

58,798+/- SF Industrial Site consist of 3 Bldgs.
124 Industrial Drive, Bradford, PA 16701



OFFERING SUMMARY

Sale Price:	\$849,000
Available SF:	58,798 SF
Lease Rate:	\$3.75 SF/yr (NNN)
Lot Size:	8.0 Acres
Building Size:	58,798 SF
Zoning:	M3- Manufacturing
Price / SF:	\$14.44

PROPERTY OVERVIEW

Formerly operated by Universal Well Service Company property consists of 3 Buildings totaling 58,798+/- SF situated on approximately 8+/- acres. Main Storage Warehouse building consisting of 35,100+/- SF, with 8 14' high drive through bays, nicely finished office space with 19' +/- ceiling heights. 5-ton crane-way in the center rear section with a 14' x 16' wide door with a large canopy on side of building. 17,562+/- SF wide large open canopy area. Two (2) additional out buildings a 21,592+/- SF Warehouse and a 3,182+/- SF 2 Bay Truck Drive Thru wash. 1,900+/-SF canopy storage opposite the main building. Fenced-in yard. 3 Phase power (277-480 Volts). Fully Sprinklered.



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

58,798+/- SF Industrial Site consist of 3 Bldgs.
124 Industrial Drive, Bradford, PA 16701



LOCATION DESCRIPTION

Located 1/4 mile off Rt. 219 Expressway at the Owens Way Exit. Other nearby industrial buildings nearby and on Industrial Drive. Minutes from the NYS border.

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	6,268	8,681	16,248
Total Population	15,927	22,128	41,194
Average HH Income	\$80,645	\$80,280	\$76,903

PROPERTY HIGHLIGHTS

- 3 Buildings totaling 58,798+/- SF
- 8+/- Acres
- 8 Drive Thru Bays
- (16) 16' High Doors with 8 Across the Front & 8 Across the Rear of Building
- 19' - 20' Ceiling Heights
- Crane-way Over Center Rear Door
- Fenced-In Yard & Sprinklered Building
- 1/4 Mile Off the 219 Expressway



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

58,798+/- SF Industrial Site consist of 3 Bldgs.
124 Industrial Drive, Bradford, PA 16701

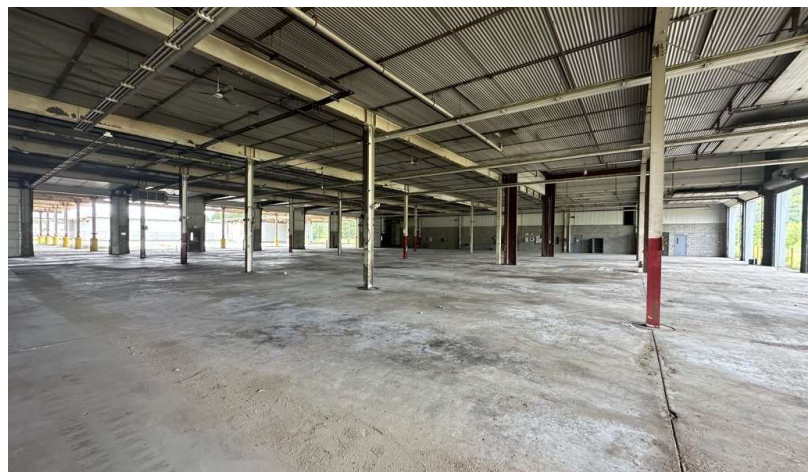


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

58,798+/- SF Industrial Site consist of 3 Bldgs.
124 Industrial Drive, Bradford, PA 16701

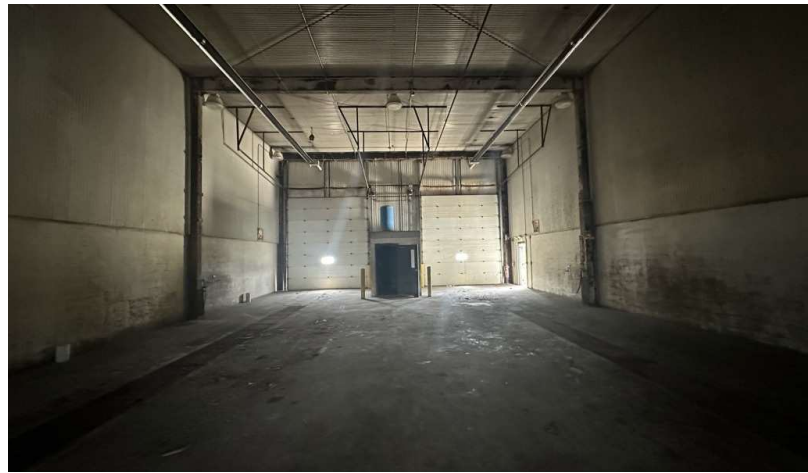


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

58,798+/- SF Industrial Site consist of 3 Bldgs.
124 Industrial Drive, Bradford, PA 16701



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

58,798+/- SF Industrial Site consist of 3 Bldgs.
124 Industrial Drive, Bradford, PA 16701



RICK RECCKIO
716.998.4422
rick@recckio.com

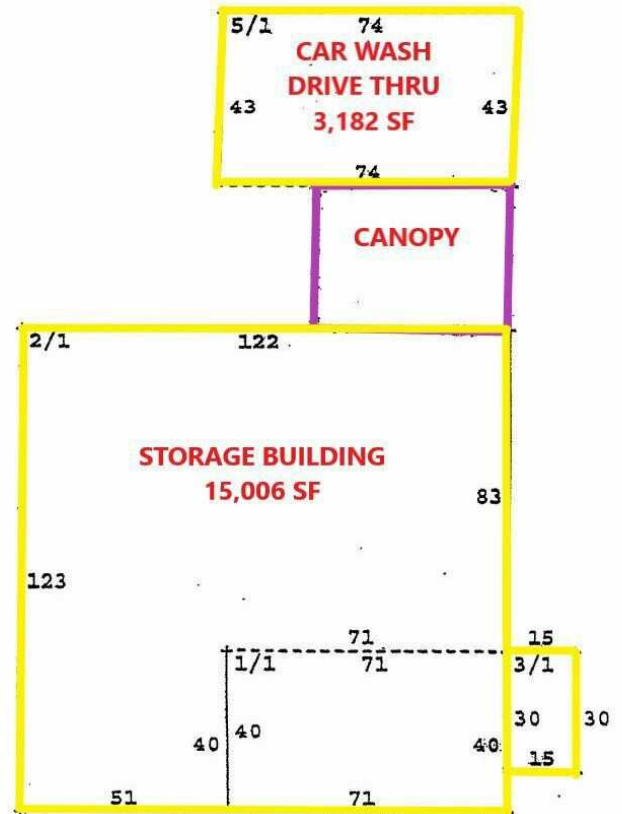
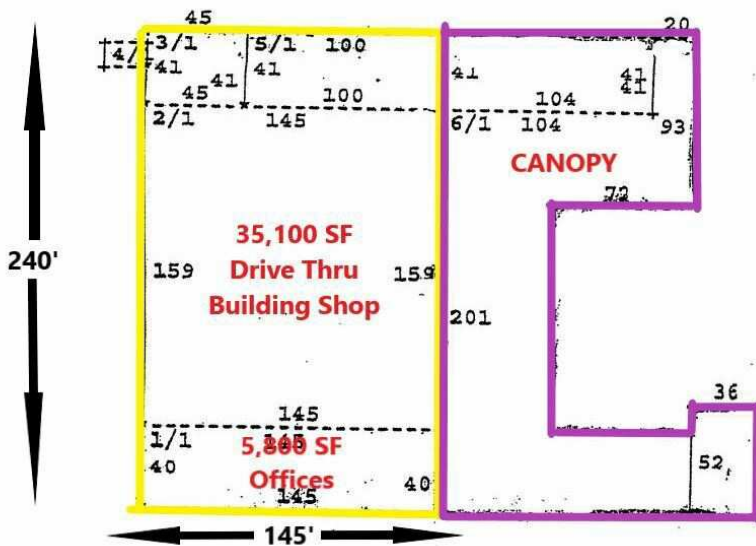
4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

SITE PLANS

58,798+/- SF Industrial Site consist of 3 Bldgs.
 124 Industrial Drive, Bradford, PA 16701

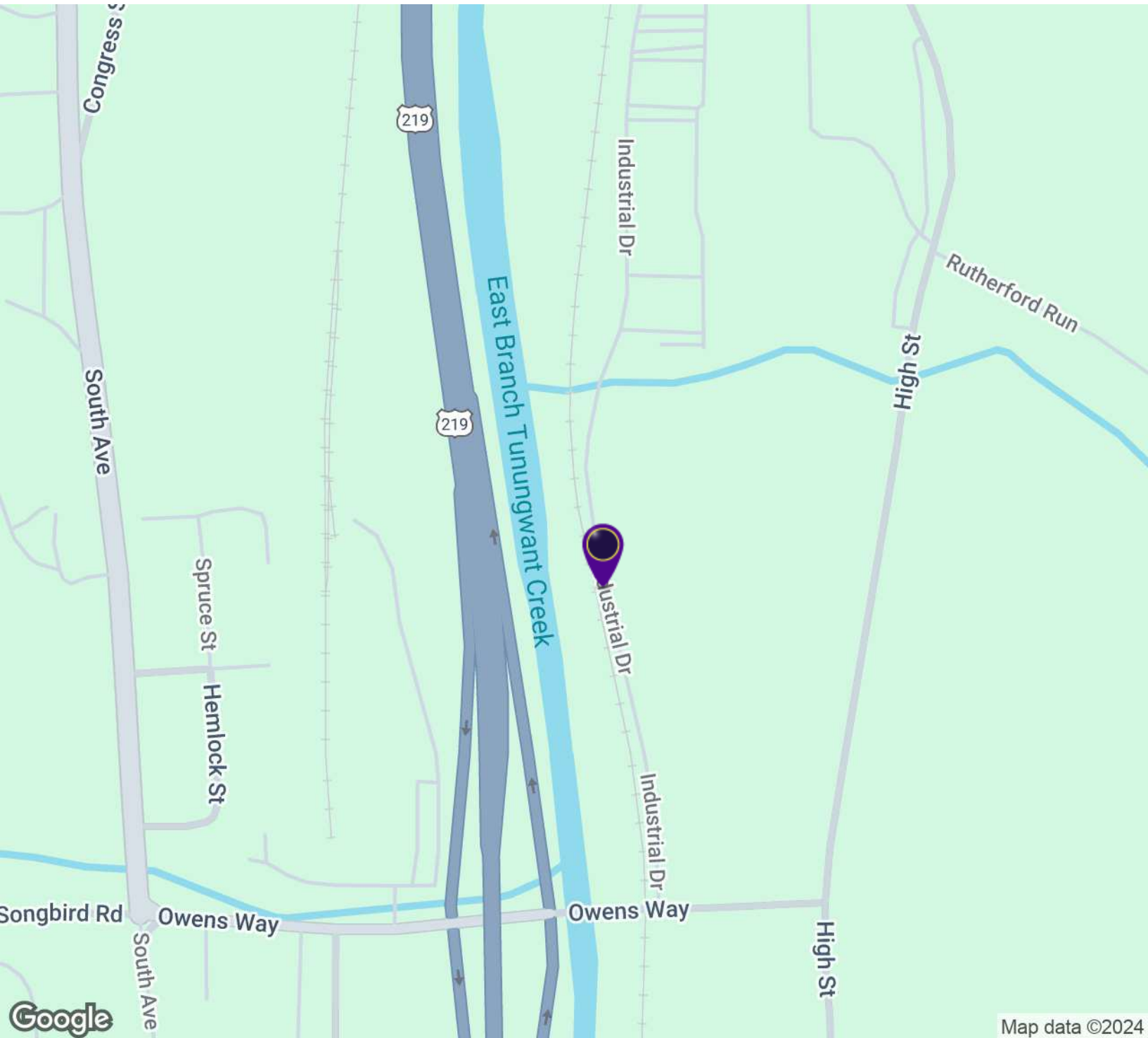
124 Industrial Drive, Bradford, PA 16701

3 Buildings 58,798 Total S.F.



LOCATION MAP

58,798+/- SF Industrial Site consist of 3 Bldgs.
124 Industrial Drive, Bradford, PA 16701

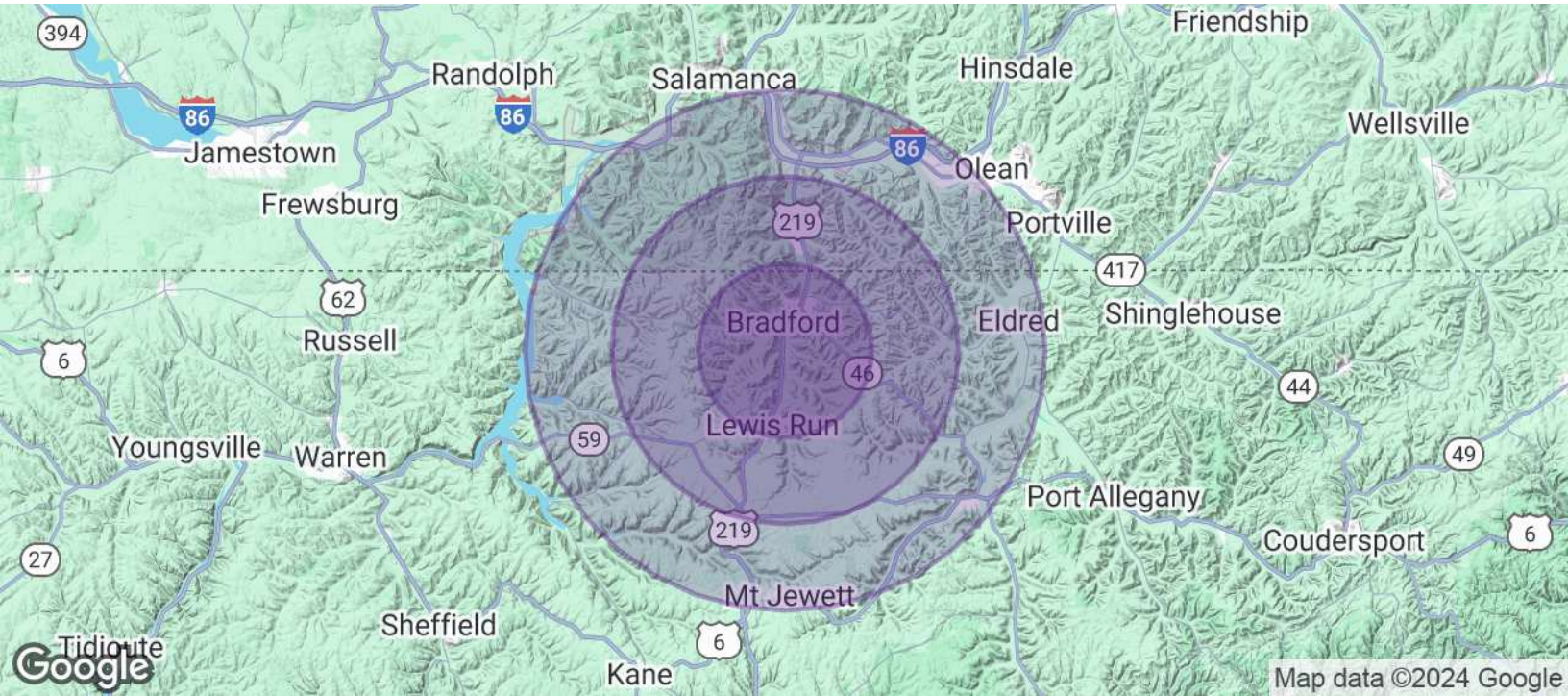


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

DEMOGRAPHICS MAP & REPORT

58,798+/- SF Industrial Site consist of 3 Bldgs.
 124 Industrial Drive, Bradford, PA 16701



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	15,927	22,128	41,194
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,268	8,681	16,248
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$80,645	\$80,280	\$76,903
Average House Value	\$134,681	\$139,847	\$142,734

Demographics data derived from AlphaMap



RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
 www.recckio.com