

Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE



INDUSTRIAL BUILDING

381 Old Mills Road

Towanda, PA 18848



Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

304.413.4350 (Office) | 304.685.0891 (Cell)

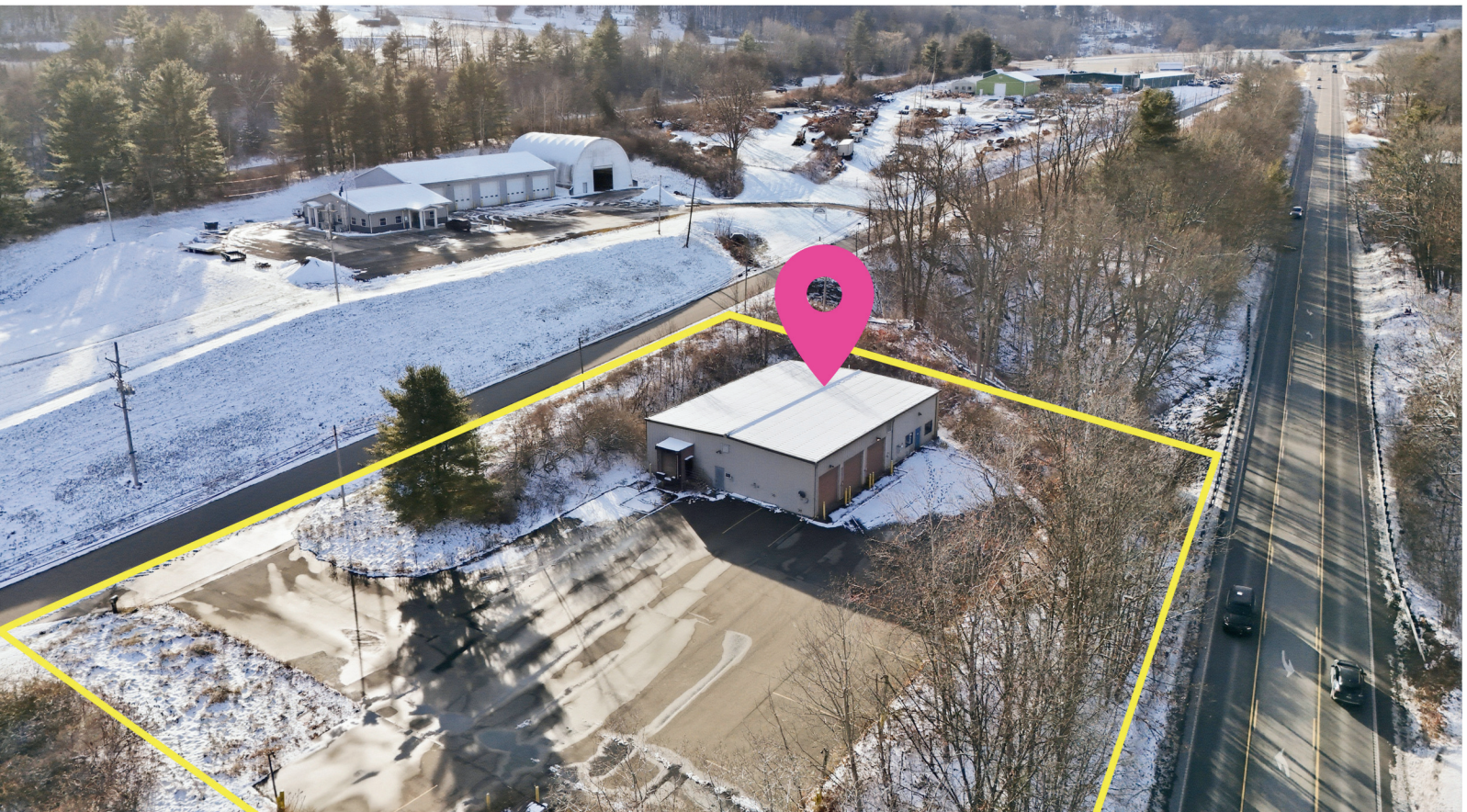
klicciardi@blackdiamondrealty.net

381 Old Mills Road, Towanda, PA 18848

SALE PRICE	\$450,000
BUILDING SIZE	4,800 SQ FT
LOT SIZE	2.4 ACRES
LOADING DOCK	1
OVERHEAD DOORS	3

BUILDING DETAILS

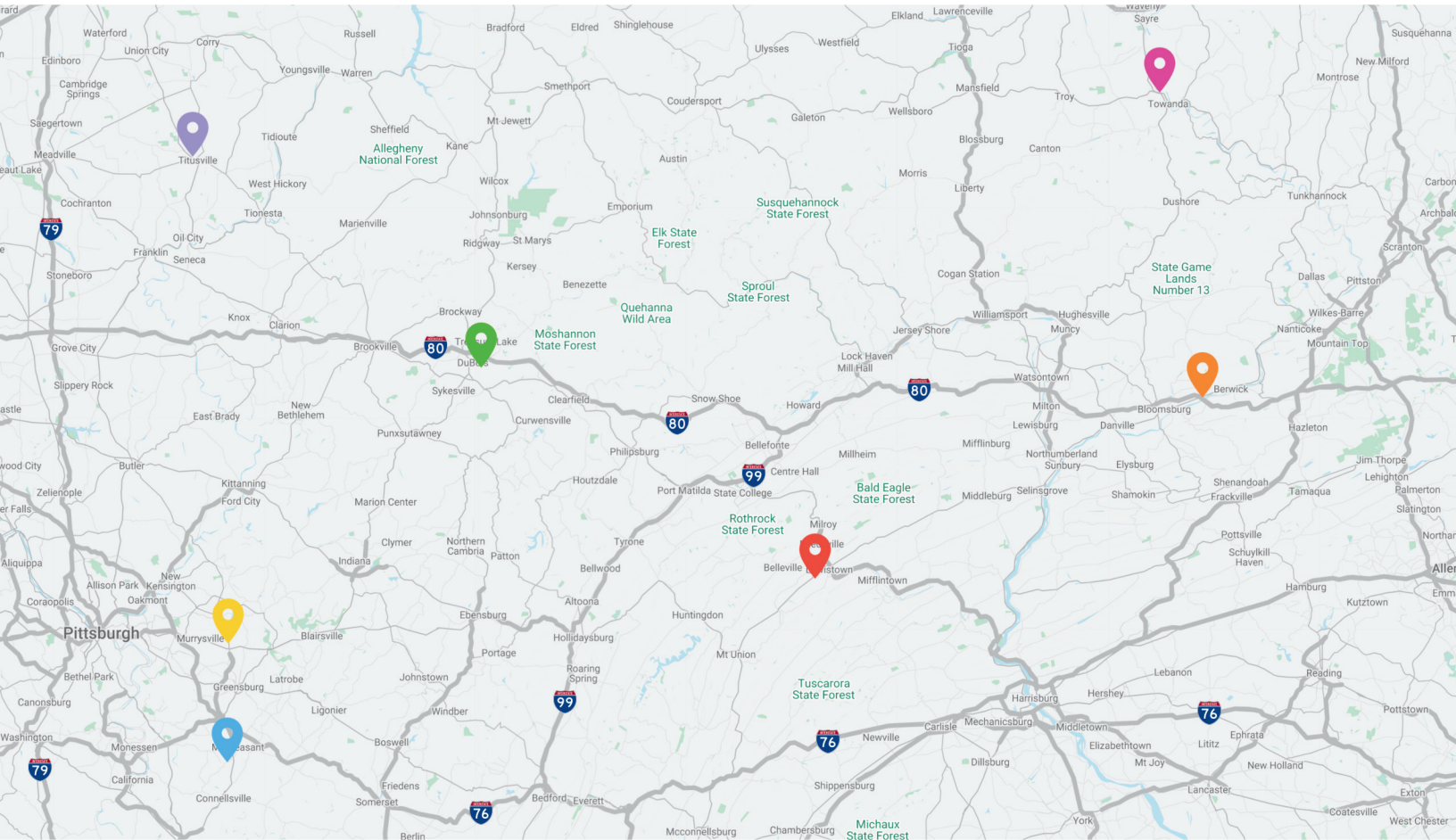
381 Old Mills Road in Towanda, PA offers a great opportunity for industrial or cold storage users. This property features approximately 4,800 (+/-) square feet of functional industrial space, including an 11,406 cubic foot freezer ideal for temperature-controlled storage. Situated on 2.4 acres of land, the site provides ample room for parking, loading, and future expansion. Previously utilized as a Schwan's storage facility, the property is well-suited for distribution, food storage, or other industrial operations seeking a ready-to-use setup.



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ADDITIONAL COLD STORAGE OPPORTUNITIES

In addition to  381 Old Mills 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.

-  **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

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



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