

SALE / LEASEBACK OPPORTUNITY

**204 FRANKLIN VALLEY ROAD,
BENTON TOWNSHIP, PA 18414**

320,000± SF INDUSTRIAL PROPERTY

CRYSTAL WINDOWS INDUSTRIAL PARK DEVELOPMENT

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PROPERTY DETAILS

ADDITIONAL LAND AVAILABLE FOR EXPANSION OR BUILD TO SUIT



**SPACE
AVAILABLE**



**CEILING
HEIGHT**



LOADING

**SALE/ LEASEBACK
OPPORTUNITY**

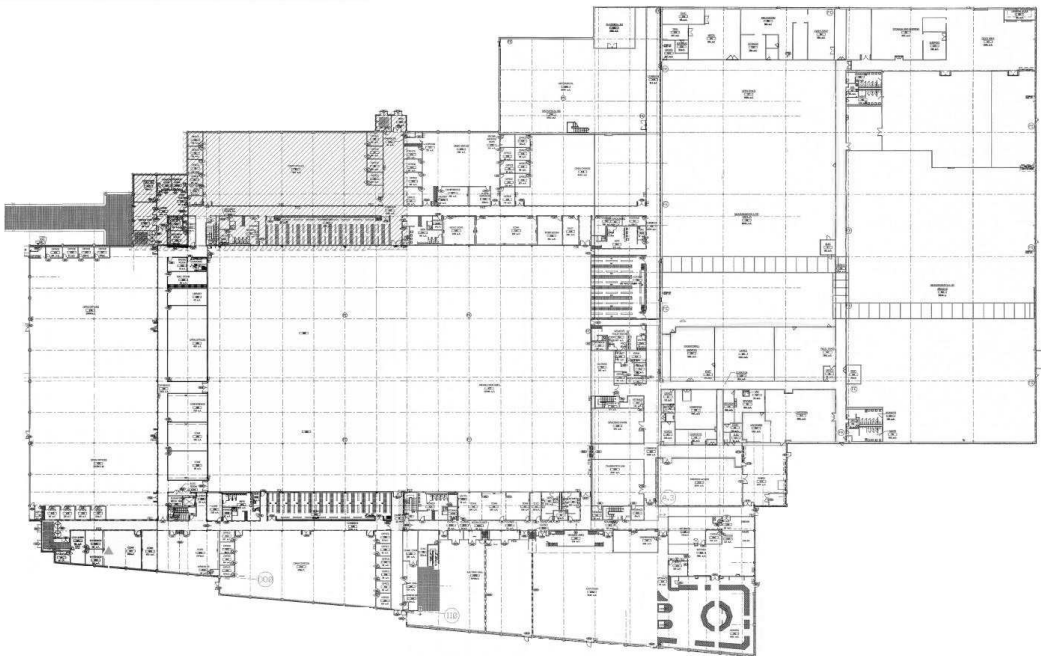
17 - 22.8 ft

**4 DOCKS
1 DRIVE-IN**

PROPERTY HIGHLIGHTS

- Current Utilities
- Water - On site well with 225 gpm capacity and 310,000 gallon storage tank
- Sanitary - Various sanitary piping combinations into 2-6" gravity mains to a wastewater pump station
- Waste Water - On site 24,000 gpd sequential batch reactor wastewater treatment system
- Power - 12.5 kV primary service from PPL feeds one 3000/4000kVA, 480V, 3 phase, 4W secondary substations
- Natural Gas - 6", 50 psi service from PG Energy Company
- HVAC - 12,920 MBH heating system designed, 4,845 installed
- Fire Protection - 310,000 gallon storage tank with 2 diesel powered pumps.

Building Size	320,000 SF	Column Space	50' X 50'
Tenancy	Single	Construction Status	Existing - Reinforced Concrete
Number of Floors	1	Sprinkler	Wet
Year Built / Renovated	1986 / 2001	Parking Spaces	361
Number of Lots	1	Condition	Good



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