

# SOMERSET / JOHNSTOWN IOS FOR SALE

328 ALWINE ROAD | BOSWELL, PA



## 4.75 AC SECURED IOS FACILITY

***NWC INTERCHANGE AT US ROUTE 30 & US ROUTE 219***

## PROPERTY OVERVIEW

AVAILABLE SIZE	13,000 SF on 4.75 AC
PROPERTY TYPE	Secured Industrial Outdoor Storage (IOS)
BUILDING CLASS	C
ZONING	None
GRADE DOORS	3 - 12' x 12'
CLEAR HEIGHT	14'
POWER	200 Amps
GAS	Propane
SEWER/WATER	Public

## LOCATION HIGHLIGHTS

- Interchange-direct positioning: Situated immediately off the US Route 30 (0.4 Miles, 1 Minute) / US Route 219 (0.9 Miles, 2 Minutes) interchange, providing on/off ramp convenience
- Pennsylvania Turnpike (I-76/I-70) within reach. The Somerset Interchange (Exit 110) on the Pennsylvania Turnpike is just minutes away via US 219, providing seamless east-west access to Harrisburg and beyond



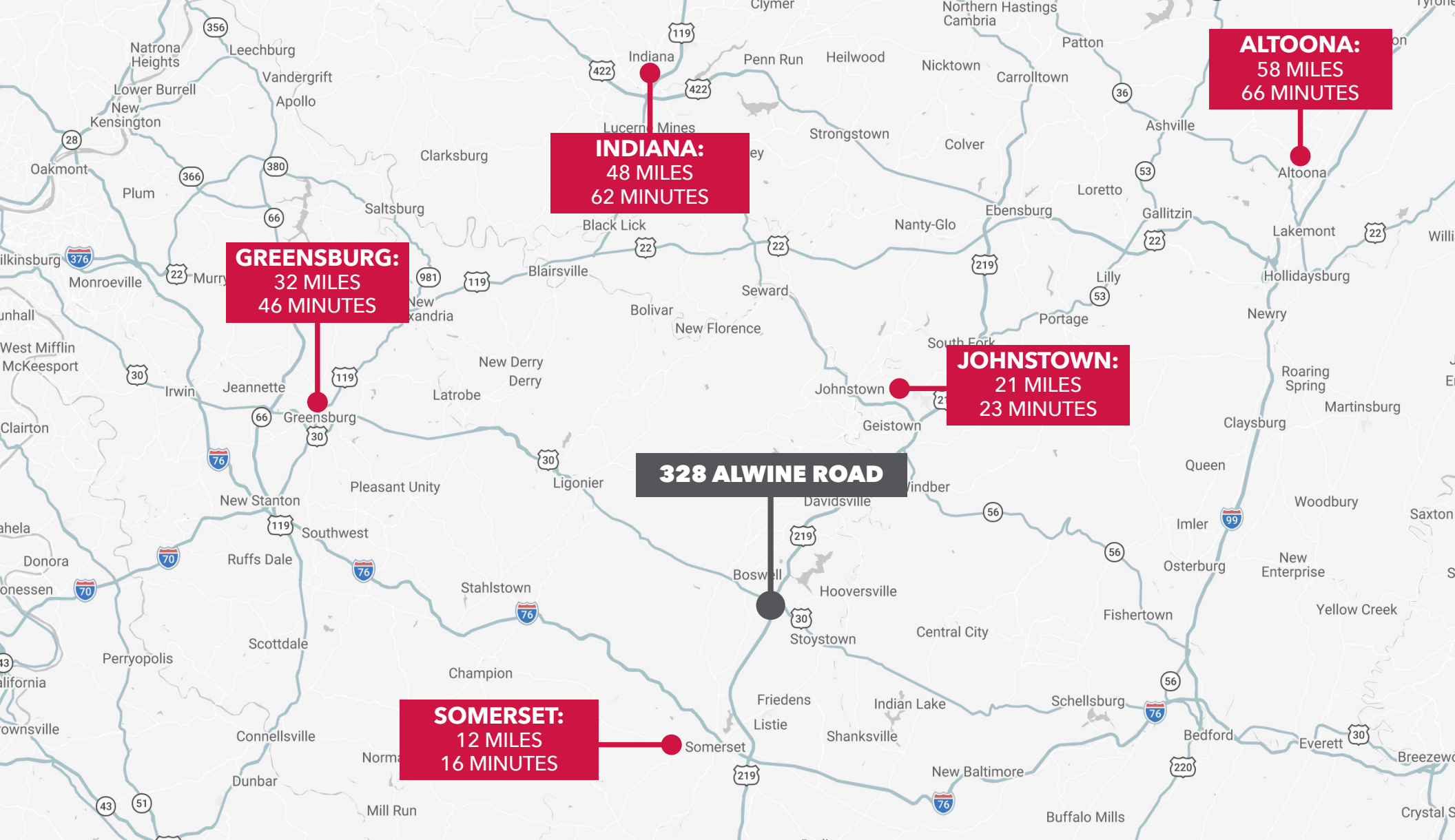
# 328 ALWINE ROAD

BOSWELL, PA

13,000 SF ON 4.75 AC

**IOS FOR SALE**





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 COMMERCIAL REAL ESTATE SERVICES

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