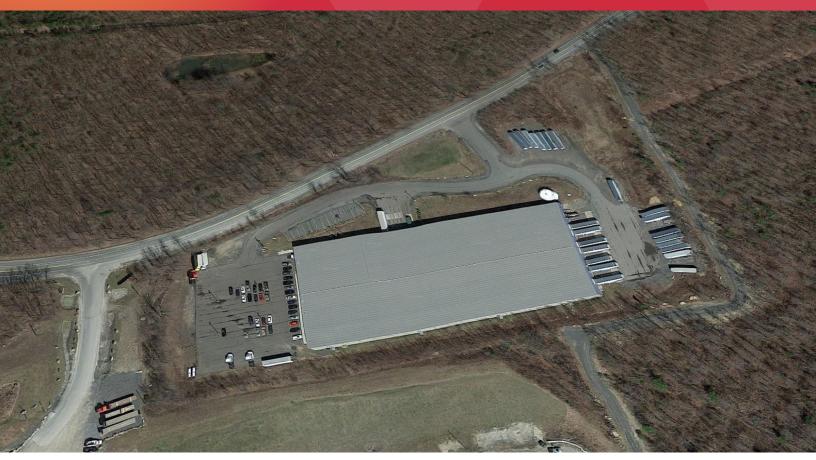
# AVAILABLE FOR SALE OR LEASE 1214 Morea Road | Barnesville, PA

100,000 SF MANUFACTURING BUILDING WITH DIRECT ACCESS TO INTERSTATE 81



### **Property Information**

**BUILDING SIZE** 100,000 SF Manufacturing Building 96,000 SF Warehouse 4,000 SF Office RENOVATIONS Possible Expansion capability ACREAGE 10.22 acres PARKING Ample parking **AMENITIES** 2" Airline run throughout DOORS One (1) 12' x 14' Drive-in Twelve (12) 10' x 10' Docks **CEILING HEIGHT** 18' to 20' POWER 480 Volt, 3 phase WATER/SEWER Public water & Private septic HEAT Propane

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#### Location

Strategically located along the I-81 Corridor with convenient access to larger Markets.

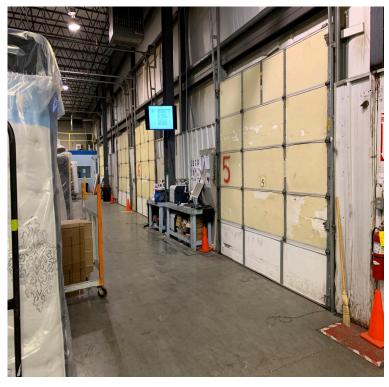
#### **KEY DISTANCES**

Interstate 81	
Route 54	
Route 61	

0.7 Miles | 2 Minutes 0.6 Miles | 2 Minutes 6.3 Miles | 9 Minutes

Philadelphia New York Harrisburg 96.9 Miles | 2 hr 27 Minutes 135 Miles | 2 hr 49 Minutes 66 Miles | 1 hr 5 Minutes



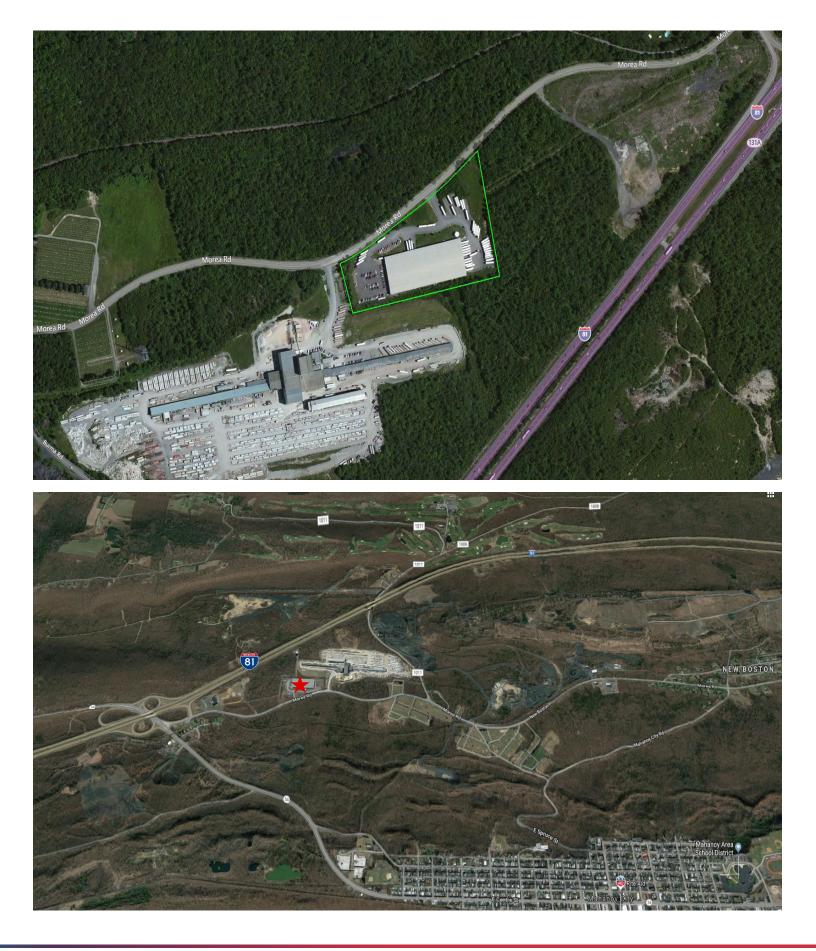






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