



+/- 154,000 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



147 LINCOLN DRIVE | HOMETOWN, PA



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



## PROPERTY DETAILS & HIGHLIGHTS

Property Address:	147 Lincoln Drive, Hometown, PA 18252
Property Type:	Industrial
Lot Size:	Situated on +/- 9 acres
Building Size:	154,000 SF
Lease Price:	\$3.75/ SF NNN
Rail Access:	Active short line adjacent to property with siding to exterior platform

## PROPERTY/LOCATION OVERVIEW

One story industrial building with 2 story office available for lease

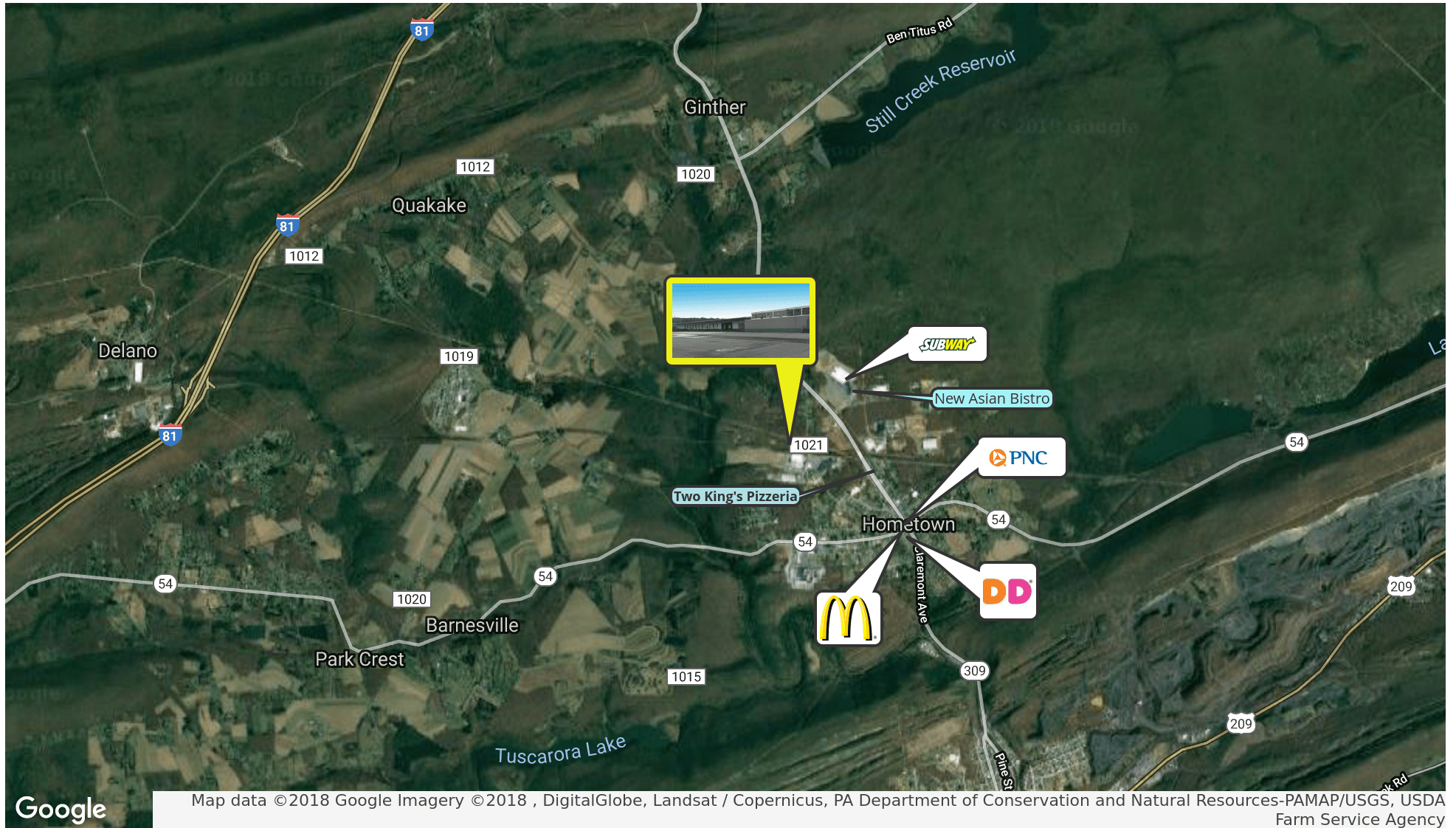
Clear Height:	Manufacturing area -18'
Warehouse area:	16' to 26'
High bay area:	30'
Column Spacing:	Manufacturing - mostly 33'x60'
Warehouse:	Mostly 24'x55'
Truck Loading:	Manufacturing-four (4) exterior & two (2) interior tailgate docks, one (1) 10'x14' & one (1) 28'x18 drive in door
Warehouse:	Twenty (20) 9'x10' tailgate docks, one (1) oversize drive in door.
Office Area:	Approximately 2,800 sq. ft.
Electrical Service:	277/480 Volt 3,000 amp service.
Heat Source:	Propane & oil
<b>Fire Protection:</b>	Fully sprinklered/wet system

## Contact Us

Lee Fein, Senior Vice President  
M 215 206 5580  
lee.fein@wolfcre.com



## RETAILER MAP



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