

**FOR SALE OR LEASE**

**110,000 SF  
MANUFACTURING FACILITY**



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**110,000 SF MANUFACTURING FACILITY**  
2001 MARKET STREET | ASHLAND, PA 17921

**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)



#### **PROPERTY FEATURES: FIRST PARCEL**

- 110,000 SF MANUFACTURING FACILITY
- 7.37 ACRES
- 10 LOADING DOCKS
- 3 AT-GRADE DRIVE-IN DOORS
- LARGE TRUCK PARKING LOT
- PUBLIC WATER/SEWER
- ZONED INDUSTRIAL COMMERCIAL
- 18' CEILINGS IN MAIN PRODUCTION AREA

- 25' CEILINGS IN HIGH BAY ADDITION
- HIGH POWERED ELECTRIC CAPACITY: 4,000 AMP 208V 3PH, 2,500 AMP 480V 3PH
- ROOF AGE IS ESTIMATED TO BE OVER 20 YEARS

#### **PROPERTY FEATURES: SECOND PARCEL**

- 1.9 ACRES
- 2-3 BUILDINGS
- MECHANICS SHOP
- ADDITIONAL EXPANSION AREA AND/OR ENHANCED TRUCK CIRCULATION/LOADING

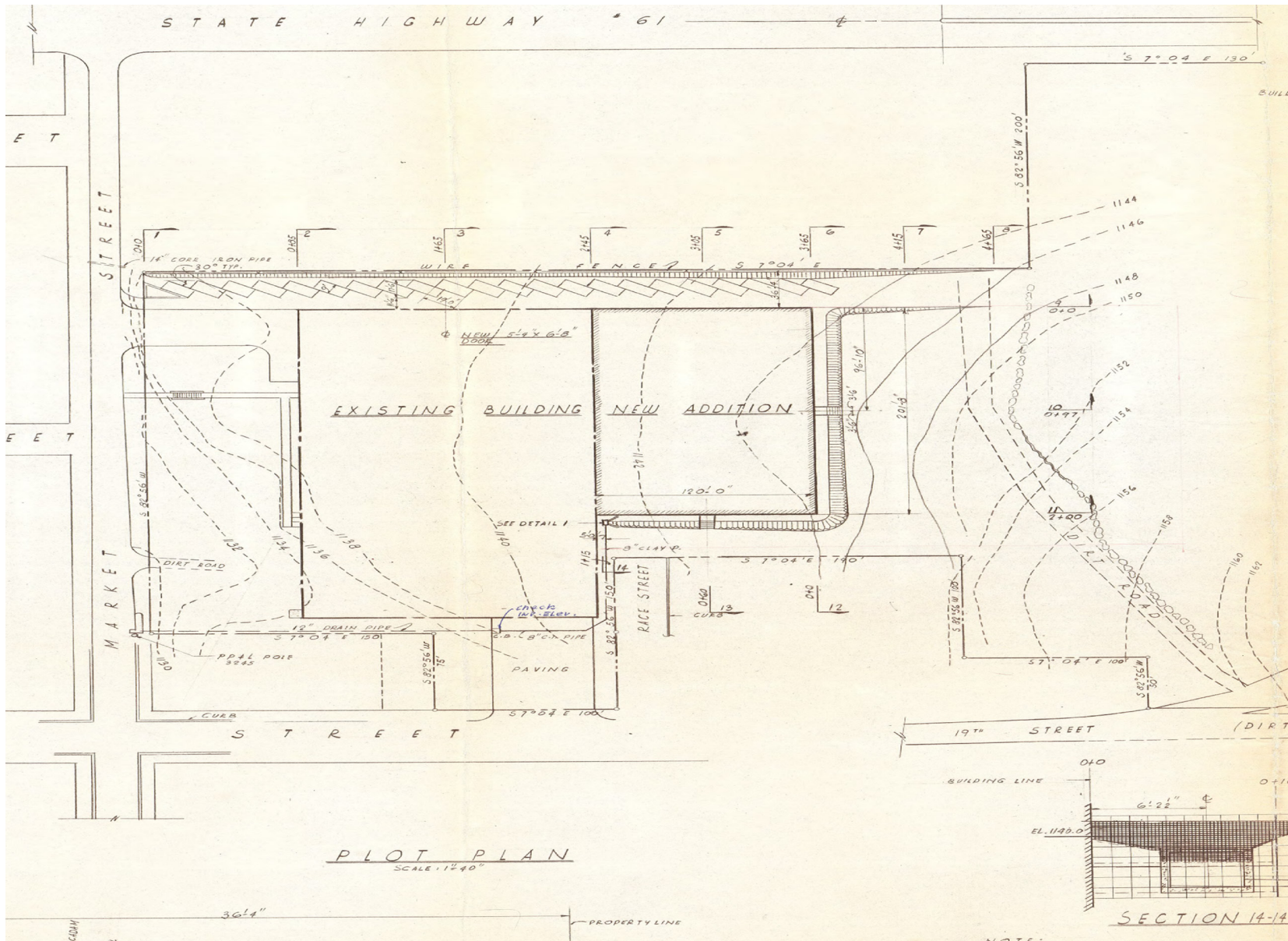
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## SITE PLAN

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## DEMOGRAPHICS

ASHLAND, PA

EST. POPULATION  
2,497

EST AVG HH INCOME  
\$75,017



## EST POPULATION

1 MI	2,505
3 MI	7,280
5 MI	16,843

## EST AVG HH INCOME

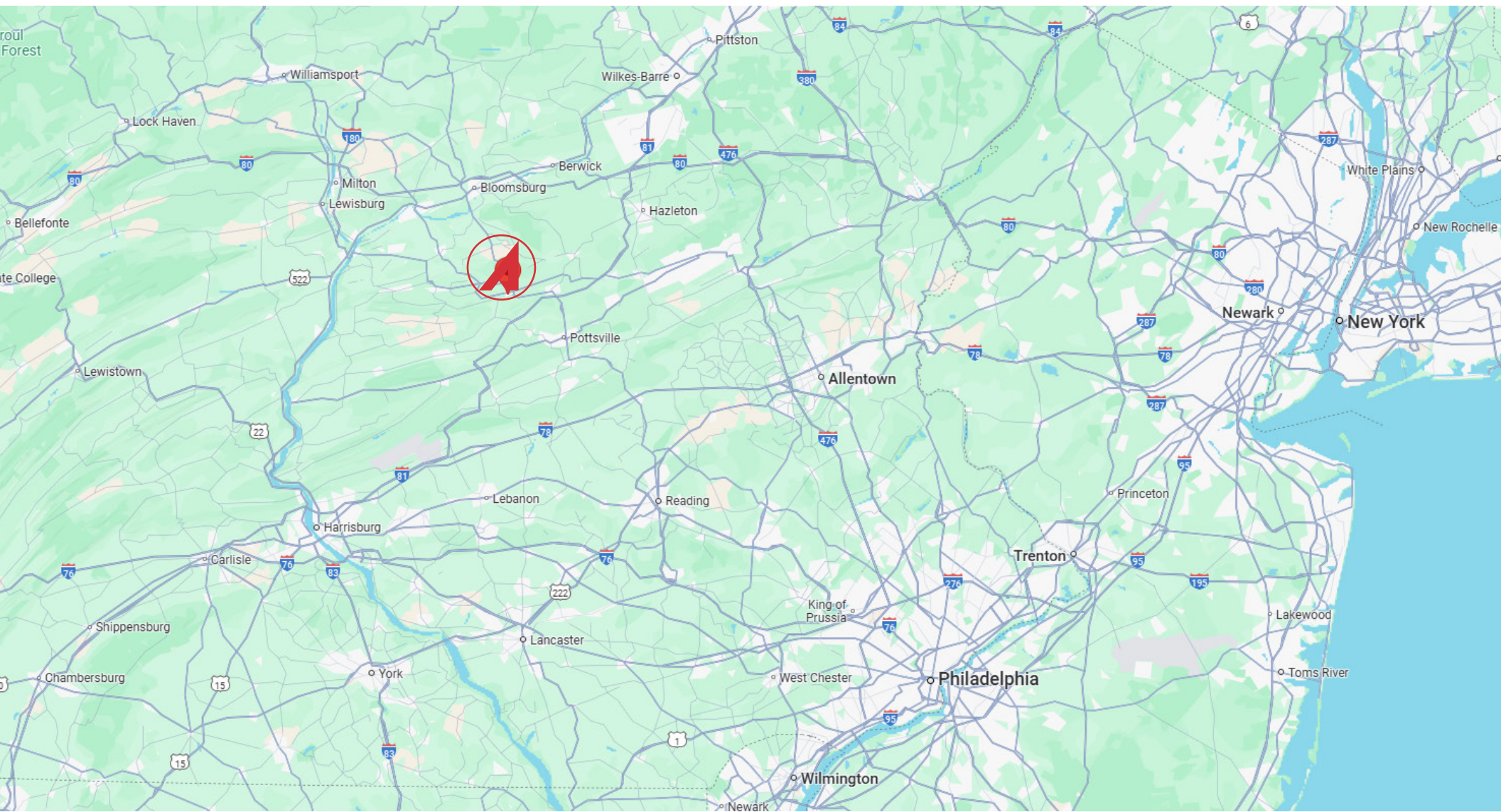
1 MI	\$71,426
3 MI	\$77,033
5 MI	\$65,638

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