

Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE



INDUSTRIAL BUILDING

139 McKinney Road

Titusville, PA 16354



Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

304.413.4350 (Office) | 304.685.0891 (Cell)

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139 McKinney Road, Titusville, PA 16354

SALE PRICE	\$295,000
BUILDING SIZE	3,200 SQ FT
LOT SIZE	1.87 ACRES
OVERHEAD DOORS	4
LOADING DOCK	1
ON-SITE PARKING	AVAILABLE

BUILDING DETAILS

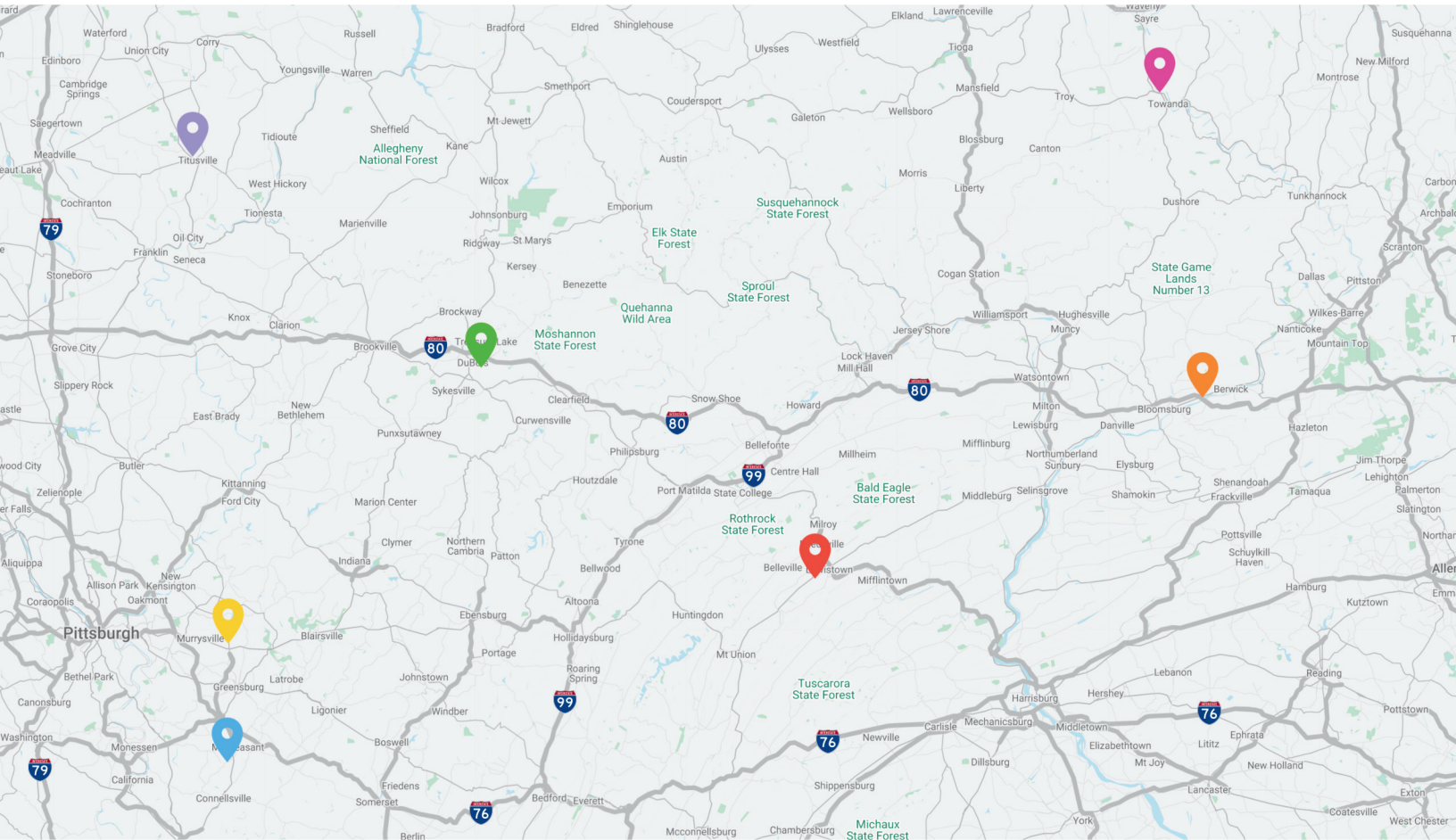
139 McKinney Road in Titusville, PA offers approximately 3,200 square feet of versatile industrial space, ideal for users in need of freezer or cold storage capabilities. Situated on 1.87 acres, the property provides ample outdoor area for parking or future expansion. The building features four overhead doors, allowing for efficient loading and unloading operations. Previously utilized as a Schwan's storage facility, the space is well-suited for food distribution, cold chain logistics, or light industrial use. This property presents a great opportunity for an owner-user or investor seeking a functional and adaptable industrial asset.



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ADDITIONAL COLD STORAGE OPPORTUNITIES

In addition to 139 McKinney Road, this portfolio includes several other cold storage and industrial properties across Pennsylvania, offering a variety of opportunities for businesses in need of temperature-controlled or versatile industrial space.

Each property is strategically positioned to serve regional markets, making this portfolio ideal for companies seeking multiple sites or expansion options. Together, these facilities provide a comprehensive network of industrial and cold storage solutions throughout the state.

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**381 Old Mills Road
Towanda, PA**
\$508,000 | 4,800 SQ FT

- 
**334 Spider Lake Road
Dubois, PA**
\$420,000 | 5,400 SQ FT

- 
**407 Porter Avenue
Scottsdale, PA**
\$420,000 | 6,300 SQ FT

- 
**2180 Middle Road
Lewistown, PA**
\$420,000 | 6,426 SQ FT

- 
**14 Edwards Drive
Bloomsburg, PA**
\$510,000 | 5,400 SQ FT

- 
**1798 Old PA 66
Delmont, PA**
\$725,000 | 6,900 SQ FT



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