

REFRIGERATED / CONDITIONED BUILDING FOR SALE

2500 FREEDLAND ROAD, HERMITAGE, PA 16148



ASKING PRICE: \$4,500,000



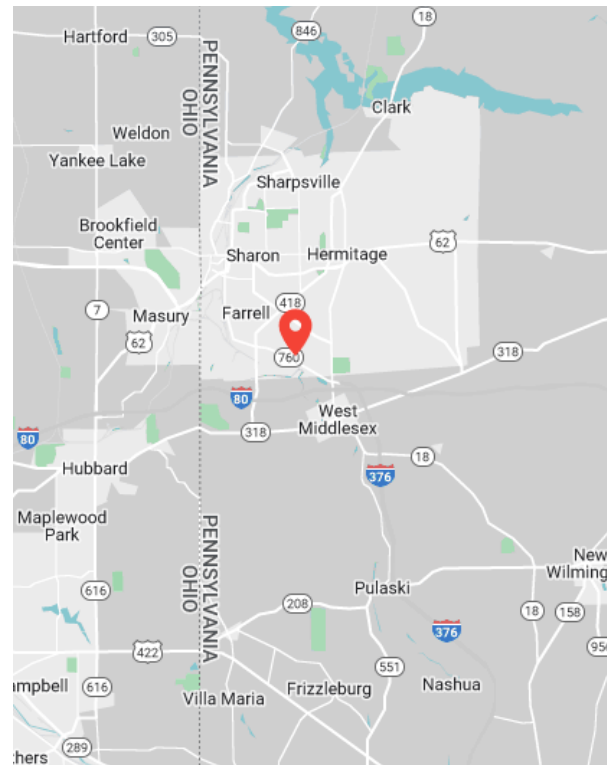
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PROPERTY FEATURES:

- **29,311 SF Refrigerated/Conditioned Building For Sale**
26,811 SF Warehouse with 2,500 SF Office on 3.6 acres
- **Asking Price: \$4,500,000**
- Refrigerated Space: 2,700 SF/59,400 Cubic Ft.
Freezer Space: 6,600 SF/145,200 Cubic Ft.
Blast Freezer: 408 SF/ 8,976 Cubic Ft.
Dry Warehouse: 17,103 SF
- Heat and Air Conditioning throughout most of the building
- Two (2) Dock High Doors &
One (1) Drive In Door
- 22" Clear heights
- Multiple production areas
- 600 Amp Three Phase 480/277
- Former Food Production Facility
- Multiple offices/Conference Room/Break Room



CONTACT:

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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Property	2500 Freedland Drive, Hermitage, PA 16148
Asking Price	\$4,500,000
Lease Rate	TBD
Taxes	\$29,976 annually
Zoning	Industrial
Year Built / Renovated	1990/1994
Building Area	29,311 SF Total 26,811 SF Warehouse 2,500 SF Office
Lot Size	3.6 acres
HVAC	Conditioned food production
Electric	600 Amp Three Phase 480/277
Ceiling Heights	22"
Dock Doors	Two (2) 8' x 8' dock high doors
Drive in Doors	One (1) drive-in doors
Sprinklers	Fully sprinklered
Parking	45+ spaces
Refrigeration	Refrigerated Space: 2,700 SF/59,400 Cubic Ft. Freezer Space: 6,600 SF/145,200 Cubic Ft. Blast Freezer: 408 SF/ 8,976 Cubic Ft.

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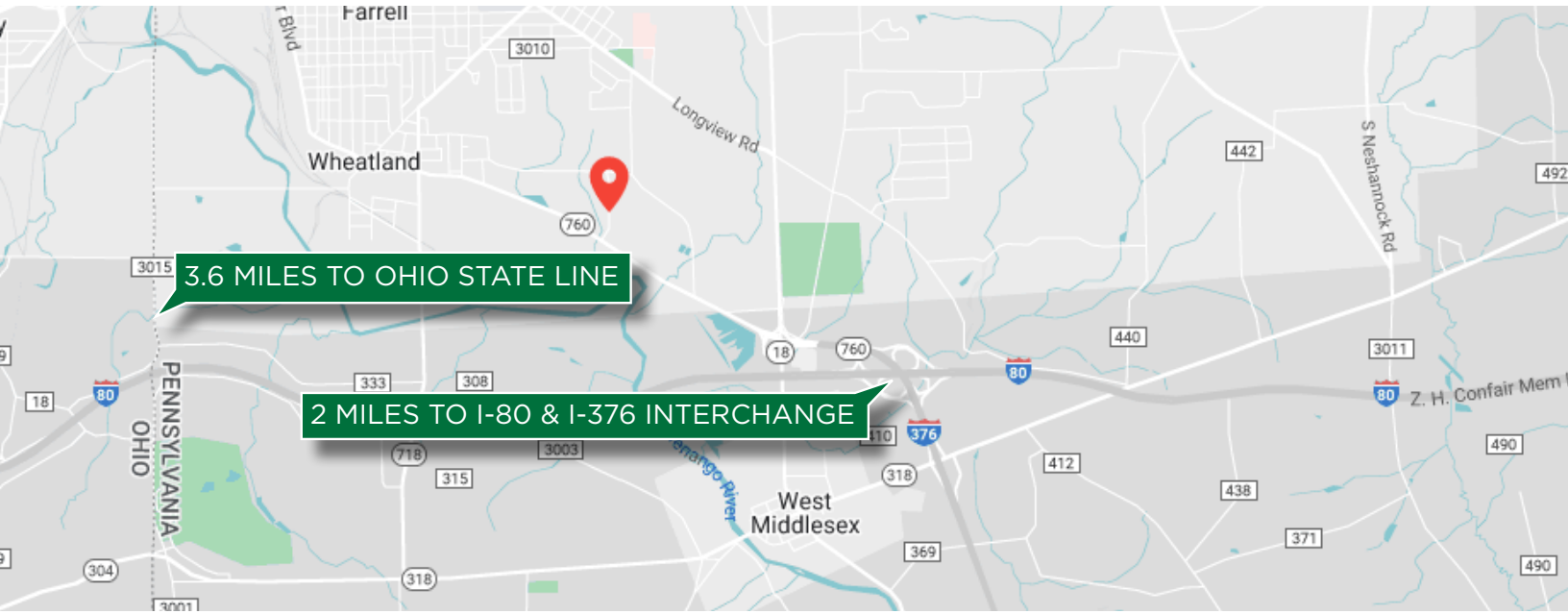
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