



3121 Pleasant Valley Blvd

3121 Pleasant Valley Blvd, Altoona, PA 16602



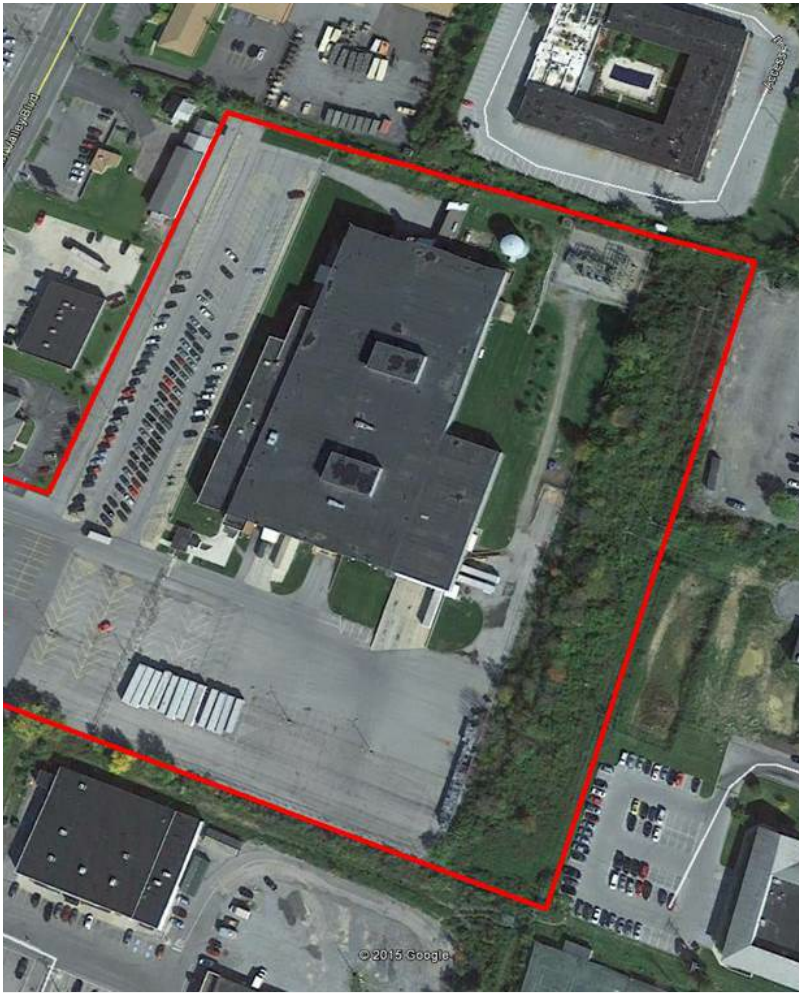
Gregory Werstil

Werstil Companies

597 Waverly Dr, Hollidaysburg, PA 16648

gregorywerstil@gmail.com

(814) 695-1513



3121 Pleasant Valley Blvd

Rent Not Disclosed

- Clean Flexible Well Constructed Facility and Convenient Location

Rental Rate:	Rent Not Disclosed
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Property Type:	Industrial
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Property Sub-type:	Warehouse
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Rentable Building Area:	194,600 SF
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Year Built:	
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Taxes:	\$0.01 USD/SF/Mo
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Operating Expenses:	\$0.25 USD/SF/Mo
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Rental Rate Mo:	Negotiable
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1

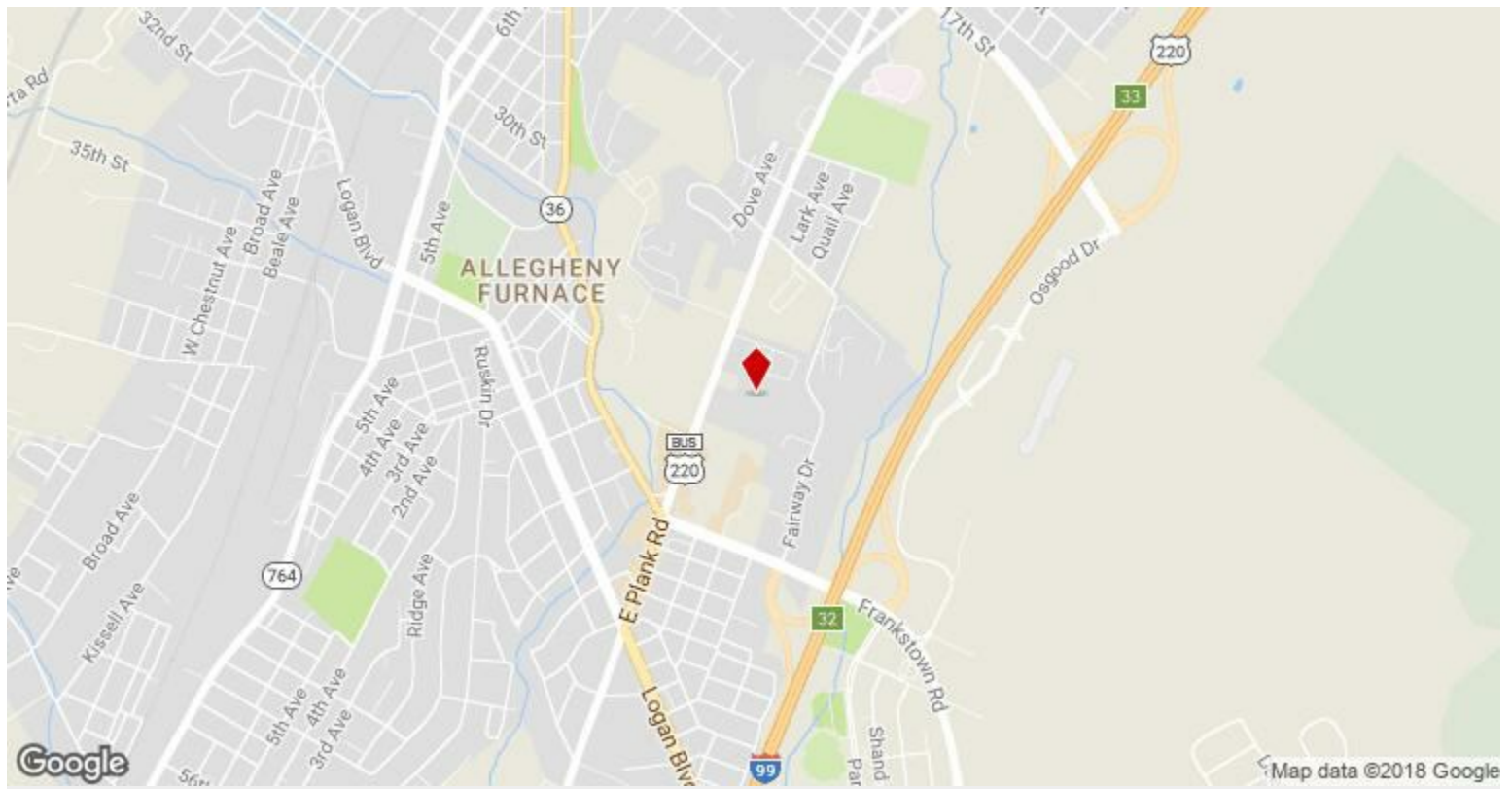
1st Floor

Space Available	100,000SF
Rental Rate	Not Disclosed
Contiguous Area	100,000 SF
Date Available	30 Days
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

2

2nd Floor

Space Available	100,000 SF
Rental Rate	Not Disclosed
Contiguous Area	194,600 SF
Date Available	30 Days
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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Property Photos



frt of building

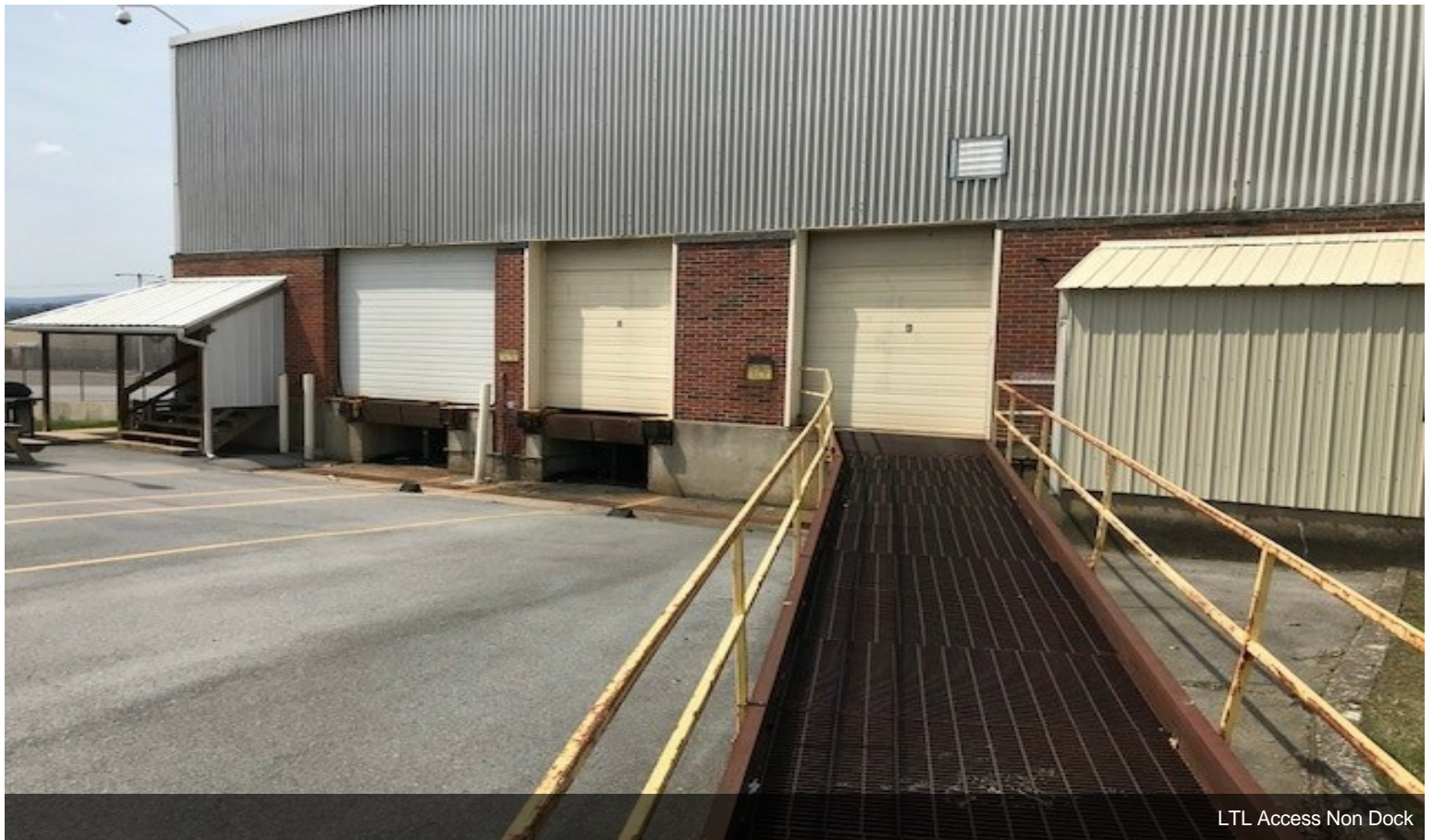


greenhouse

Property Photos



loading dock

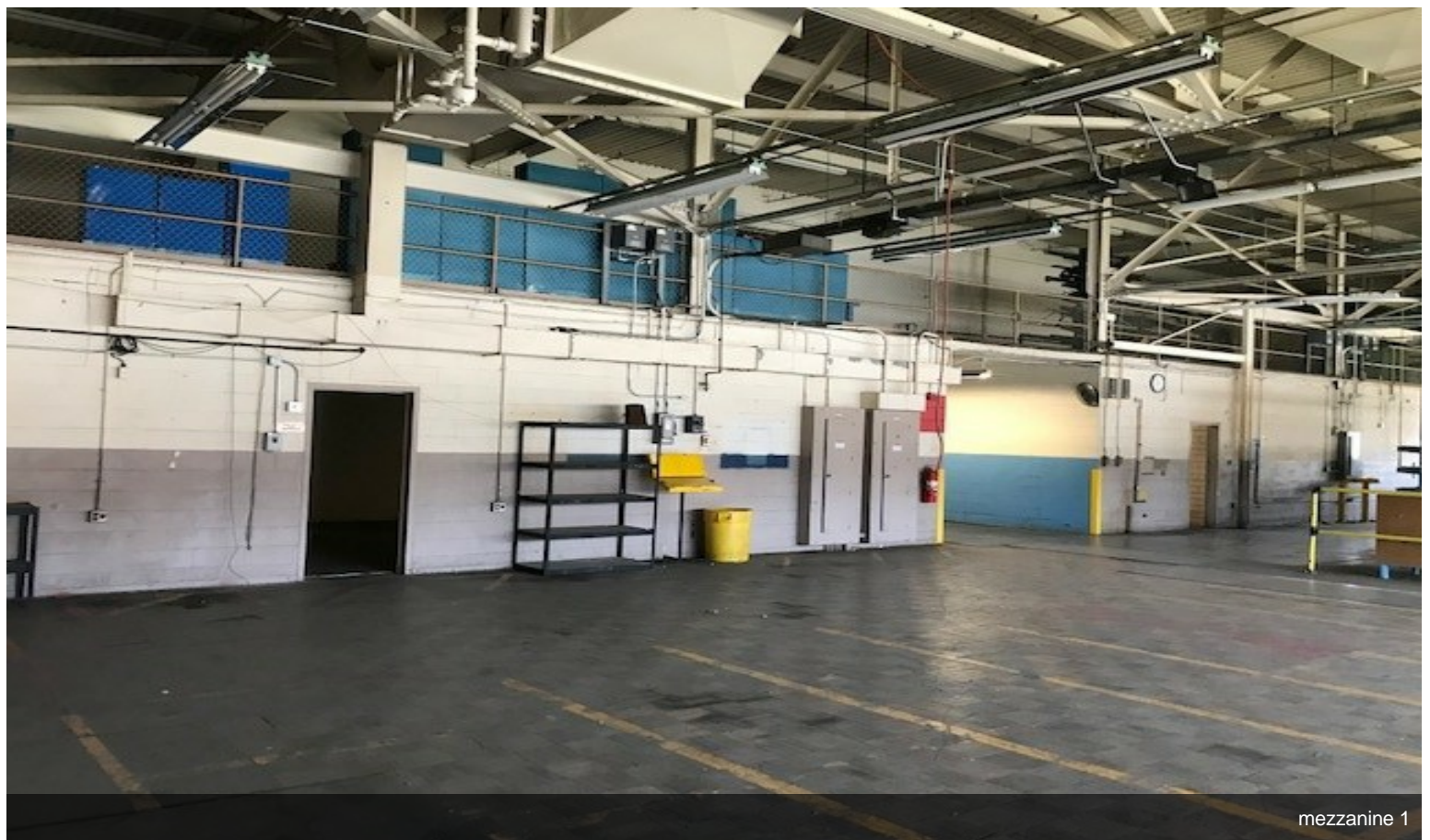


LTL Access Non Dock

Property Photos



Mass Entrance



mezzanine 1

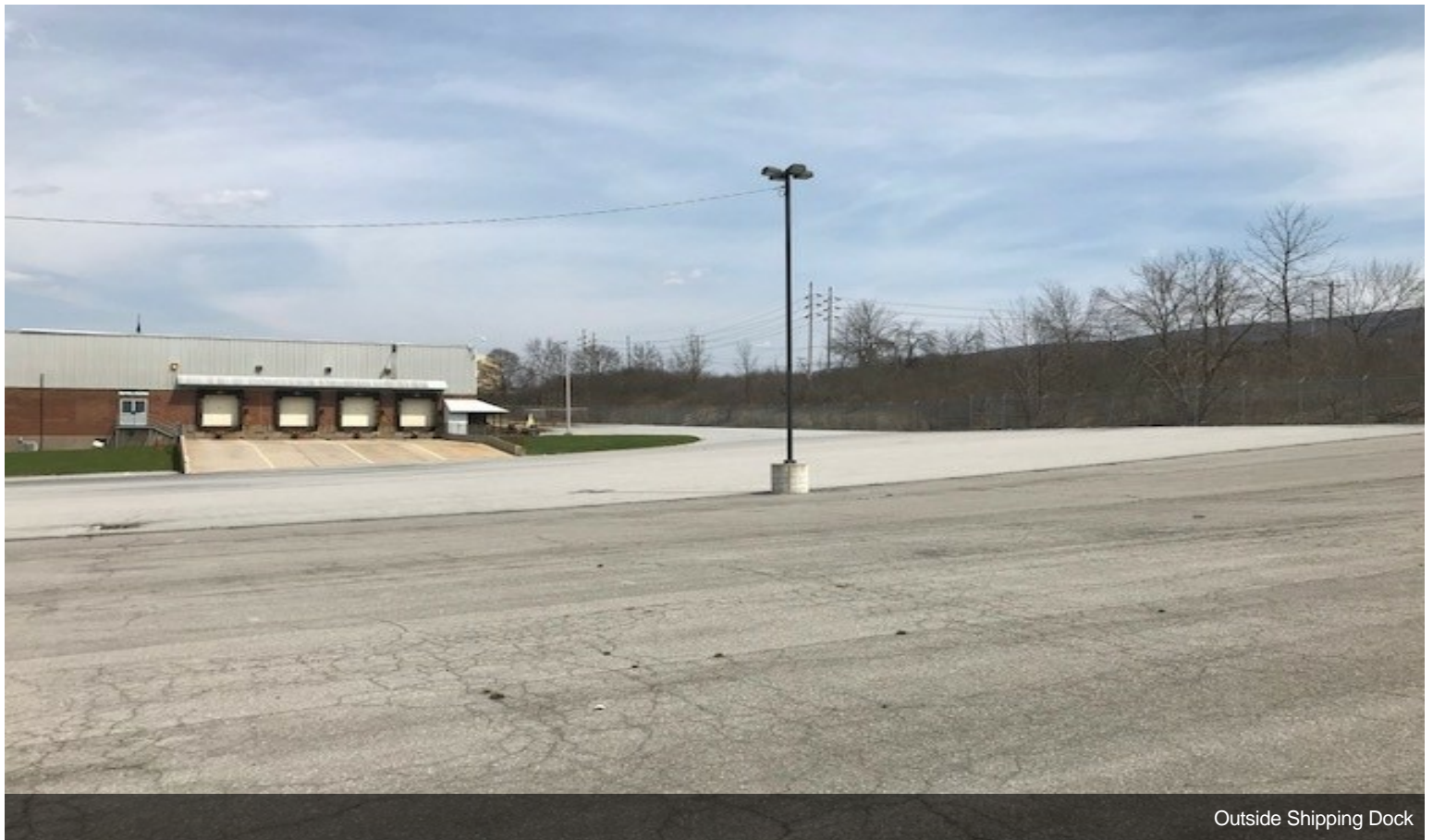
Property Photos



Property Photos



outside greenhouse

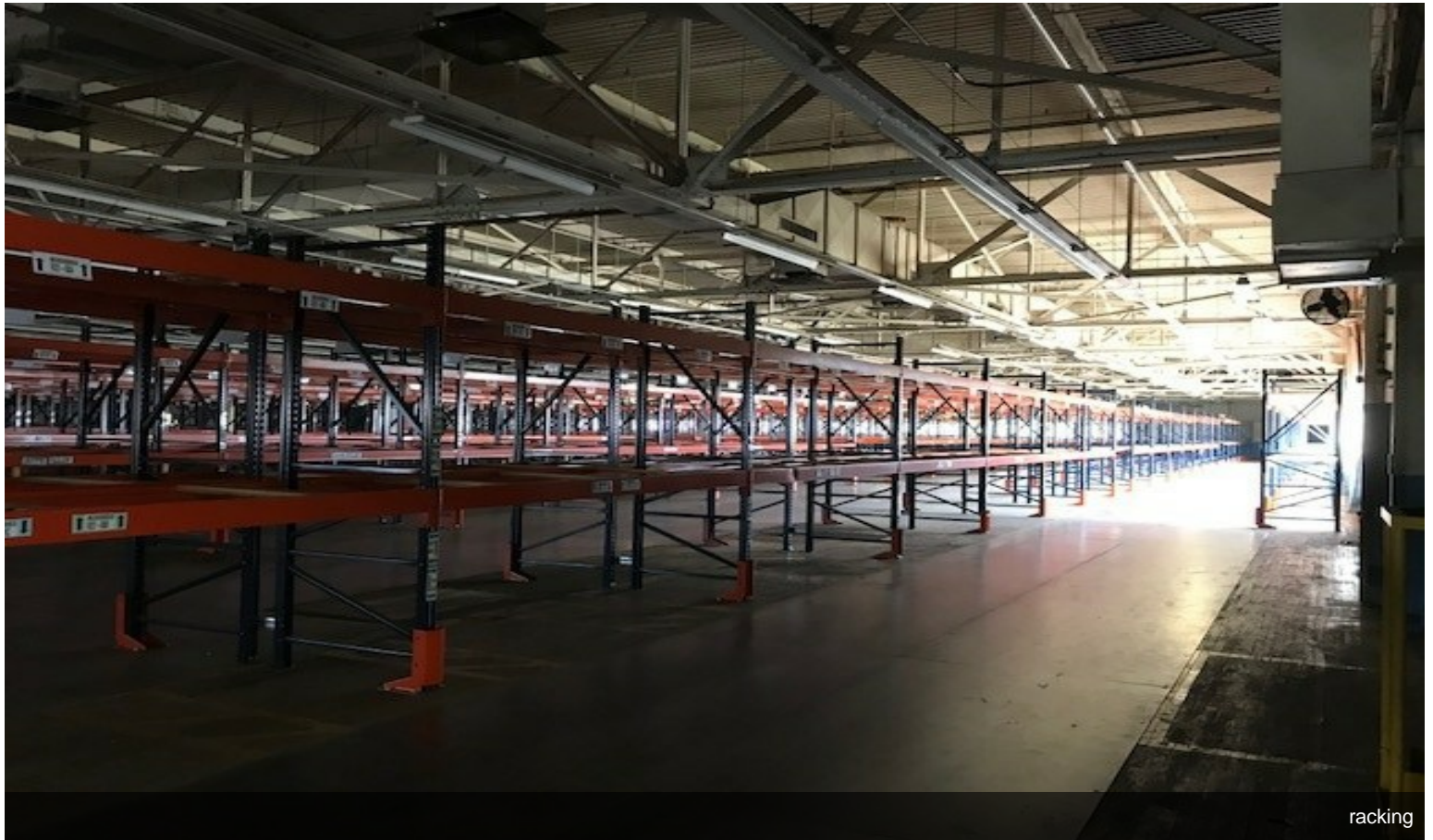


Outside Shipping Dock

Property Photos



r side of bldg



racking

Property Photos



rear of building



secure access

Property Photos



secure front



Secure Yard Receiving Dock

Property Photos

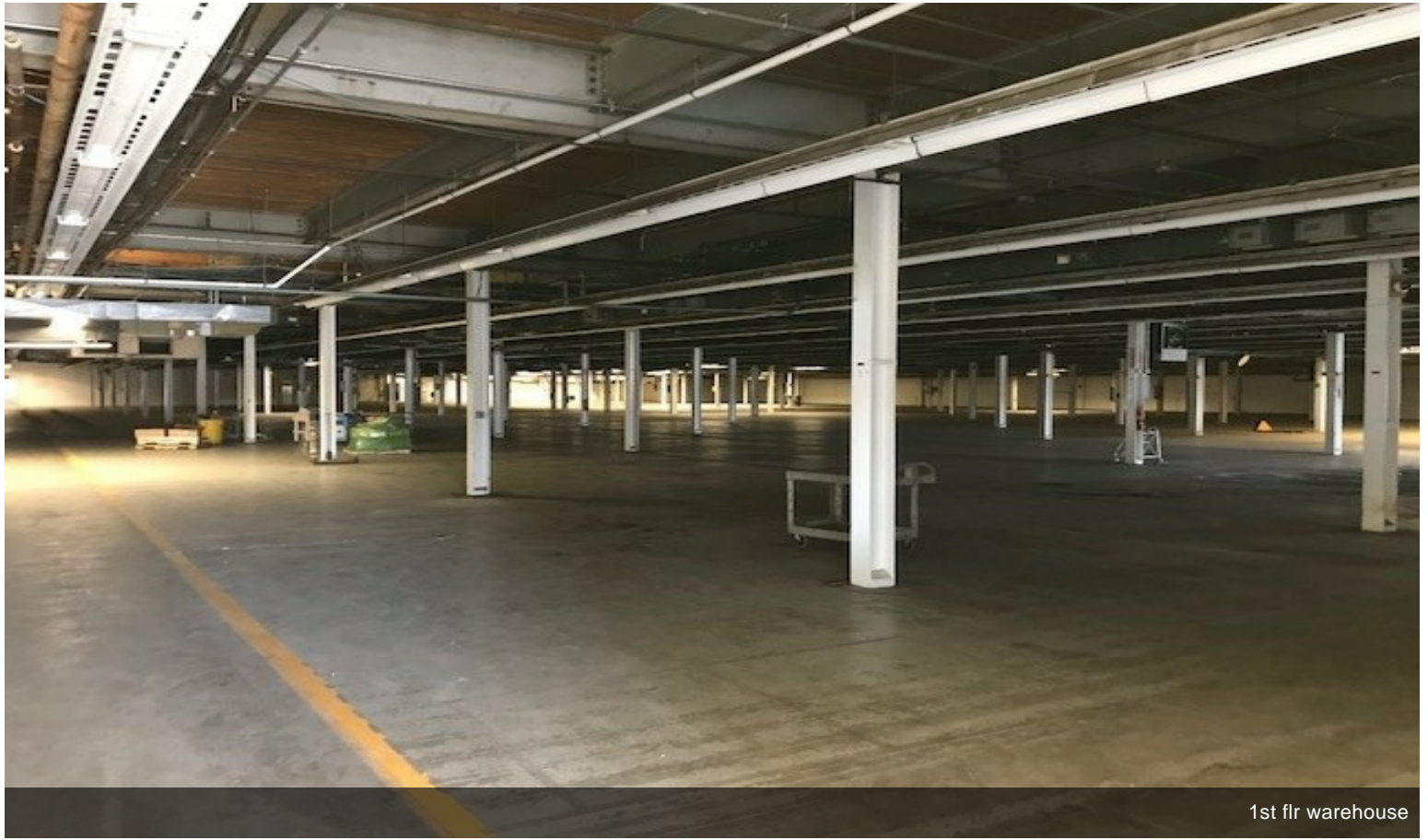




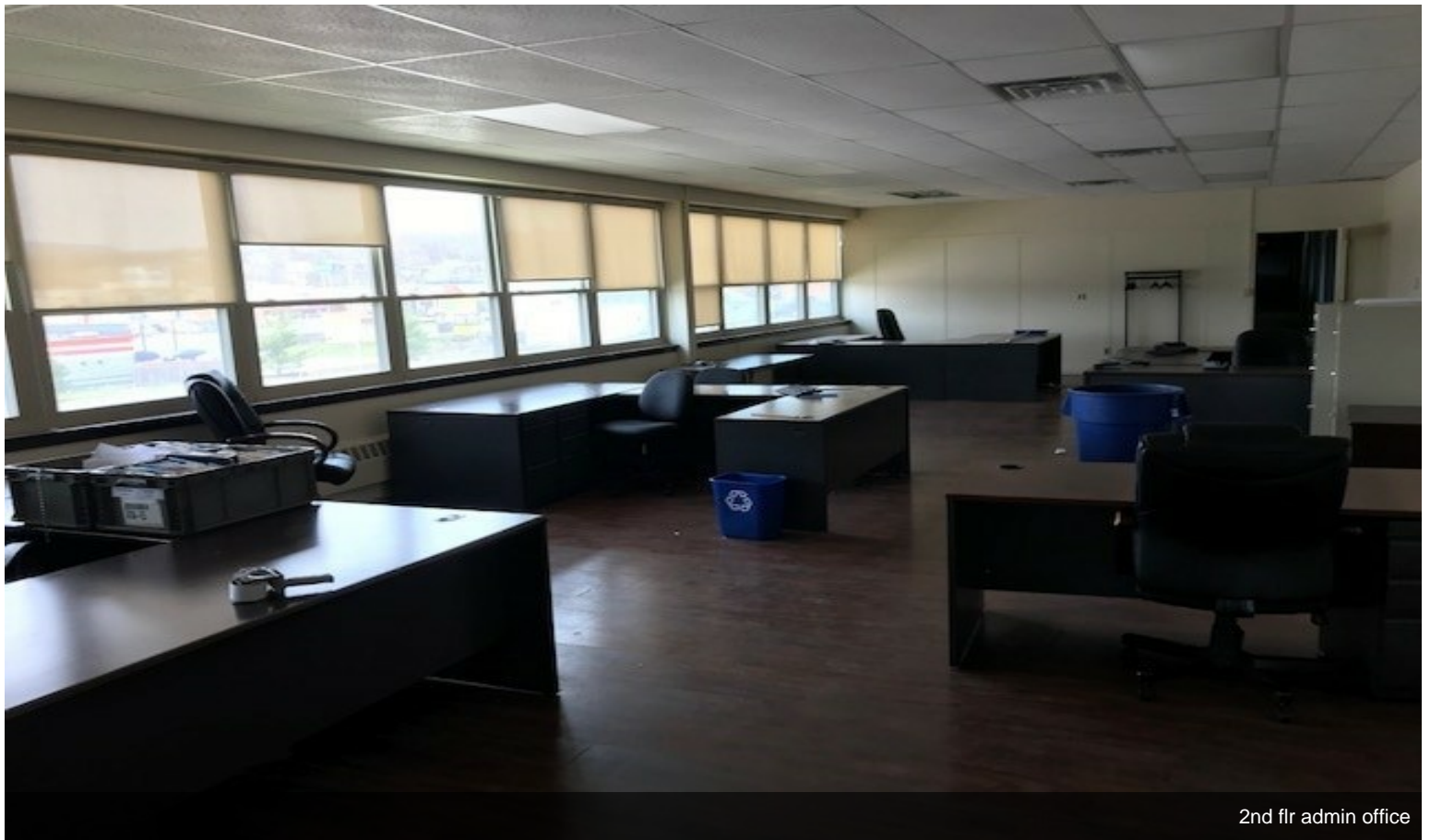
3121- 4

PLEASANT VIEW CENTER

Property Photos

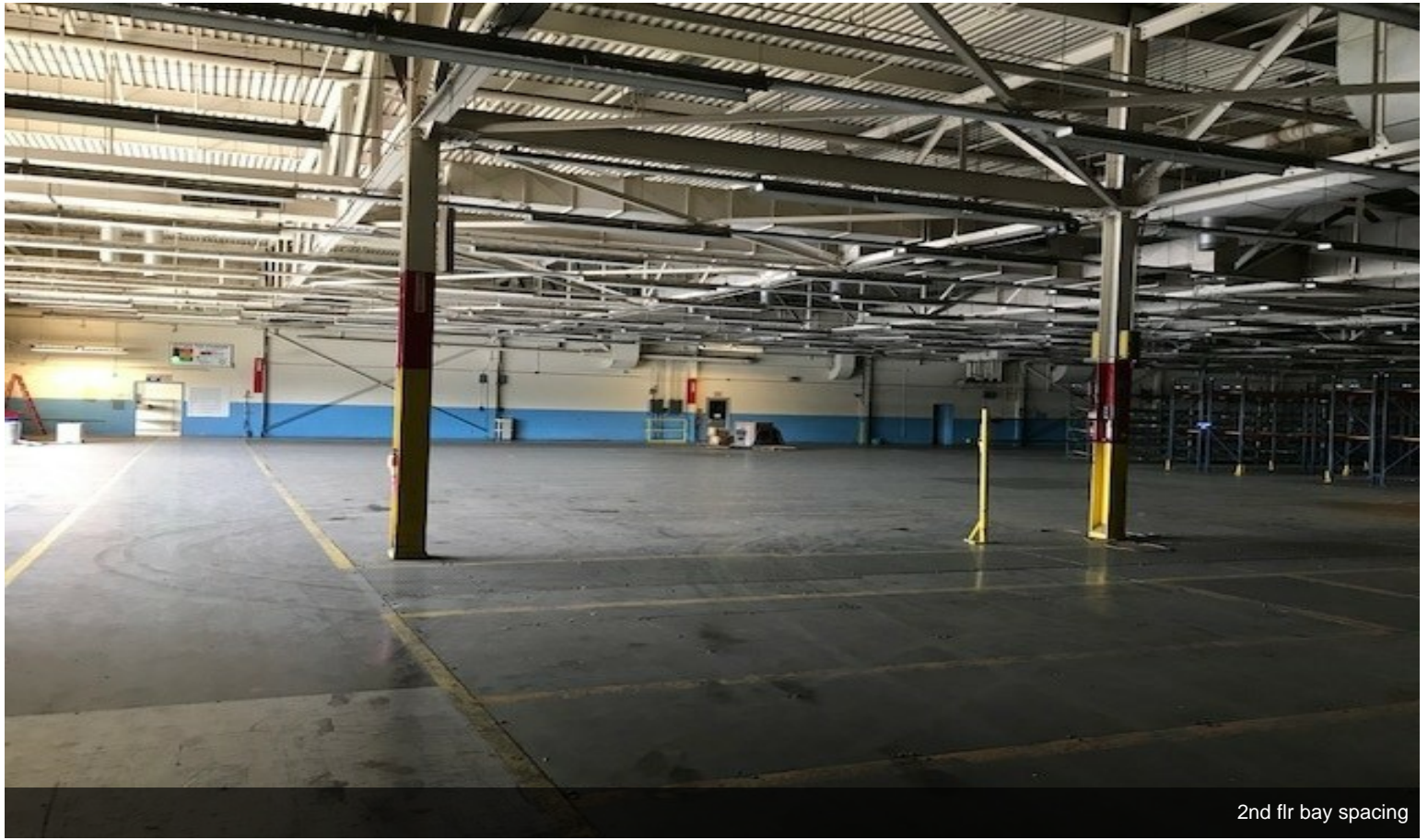


1st flr warehouse



2nd flr admin office

Property Photos



2nd flr bay spacing



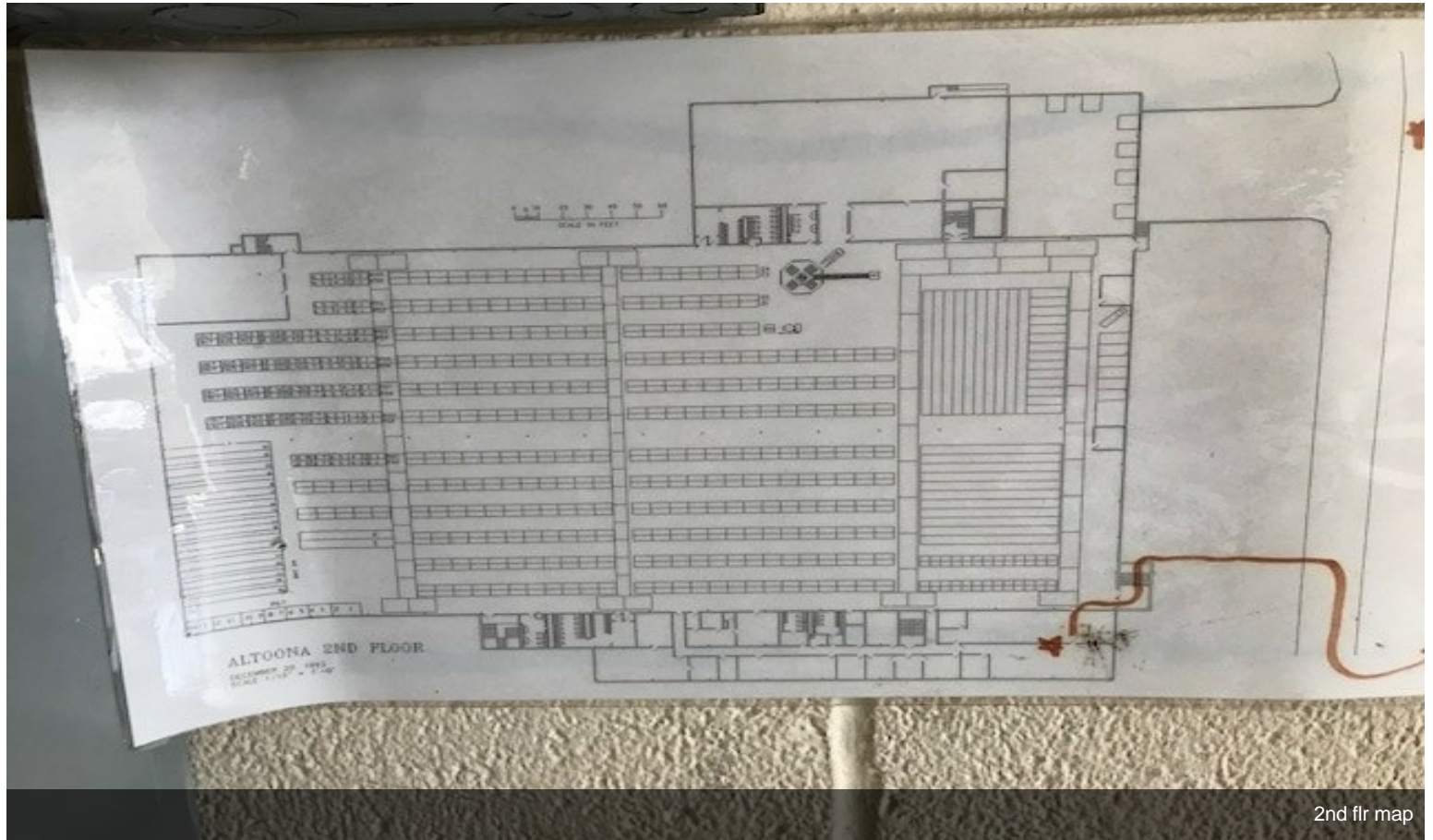
2nd flr corner office

A wide-angle photograph of a large, empty industrial warehouse. The interior features a high ceiling with a complex network of white steel trusses and beams. Several bright, rectangular industrial lights are suspended from the ceiling, casting a strong, somewhat uneven light across the space. The walls are composed of light-colored, corrugated metal panels. Along the back wall, there are several large, blue roll-up doors. The floor is made of concrete and shows signs of wear, including some stains and faint yellow painted lines. In the center-left area, a small red pallet jack is parked. On the right side, another red pallet jack is visible near a small black table or stand. The overall atmosphere is one of a large, unused industrial space.

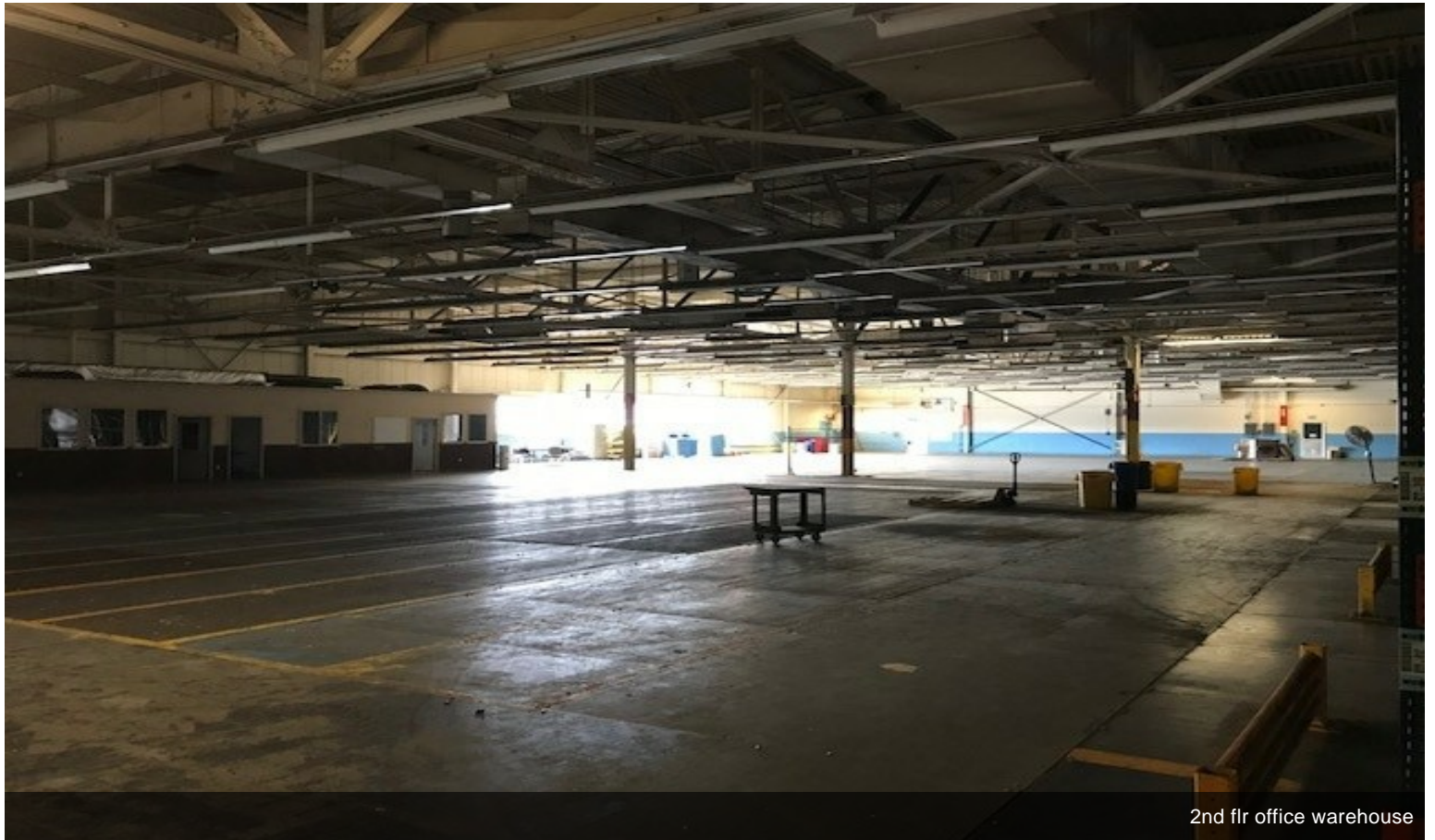
2nd flr map 1

2nd flr map 1

Property Photos

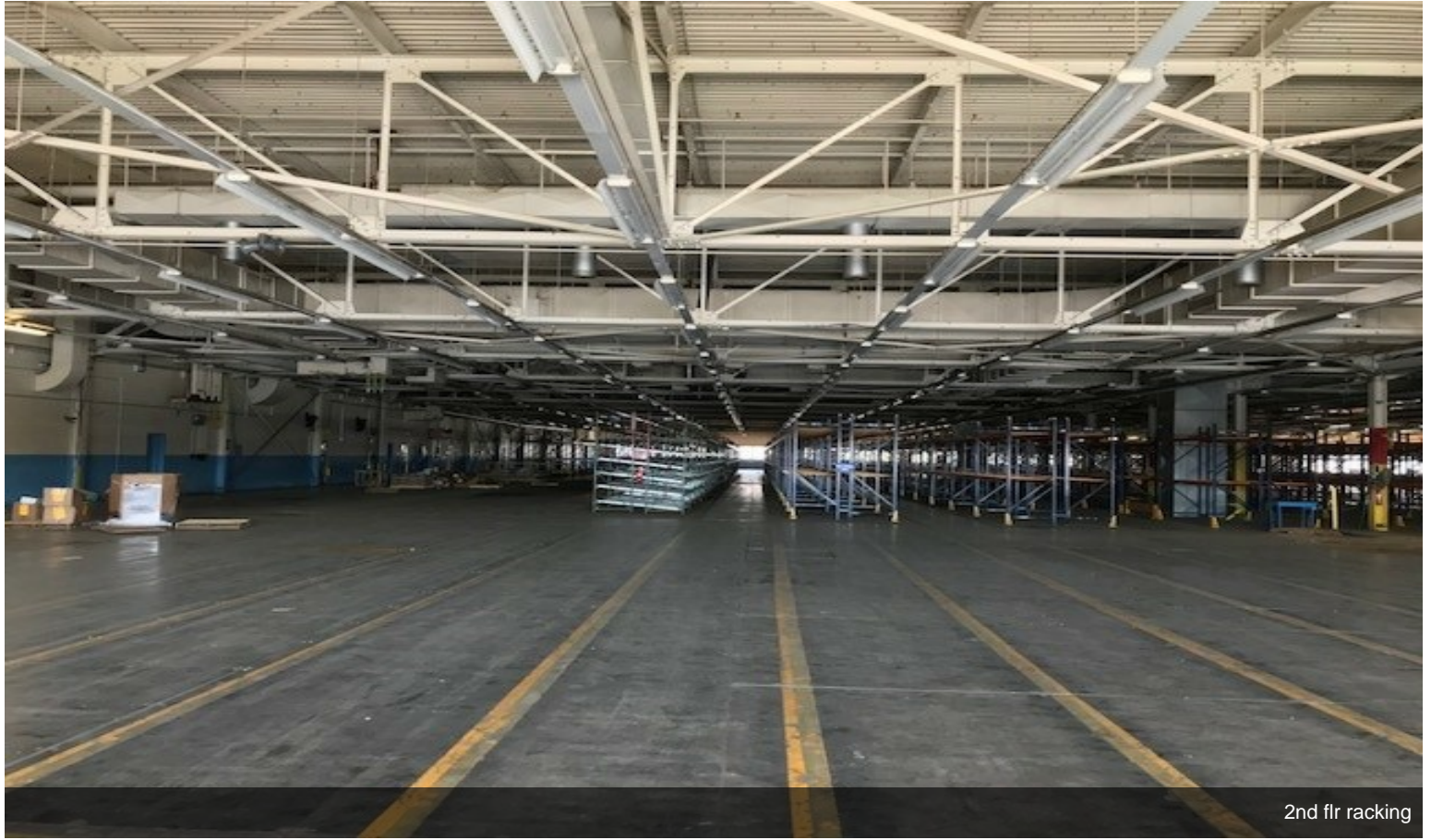


2nd flr map



2nd flr office warehouse

Property Photos



Property Photos

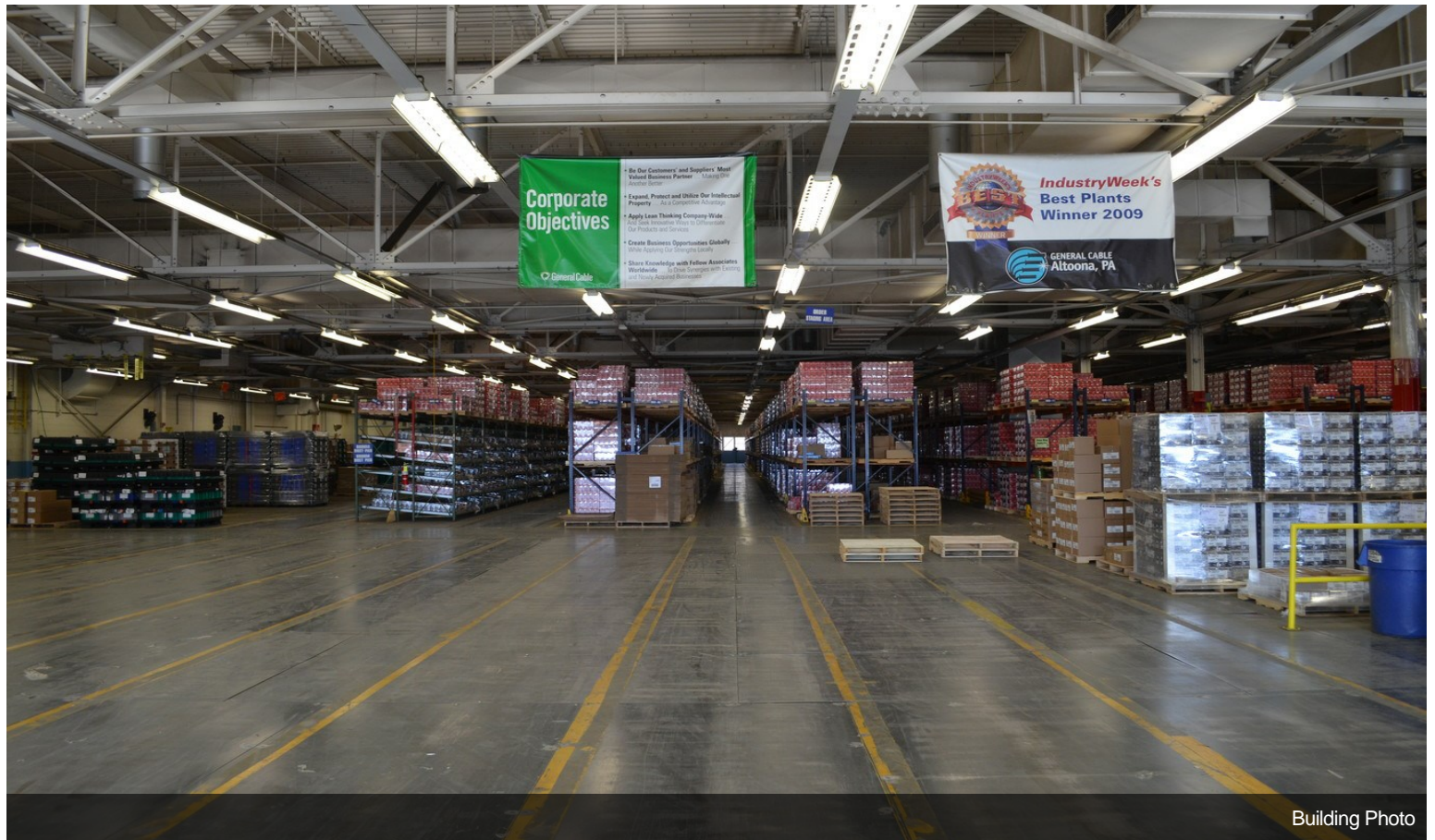
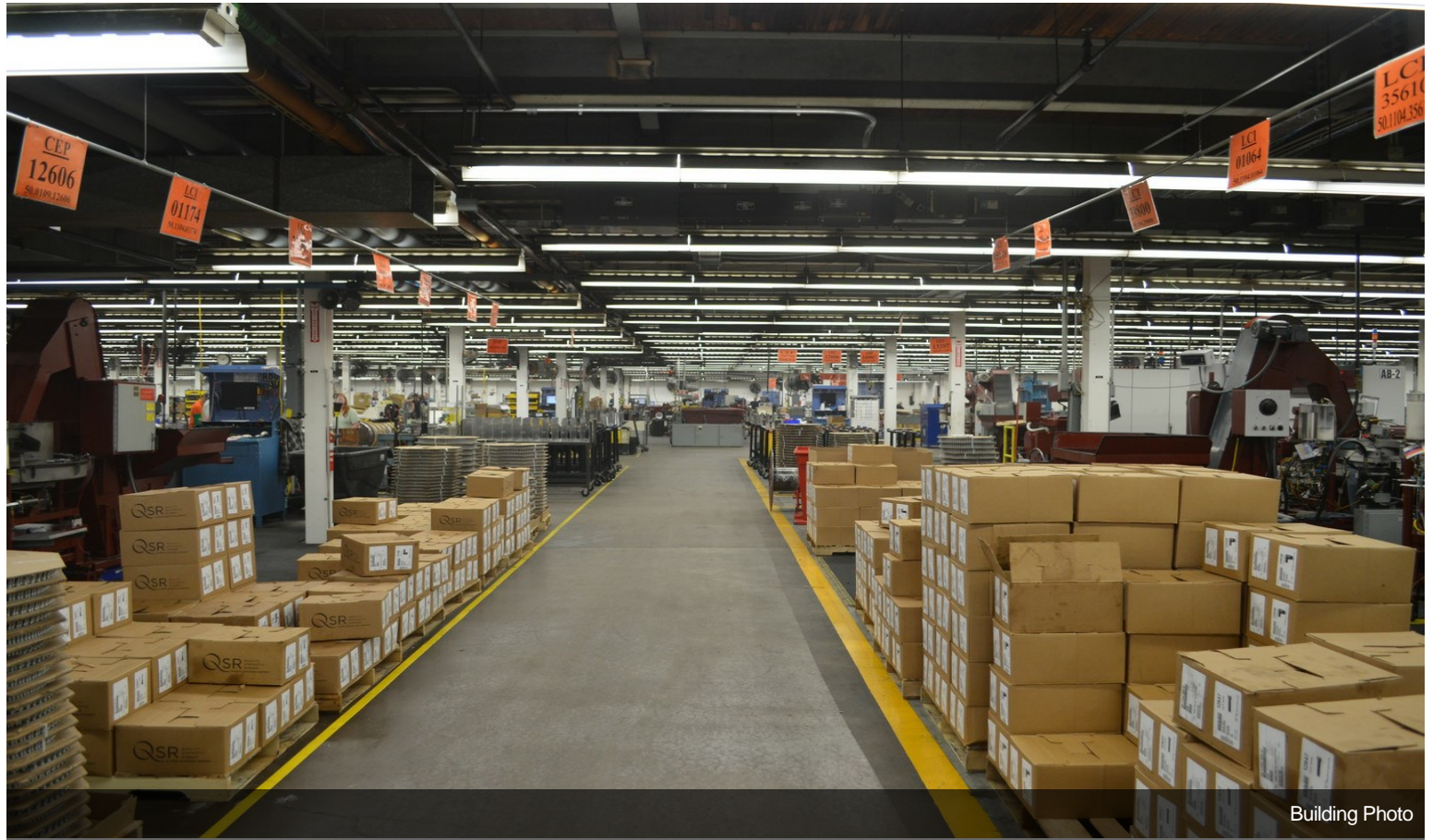


Building Photo

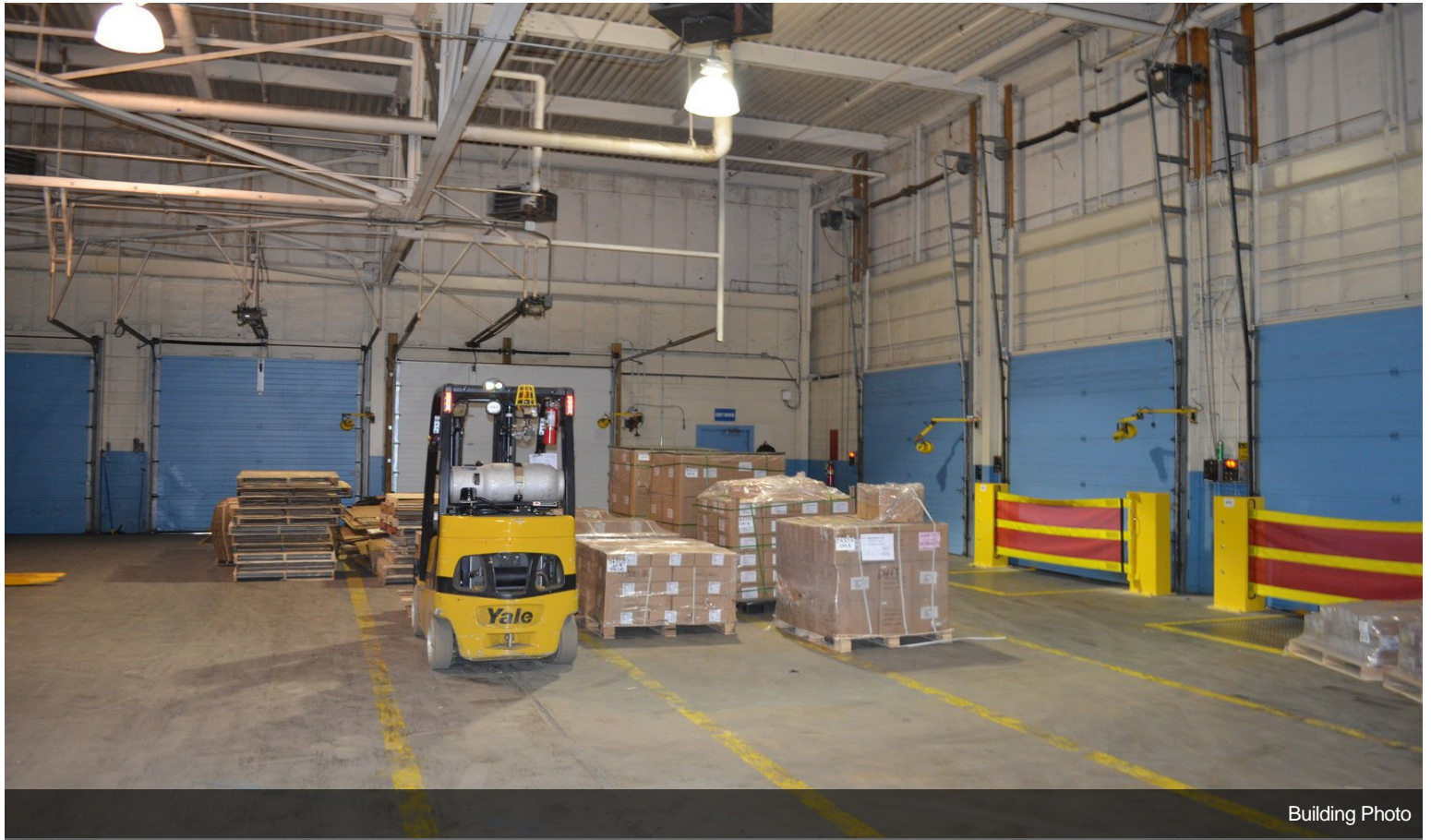


Building Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo