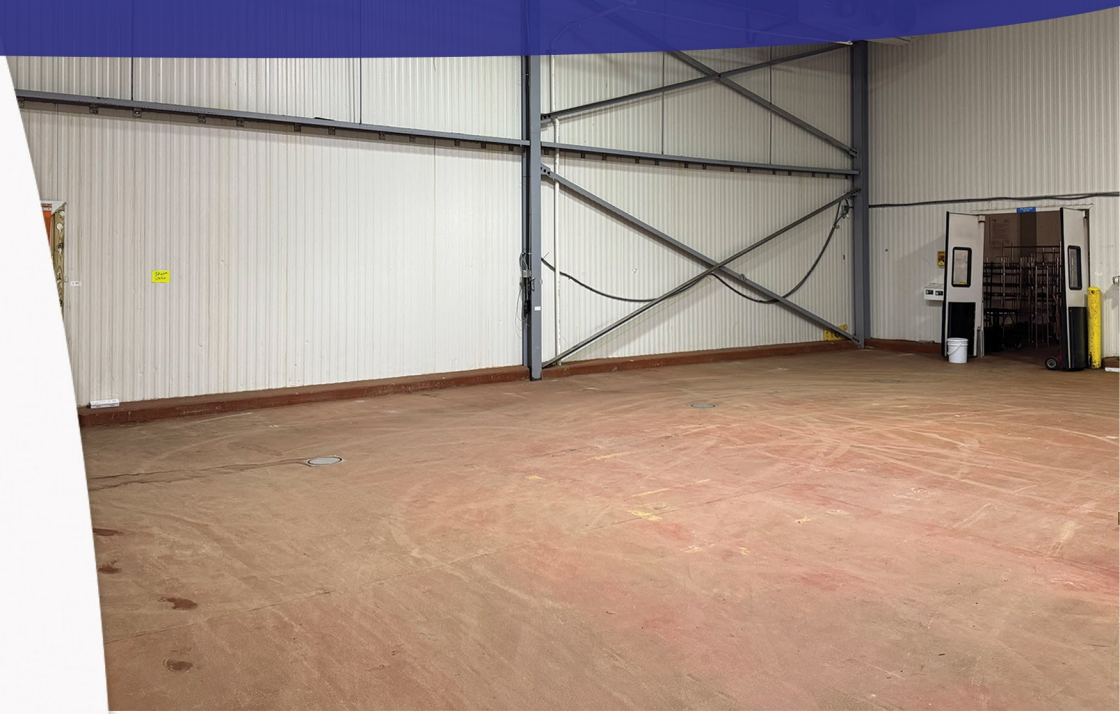

OFFERING SUMMARY

- Opportunity to acquire highly desirable flex buildings in the Parks Bend Industrial Park (Armstrong County)

- Fully refrigerated processing plant and warehouse w/ 2,000 square feet of frozen storage

- Substantial electric capacity: 480v 3 phase - 500kva/600 amp

- Abundant parking located on site

- Fully refrigerated industrial complex

- *Building 1: 16,800 +/- sf (13,000 sf of warehouse)*
- *Building 2: 3,800 +/- square feet*

Total: 20,600 +/- square feet

- Lot Size: 3.392 +/- acres

- Year Built: 1999 w/ renovation in 2021

- Four (4) dock doors with potential for drive thru in rear of building

- 24' clear ceiling height; floor drains throughout

- Taxes: $25,136

- **Sales Price: ~~$1,650,000~~ REDUCED: $1,550,000**

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ADDITIONAL PHOTOS

DEMOGRAPHICS (2024)

Population	1 Mile	3 Miles	5 Miles
Total Population	966	17,132	28,602
2029 Population	955	17,018	28,303
Average Age	43.9	43.7	46.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	403	7,420	12,322
# of persons per HH	2.40	2.30	2.30
Average HH Income	$72,693	$65,256	$72,414
Median House Value	$139,639	$106,363	$128,916

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SITE PLAN

Pennsylvania Act 172

requires notification to utility companies prior to any digging, drilling, blasting or excavating. Contractor shall contact:

PA ONE-CALL
1-800-242-1776

prior to the start of work. Utilities shown on the drawings are approximate. Contractor must field locate before construction.

Existing Site
2.572 acres

The existing site is on Lot 14 of the Parks Bend Farm Subdivision.

The site is outside the 500 year flood plain based on Armstrong County flood insurance information.

Bench mark elevation shall be existing building finish floor which will be set at 100.00" for all drawing references.

Erosion Control Info.:

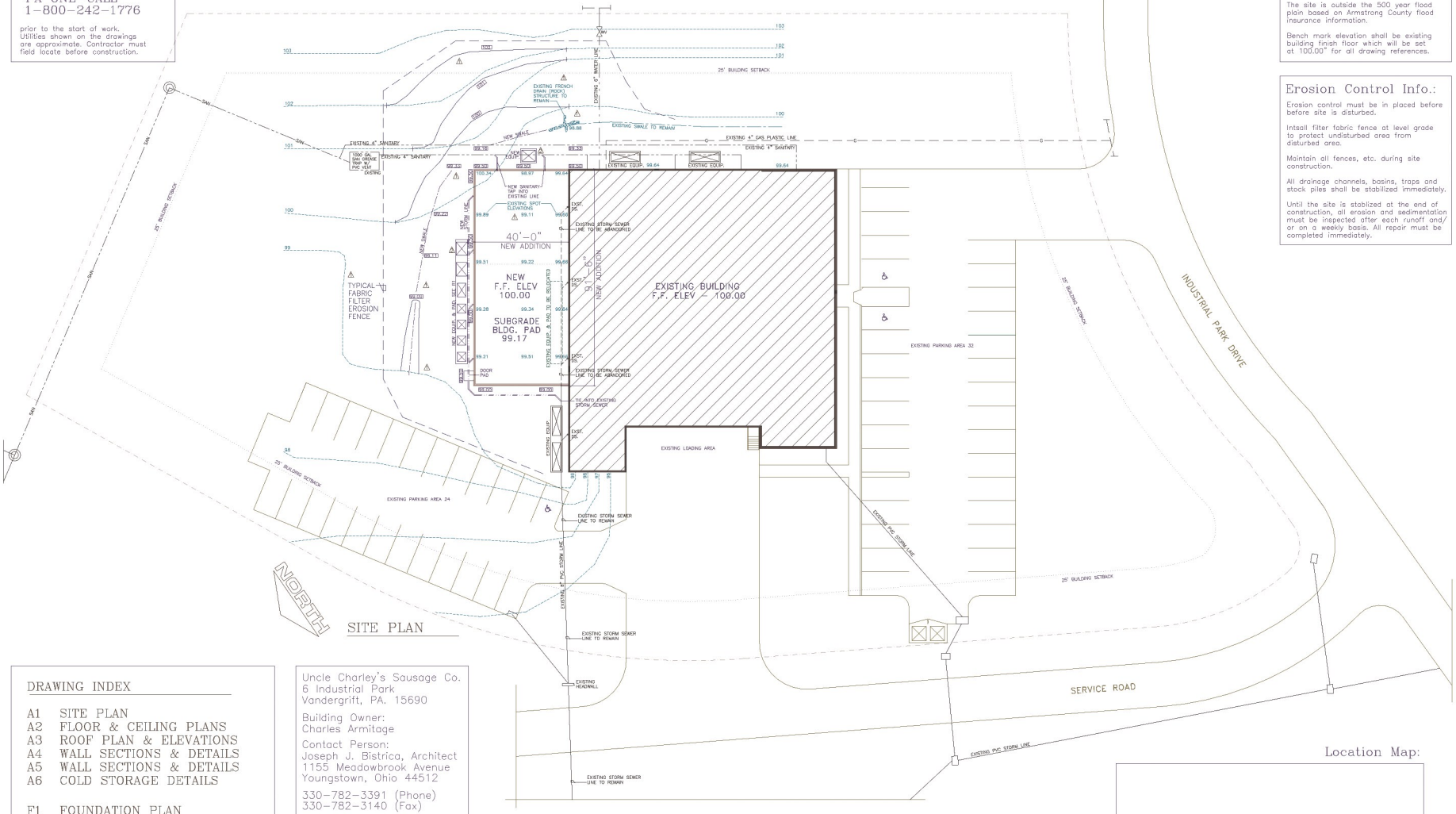
Erosion control must be in placed before before site is disturbed.

Intsall filter fabric fence at level grade to protect undisturbed area from disturbed area.

Maintain all fences, etc. during site construction.

All drainage channels, basins, traps and stock piles shall be stabilized immediately.

Until the site is stablized at the end of construction, all erosion and sedimentation must be inspected after each runoff and/or on a weekly basis. All repair must be completed immediately.



INCLE CHARLEY'S SAUSAGE COMPANY
NORTH VANDERGRIFT, PENNSYLVANIA

DRAWING INDEX

A1 SITE PLAN
A2 FLOOR & CEILING PLANS
A3 ROOF PLAN & ELEVATIONS
A4 WALL SECTIONS & DETAILS
A5 WALL SECTIONS & DETAILS
A6 COLD STORAGE DETAILS

F1 FOUNDATION PLAN
F2 PAD DETAILS

S1 STRUCTURAL PLANS
S2 STRUCTURAL ELEVATIONS
S3 STRUCTURAL SECTIONS

P1 PLUMBING PLAN

R1 REFRIGERATION LAYOUT

E1 ELECTRICAL PLAN
E2 ELECTRICAL CEILING

Uncle Charley's Sausage Co.
6 Industrial Park
Vandergrift, PA. 15690

Building Owner:
Charles Armitage

Contact Person:
Joseph J. Bistrica, Architect
1155 Meadowbrook Avenue
Youngstown, Ohio 44512

330-782-3391 (Phone)
330-782-3140 (Fax)

Code Information: Building

Existing Building	13,113	Square Feet	78.18 %
New Addition	3,660	Square Feet	21.82 %
Total Project	16,773	Square Feet	100.00 %

Occupancy Group: Division D-O (ordinary) Food Processing Facility

Construction Type: Non-Combustible
Number of Stories: One(1)

Universal Accessibilty Standards: Existing Entrances and Exits along w/Existing Restroom Facilites are in Compliance and were constructed in 1998.

Occupancy Permit Issued:
4/28/1999

Parks Bend Industrial Park
Uncle Charleys Sausage Company
Route 66
Uncle Charleys Sausage Company
Parks Township Pennsylvania 15690

Original Pa. Permit Number:

File Number 000341786
Plan Approval Date 09/10/1998
Drawing Index 1998-10545

Site Data:

	Existing:	Proposed:
Lot Size:	2.572 ac.	2.572 ac.
Lot Ratio:	38 % Exst. 50 % Max.	41 % New
Setbacks:	Reqd. 25'	> 25'
Bldg.Hgt.	35' max.	< 23'
Parking	n/a	56

Location Map:

A1

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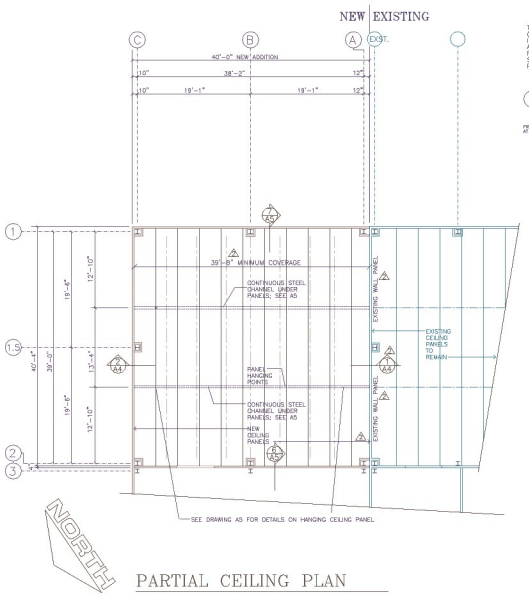
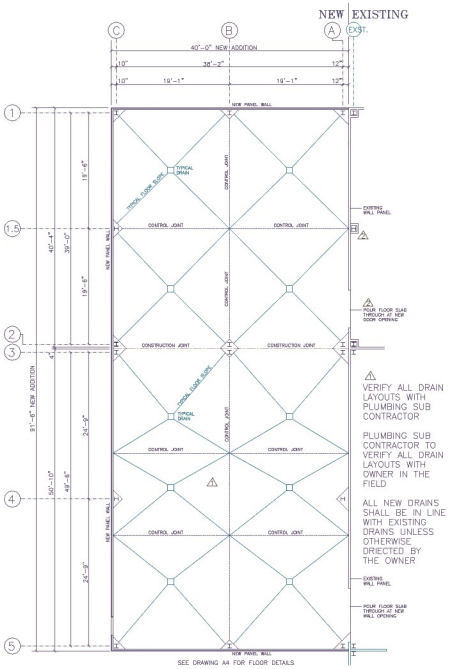
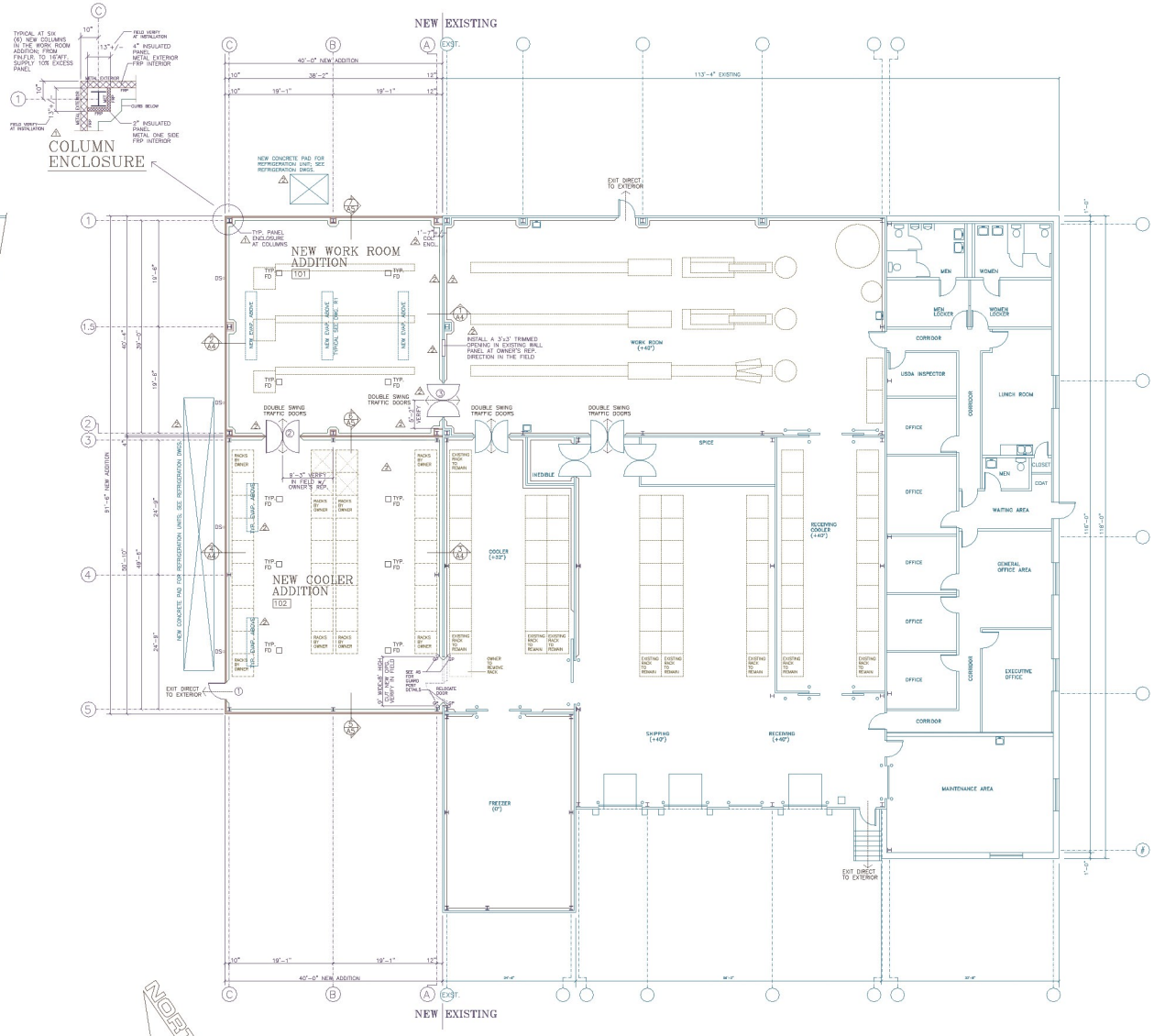
FLOOR PLAN



PARTIAL CEILING PLAN



FLOOR JOINT PLAN



FLOOR PLAN

FINISH SCHEDULE

NEW WORK ROOM ADDITION 101

FINISHES:

FLOOR: STEEL TROWELED CONCRETE SLAB
BASE: CONCRETE CURB
WALLS: METAL WALL PANEL (FACTORY FRP INTERIOR FACED)
CEILING: METAL CEILING PANEL @ 16' (FACTORY FRP INTERIOR FACED)

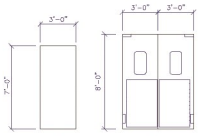
NEW COOLER ADDITION 102

FINISHES:

FLOOR: STEEL TROWELED CONCRETE SLAB
BASE: CONCRETE CURB
WALLS: METAL WALL PANEL (FACTORY FRP INTERIOR FACED)
CEILING: EXPOSED STRUCTURE–GRAY (WHITE METAL DECK @ 21'-6" +/-, FACTORY FINISH)

DOOR SCHEDULE

MARK	DOOR DESCRIPTION	MATERIAL	JAMB	HARDWARE
1	RELOCATED COOLER SWING DOOR 3'-0" x 7'-0" x 4"	INSULATED METAL–CLAD	STANDARD WOOD JAMB METAL–CLAD	EXISTING PANIC HARDWARE
2	NEW HIGH IMPACT ABS SWING DRS PAIR 3'-0" x 8'-0" x 2" MATCH EXISTING	INSULATED METAL–CLAD	STANDARD WOOD JAMB METAL–CLAD	180d SWINGING HARDWARE TEAR DROP BUMPERS
2 3	NEW HIGH IMPACT ABS SWING DRS PAIR 3'-0" x 8'-0" x 2" MATCH EXISTING	INSULATED METAL–CLAD	STANDARD WOOD JAMB METAL–CLAD (IN EXIST. WALL LOCATION)	180d SWINGING HARDWARE TEAR DROP BUMPERS



1 RELOCATED COOLER DR

2 MATCH EXISTING

UNCLE CHARLEY'S SAUSAGE COMPANY
NORTH VANDERGRIFT, PENNSYLVANIA

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