

Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE



INDUSTRIAL BUILDING

1798 Old PA 66

Delmont, PA 15626



Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

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1798 Old PA 66, Delmont, PA 15626

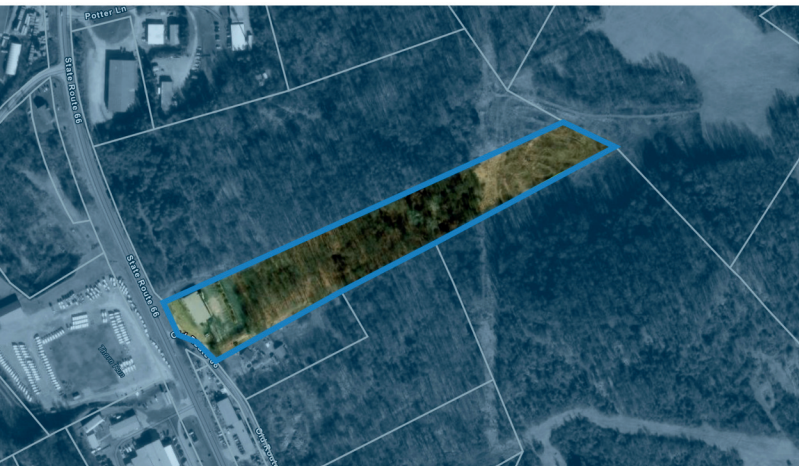
SALE PRICE	\$675,000
BUILDING SIZE	6,900 SQ FT
LOT SIZE	11.3 ACRES
CEILING HEIGHT	16 FT
OVERHEAD DOORS	4

BUILDING DETAILS

1798 Old PA 66 in Delmont, PA is a versatile industrial property for sale, offering approximately 6,900 SQFT of functional space. The building features a large freezer/cooler unit, which is currently in place but can be removed to suit new operations. Situated on 11.3 acres, the property includes a 0.24-acre paved parking lot, four 12 x 12 overhead doors, and a loading dock for efficient logistics. In addition to its warehouse capabilities, the space also includes office areas to support administrative needs. Previously used as a Schwan's storage facility, this property is ready to accommodate a variety of industrial or distribution uses.



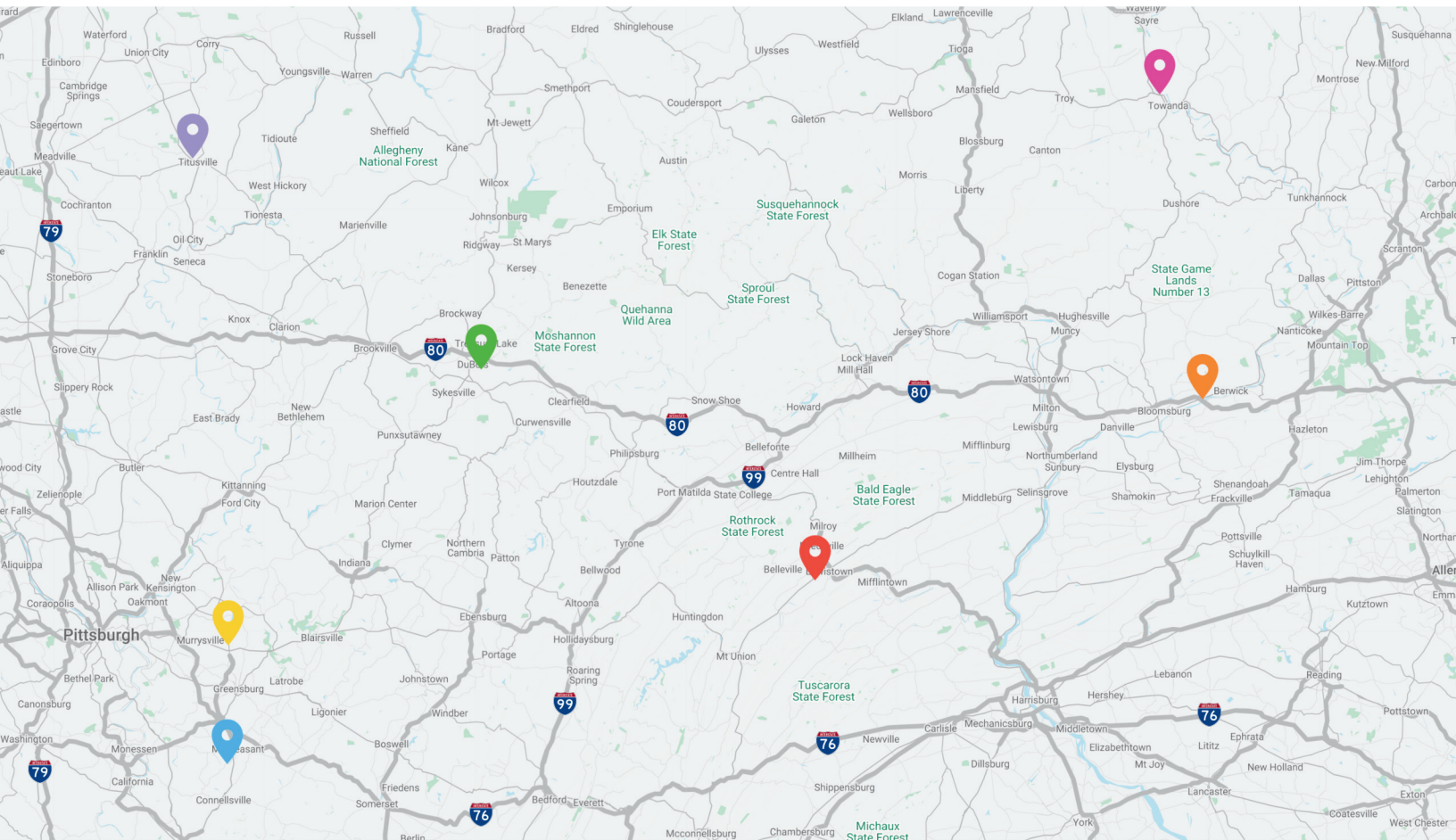
*Boundaries are approximate



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ADDITIONAL COLD STORAGE OPPORTUNITIES

In addition to 📍 1798 Old PA 66, 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.

 139 McKinney Road Titusville, PA	\$320,000 3,200 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
 381 Old Mills Road Towanda, PA	\$508,000 4,800 SQ FT



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