



**FOR SALE — INDUSTRIAL**  
**301 WASHINGTON ST.**  
 SHENANDOAH, PA 17976  
**22,800 SQ FT STEEL BUILDING**

**INDUSTRIAL WAREHOUSE**  
**LIGHT MANUFACTURING**  
**\$895,000**  
**MAJOR HIGHWAYS / LOCATION**  
 Distance to:  
 Interstate 81 NE/SW 4 miles  
 Wilkes-Barre, Scranton 45 miles  
 Hazelton 17.5 miles  
 Pottsville 12.2 miles  
 Airports:  
 Schuylkill County Airport 18.6 miles  
 Reading Regional Airport 43.5 miles

**GENERAL INFORMATION**

Built 1999 | Schuylkill County  
 Assessment: \$207,585 | Taxes: \$20,749  
 Land area: 3.00 acres | Clear space 22-32 ft.  
 19,800 sq ft industrial | 3,000 sq ft office  
 800 amp | 3 Phase | Oil heat | Parking 30 spaces  
 Overhead Cranes (2) 3 ton, (2) 5 ton, (1) 1/2 ton  
 Ground level overhead door (5)  
 Loading dock (1)



Zoning: special purpose commercial (S-1)  
 Parcel #: 64-01-0047.004

**COLLEEN NORHEIM**

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