



**FOR SALE OR LEASE**

118,000 SF  
INDUSTRIAL SITE

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118,000 SF INDUSTRIAL SITE

247 PATTERSONVILLE RD | RINGTOWN, PA 17967

**NAI** Keystone Commercial  
& Industrial, LLC  
Commercial Real Estate Services, Worldwide.

875 BERKSHIRE BLVD, STE 102,  
WYOMISSING, PA 19610  
610.779.1400 | [NAIKEYSTONE.COM](http://NAIKEYSTONE.COM)





**BUILDING 1**



**BUILDING 2**

**SITE FEATURES:**

- 2 BUILDINGS: (1) 70,000 SF AND (1) 48,500 SF
- 19.7 ACRES
- ON-SITE WATER/SEWER
- SUITED FOR WAREHOUSING, MANUFACTURING AND OTHER INDUSTRIAL USES
- ZONED AG WITH APPROVED NON-CONFORMING USE
- VERY STRONG POWER INFRASTRUCTURE AND UTILITIES IN PLACE

**BUILDING 1 - 70,000 SF**

- 5 LOADING DOCKS
- 3 DRIVE-IN DOORS
- 3 PHASE POWER
- WET SPRINKLER SYSTEM
- 18-20' CLEAR CEILING HEIGHT

**BUILDING 2 - 48,500 SF**

- 2 LOADING DOCKS
- 1 DRIVE-IN DOOR
- 3 PHASE POWER
- DRY SPRINKLER SYSTEM
- 25-28' CLEAR CEILING HEIGHT

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**PROPERTY FEATURES:**  
**BUILDING 1: 70,000 SF**

- 5 LOADING DOCKS
- 3 PHASE POWER
- 2 AT-GRADE DRIVE-IN DOORS
- WET SPRINKLER SYSTEM
- 18-20' CLEAR CEILING HEIGHT
- ZONED-AG WITH APPROVED NON-CONFORMING USE

**BUILDING 1 NOTES:**

BUILT IN 1950, PUROLATOR PRODUCTS, INC OPERATED A MANUFACTURING FACILITY HERE, WHICH WAS CONSIDERED A SIGNIFICANT INDUSTRIAL FACILITY IN THE SURROUNDING AREA. IN THE EARLY 1980S, THROUGH THE HELP OF SEDCO (SCHUYLKILL ECONOMIC DEVELOPMENT CORPORATION), TRI-STATE ENVELOPE ACQUIRED THE FORMER PUROLATOR PLANT WHICH THEY USED FOR MANUFACTURING AND STORAGE UNTIL 2024.

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**BUILDING 1: 70,000 SF**

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**PROPERTY FEATURES:**  
**BUILDING 2: 48,500 SF**

- 2 LOADING DOCKS
- 3 PHASE POWER
- DRY SPRINKLER SYSTEM
- 25-28' CLEAR CEILING HEIGHT
- ZONED AG WITH APPROVED NON-CONFORMING USE

**BUILDING 2 NOTES:**

BY THE MID-1990S, BUSINESS WAS BOOMING FOR TRI-STATE ENVELOPE AND THEY WERE FORCED TO BUILD A MORE MODERN, INDUSTRIAL BUILDING TO WAREHOUSE RAW MATERIALS AND FINISHED GOODS. WHEN WALKING INTO BUILDING #2, THE DOCKS, HIGH CEILINGS, COLUMN SPACING, AND BRIGHT LED LIGHTS ARE THE STANDOUT FEATURES, MAKING THIS ATTRACTIVE TO ANYONE WITH WAREHOUSING NEEDS.

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**BUILDING 2: 48,500 SF**



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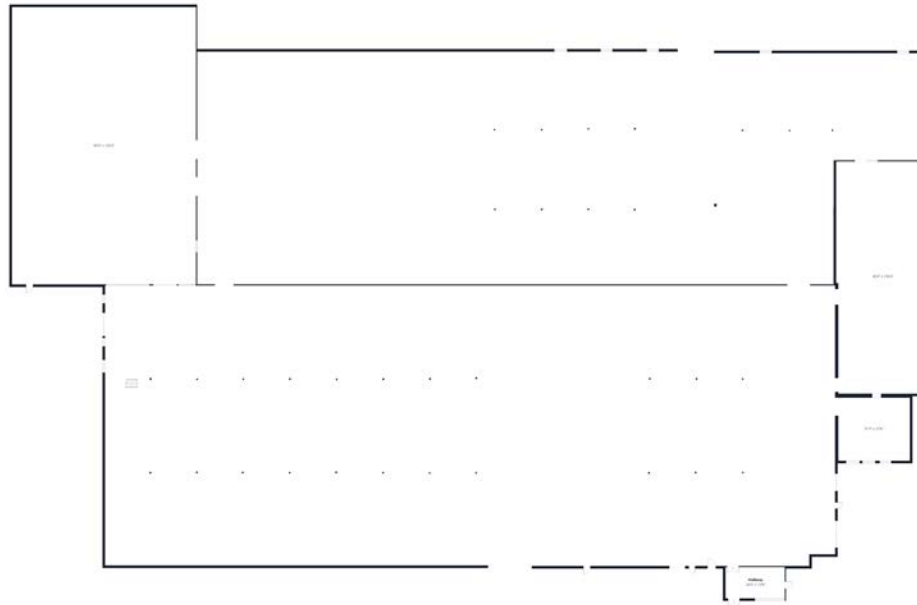
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**BUILDING 2: 48,000 SF**

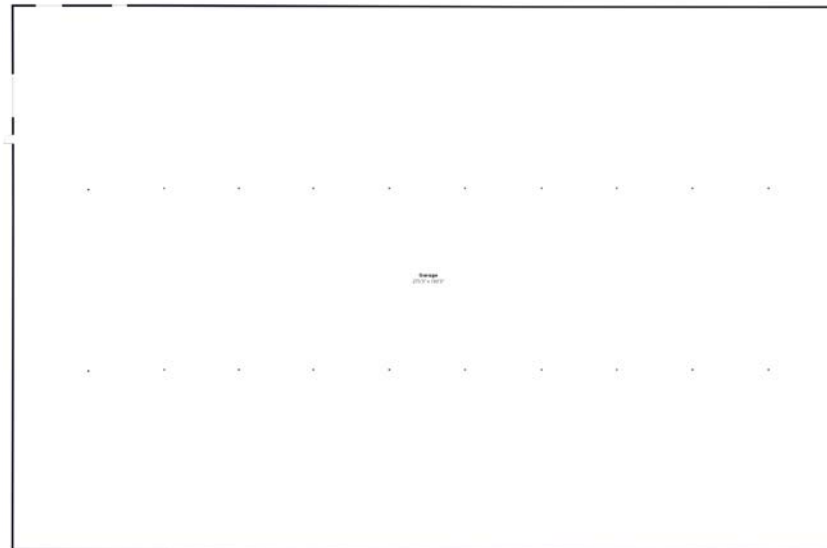


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**BUILDING 1:**  
**70,000 SF**



**BUILDING 2:**  
**48,500 SF**

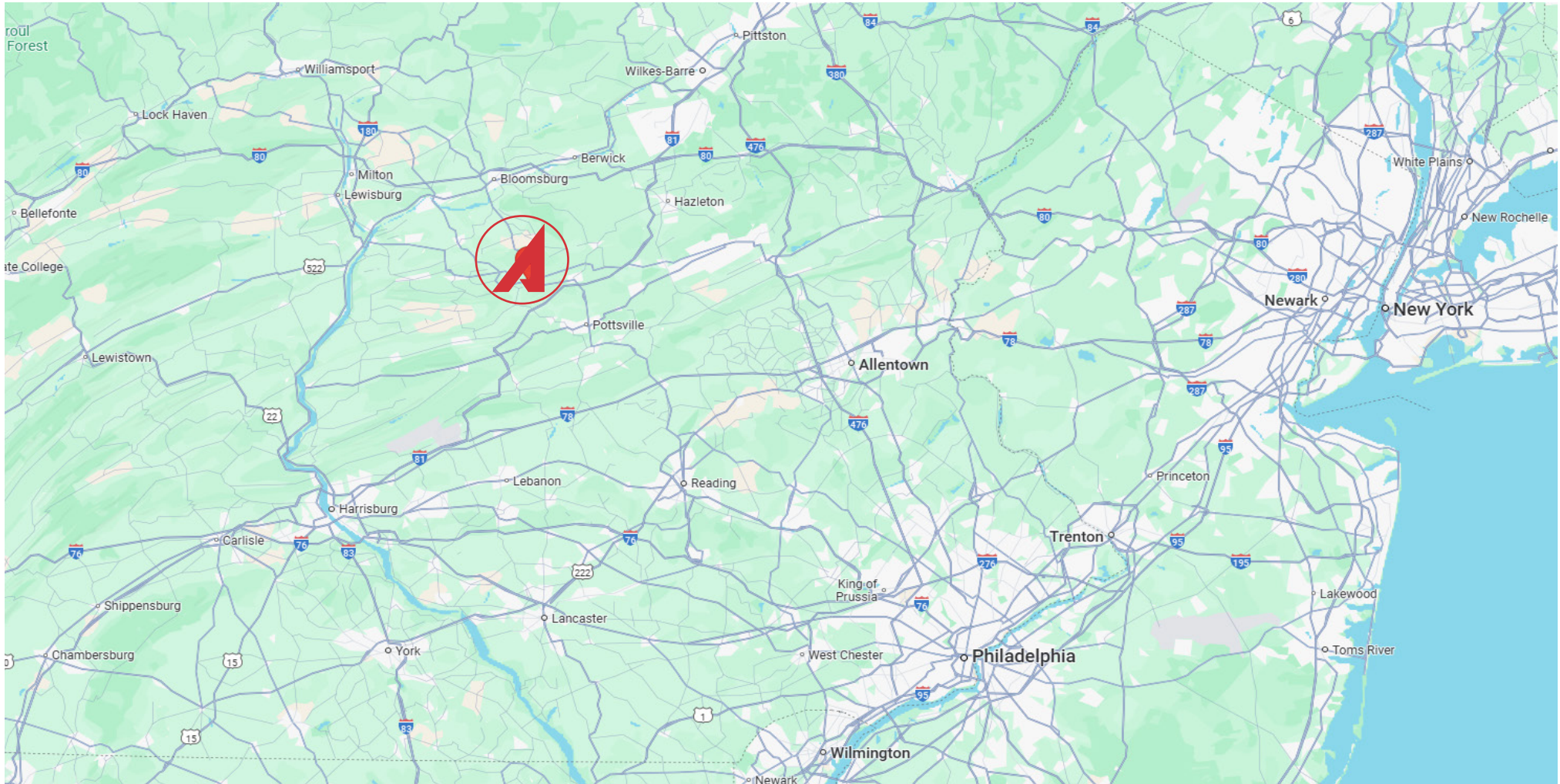
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## FLOOR PLANS

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