



Warehouse Building with Direct Access to I-81

1214 Morea Road
Barnesville, Pennsylvania 18214

Property Highlights

- Current Lease Availability 50,000 SF
- (6) 10' x 10' docks within lease space
- 60 day notice of occupancy
- Sale - 96,000 SF Warehouse / 4,000 SF office
- Expansion capability to 140,000 SF
- 10.22 acre lot
- Ample parking
- (1) 12' x 14' drive-in total
- (12) 10' x 10' docks total
- Ceiling height: 18' to 20'
- Column Spacing 50' x 40'
- Power: 480 Volt, 3 phase
- 2" Airline run throughout
- Public water & private septic
- Propane heat
- Fully Sprinklered

OFFERING SUMMARY

Sale/Lease Rate:	Price upon request
Building Size:	100,000 SF
Available SF:	50,000 SF
Lot Size:	10.22 Acres
Year Built:	2001
Zoning:	Industrial
Market:	Northeastern PA
Submarket:	Schuylkill County
Traffic Count:	2,533



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**FOR SALE
and LEASE**



**INDUSTRIAL BLD.
100,000 SF**



**LEASE
50,000 SF**



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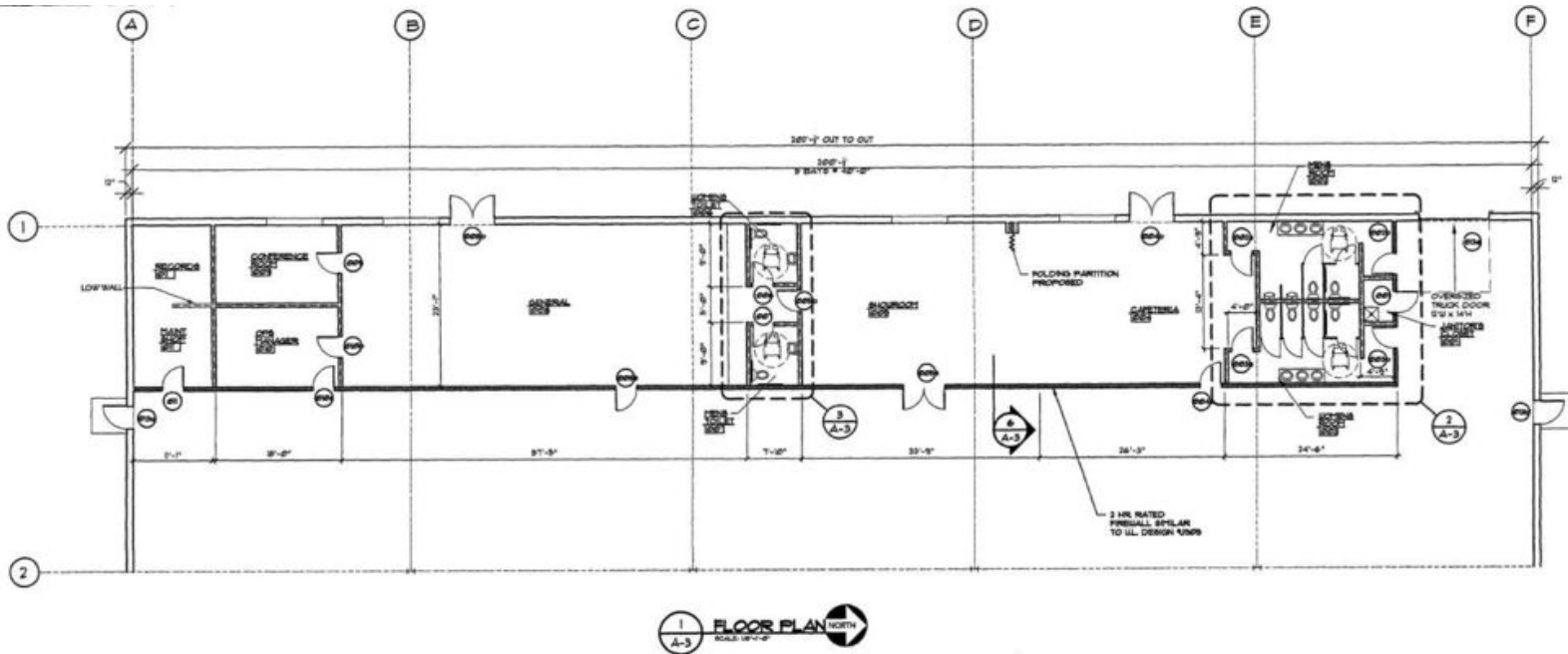
**FOR SALE
and LEASE**



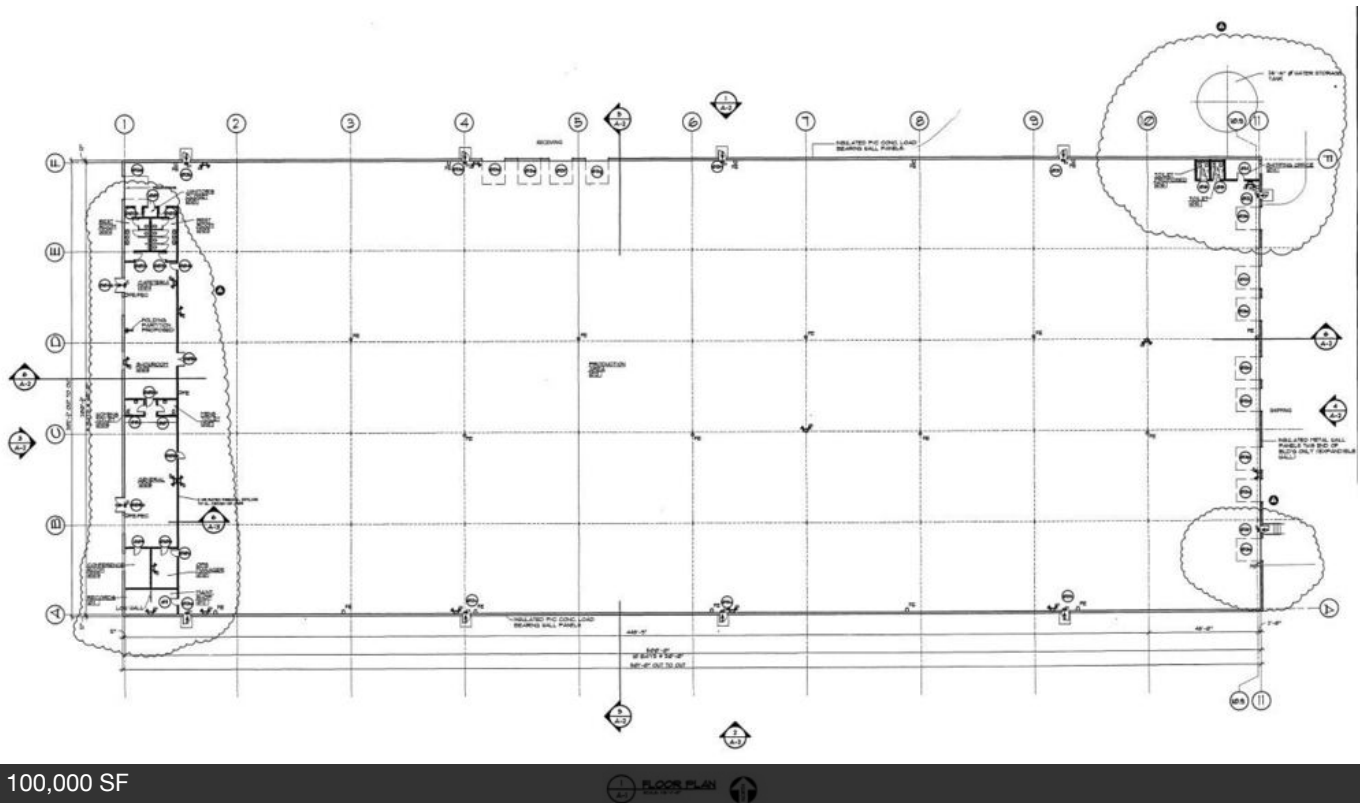
**INDUSTRIAL BLD.
100,000 SF**



**LEASE
50,000 SF**



Office Facilities



Full Building 100,000 SF

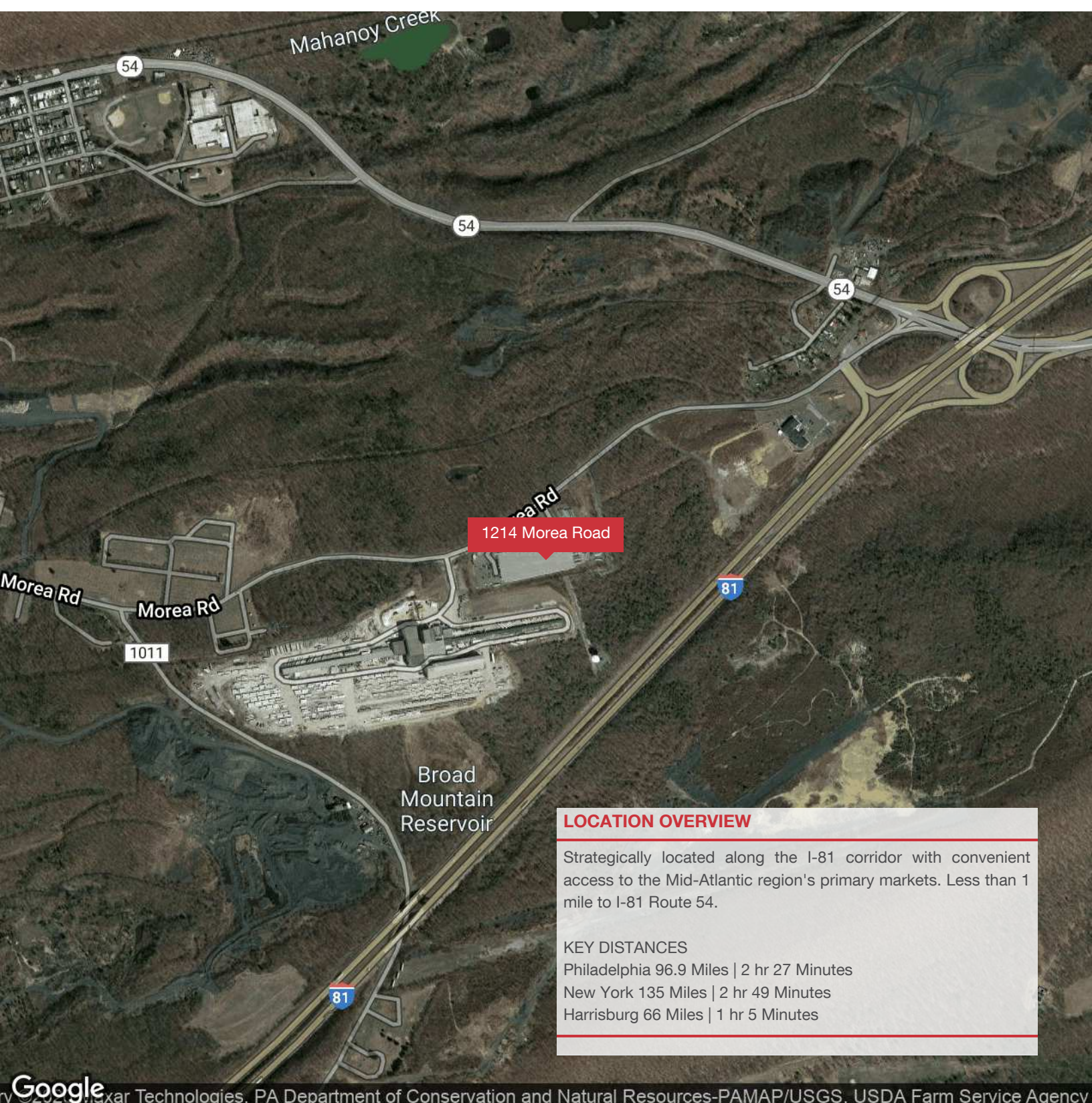


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LOCATION OVERVIEW

Strategically located along the I-81 corridor with convenient access to the Mid-Atlantic region's primary markets. Less than 1 mile to I-81 Route 54.

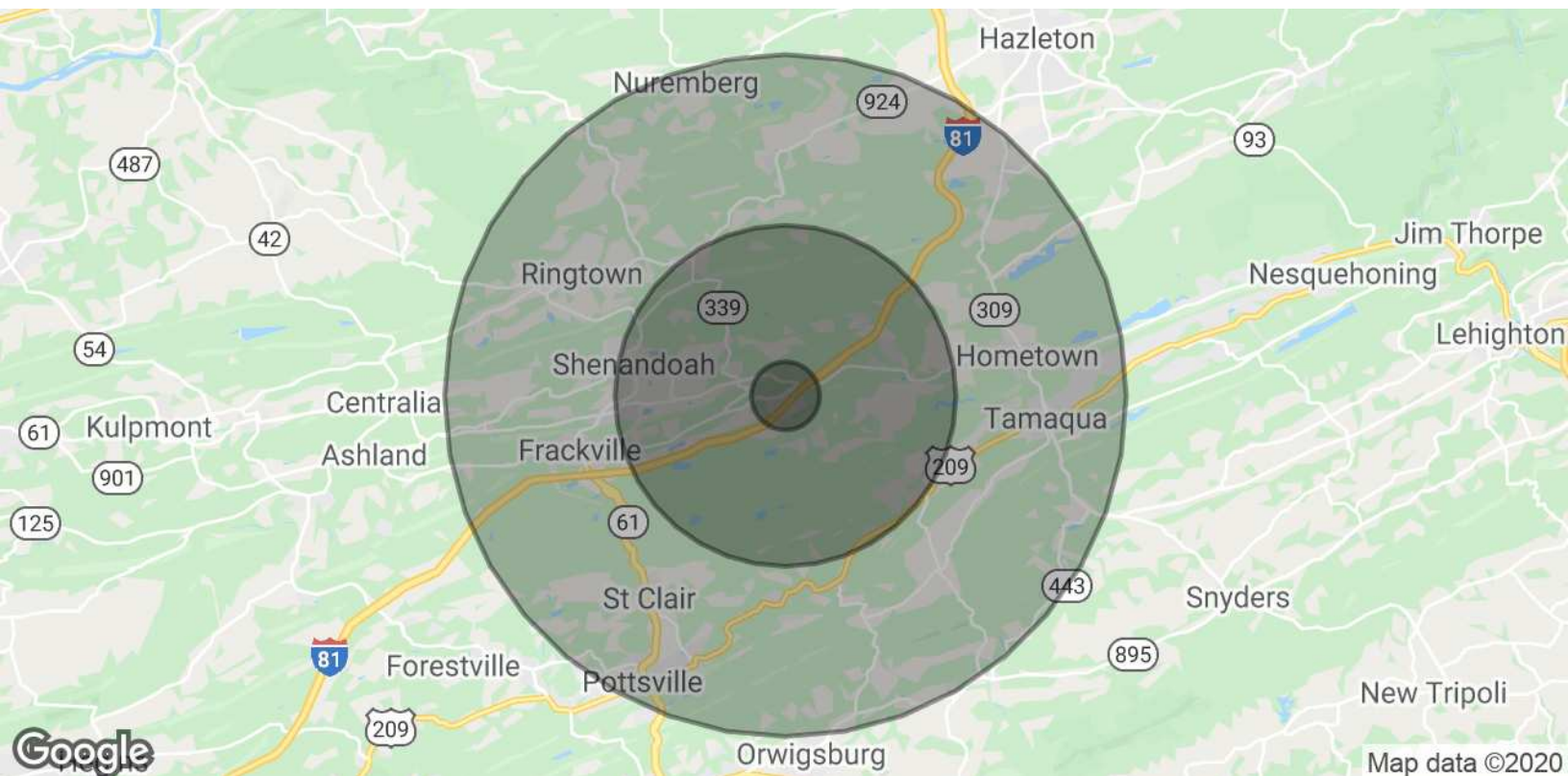
KEY DISTANCES

Philadelphia 96.9 Miles | 2 hr 27 Minutes

New York 135 Miles | 2 hr 49 Minutes

Harrisburg 66 Miles | 1 hr 5 Minutes





POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	705	15,373	65,998
Average age	41.6	42.9	43.2
Average age (Male)	41.4	42.4	41.7
Average age (Female)	47.3	47.5	46.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	205	5,264	26,498
# of persons per HH	3.4	2.9	2.5
Average HH income	\$41,680	\$42,238	\$46,461
Average house value		\$79,500	\$88,427

TRAFFIC COUNTS

2,533/day

* Demographic data derived from 2010 US Census



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