



**Pyramid Brokerage
Company**

INDEPENDENTLY OWNED AND OPERATED

Available For Sale
Formerly Ethan Allen Manufacturing Plant
3289 Route 446, Eldred, PA



OFFERED FOR:

\$1,800,000

Prepared By

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- I. Executive Summary
 - The Offering
 - Offering Procedures

- II. The Property
 - Summary of Property Information
 - Photographs
 - Floor Plan

- III. Location Overview
 - Location Maps



THE OFFERING

Pyramid Brokerage Company has been retained to exclusively represent ownership (“Owner”) in the sale of existing industrial space on a site that was formerly an Ethan Allen manufacturing facility; located at 3289 Route 445 in Eldred, PA (the “Property”).

The property consists of an approximate 25.9 acre site and a 296,000 SF facility that was built between the 1960’s and 1970’s. This property is situated in the Keystone Opportunity Zone (KOZ) for qualified buyers and is zoned Light-Industrial.

OFFERING PROCEDURES

The Owner will consider all qualified offers on the property. Offers and letters of interest or intent are to be submitted through Pyramid Brokerage Company.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice and to any specific listing conditions, imposed by our principals.

Property Description

SITE SIZE:	25.9 acres +/-
FACILITY TOTAL SF:	296,000 SF +/-
YEAR BUILT:	1960'S-1970'S
ZONING:	Light Industrial
CEILING HEIGHTS:	14'
COLUMN SPACING:	20' X 20' (in most areas)
LOADING DOCKS/DOORS:	18- Dock Height Doors w/ levelers in Shipping 5- Dock Height Doors w/ levelers & 1-At Grade Door in Receiving area
RAIL:	Located in rear. Line owned by Norfolk & Southern and is leased to Western New York and Pennsylvania Railroad Switch & Spur has been removed
UTILITIES:	Well water- 2 drilled wells Small Sewer Treatment Plant & multiple Holding Tanks
ROOF:	Mostly Rubber Roofs w/ remaining ballast roofs
ELECTRIC:	440-3phase w/ numerous bus bars Back-up Generator: Natural Gas
HEATING, VENTILATING, & AIR CONDITIONING:	HVAC: Rooftop Units for Office and Suspended Units in Manufacturing/Warehouse area
PLUMBING:	Multiple Restrooms throughout building 2- Dry sprinkler systems with 13 Risers, 2-dry and 11-wet 100,000 gallon tank 200,00 gallon resevoir (fire pond)
MONITORING SYSTEMS:	Fire, Smoke & Heat
MISCELLANEOUS:	Air pipelines throughout (No compressor)
MINERAL RIGHTS:	Negotiable

COMMENTS:

The subject property is a former Ethan Allen manufacturing facility with office areas as well as shipping and receiving areas. Perfect location for manufacturing, assembly, warehousing and much more.

Located in Eldred, PA, the Property is situated where Marcellus Gas Drilling is taking place and there is a good overall labor pool in this area.

The facility is within 7 miles of the New York State/Pennsylvania Border, 16 miles from Interstate 86, 85 miles from Buffalo, New York and 170 miles from Pittsburgh, Pennsylvania.



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SECTION II

THE PROPERTY - PHOTOGRAPHS



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